
AVERAGE PERCENT
OF
ASSESSMENT CHANGE
OF
RESIDENTIAL NEIGHBORHOODS
BY
DISTRICT

FISCAL YEAR 2024/2025



City of Virginia Beach

VBgov.com

REAL ESTATE ASSESSOR
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MUNICIPAL CENTER
BUILDING 18
2424 COURTHOUSE DRIVE
VIRGINIA BEACH, VA 23456-9054

February 22, 2024

The Honorable Robert M. Dyer
and Members of City Council

Dear Mayor and Council Members:

Attached is a listing of average neighborhood assessment changes from FY 2024 to FY 2025. Individual properties in any given neighborhood may have experienced a different assessment change for a variety of reasons. Please also note that there are numerous neighborhoods that span multiple districts. In these cases, the associated mean, median and parcel count were calculated on the neighborhood as a whole, but the figures themselves are reported under the district wherein the majority of parcels are located.

If I can provide any further data or analysis, please contact me at 385-8549.

Sincerely,

Sue Cunningham
City Real Estate Assessor

SC/jc

Attachments

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 01					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ACREDALE	295	294	0.71%	\$340,800	\$326,100
ARROWHEAD	747	747	10.95%	\$303,300	\$290,600
ARROWHEAD TOWNHOUSES	164	164	9.60%	\$192,400	\$187,000
AVALON	247	242	2.94%	\$392,000	\$360,100
AVALON HILLS	119	119	9.05%	\$335,900	\$329,500
AVALON WOODS OF AVALON	189	187	2.49%	\$353,300	\$356,600
BALLYLINN MERGED	630	618	4.24%	\$342,400	\$300,300
BELLAMY MANOR SEC C	245	244	11.02%	\$457,200	\$443,600
BELLAMY WOODS/EAST/EST SEC5	462	462	4.70%	\$525,700	\$513,900
BIRNAM WOODS/MEADOWS	113	113	6.15%	\$374,000	\$367,100
BRENNEMAN FARM CONDO	148	148	8.53%	\$214,000	\$210,800
BRIGADOON/PINES/COUNTRY HAVEN	1,452	1,437	4.83%	\$374,500	\$373,800
CAROLANNE FARM/POINT	652	651	11.73%	\$309,700	\$300,100
CAROLYNNE GARDENS	20	20	8.45%	\$263,400	\$264,800
CEDAR HILL	256	256	5.05%	\$341,600	\$336,900
CHATHAM HALL CHATMOSS	109	109	7.17%	\$369,000	\$366,800
CHATHAM HALL PHASE 4-5-6	334	334	12.04%	\$316,300	\$312,600
CHATHAM HALL SUTTON PLACE	51	51	6.89%	\$397,400	\$392,900
COMMONS	120	120	4.18%	\$310,600	\$309,100
DRIFT TIDE CONDOMINIUM	170	170	19.67%	\$180,100	\$177,300
ELIZABETH RIVER SHORES	111	109	18.63%	\$346,200	\$311,200
ENGLYSHE AVALON	23	23	9.20%	\$593,600	\$573,400

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 01					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
FAIRFIELD/FOREST/SHRS	906	906	6.83%	\$442,600	\$429,100
GABLES AT BELLAMY	95	95	4.16%	\$262,000	\$258,000
HAVEN ESTATES	93	93	0.81%	\$264,500	\$257,400
HAVEN HEIGHTS	106	102	11.11%	\$357,000	\$347,400
HOMESTEAD	231	230	10.52%	\$371,400	\$363,300
HUNT CLUB CONDOMINIUM	24	24	14.03%	\$192,300	\$187,100
HUNTINGTON	381	379	6.16%	\$309,100	\$299,100
INDIAN LAKES SF (1)	550	550	0.94%	\$333,700	\$329,300
INDIAN LAKES SF (2)	1,004	1,004	2.65%	\$291,100	\$290,400
INDIAN RIVER	129	129	9.09%	\$250,400	\$241,200
JAMESTOWNE/STONEYBROOK TH	363	363	12.25%	\$241,300	\$243,800
JONATHANS COVE	30	30	0.31%	\$640,200	\$632,900
KEMPSVILLE AREA	24	20	7.56%	\$294,000	\$303,200
KEMPSVILLE HEIGHTS	186	184	10.63%	\$346,700	\$323,600
LAKE CHRISTOPHER	363	363	8.18%	\$393,400	\$382,200
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	8.49%	\$259,600	\$260,100
LARKSPUR GREENS SF	248	248	7.25%	\$352,000	\$351,100
LEXINGTON/BLEUGRASS NICHOLS PK	292	292	7.19%	\$337,300	\$330,800
LEXINGTON/WOODLAND PARK	125	125	5.73%	\$310,400	\$308,200
NEWLIGHT	216	201	4.23%	\$336,800	\$316,100
NEWLIGHT (NEWER AREAS)	130	130	0.19%	\$436,100	\$433,900
PARLIAMENT VILLAGE	252	252	12.34%	\$204,400	\$198,700

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 01

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
POINT O VIEW	229	228	8.38%	\$378,100	\$357,100
PRINCESS ANNE SQUARE	80	80	10.14%	\$330,300	\$328,400
PROVIDENCE POINTE	76	75	0.03%	\$162,900	\$161,300
QUEEN CITY	50	32	7.57%	\$209,400	\$192,700
RIDGLEA	122	122	11.43%	\$326,400	\$322,400
RIVERANNE	36	36	14.42%	\$208,300	\$209,200
RIVERTON	475	475	0.95%	\$363,600	\$331,200
SALEM WOODS	1,089	1,089	2.09%	\$435,800	\$438,100
STRATFORD CHASE/GREENS	443	443	6.24%	\$431,400	\$423,300
VILLAS AT BELLAMY CONDOS	120	120	13.42%	\$256,500	\$255,900
WEAVERVILLE/PR ANNE RD	50	44	10.51%	\$378,100	\$332,200
WESTVIEW VLG / KNOB HILL	171	171	3.16%	\$277,600	\$268,100
WHITEHURST GROVE/WOODS/MANOR	257	257	6.18%	\$365,900	\$366,100
WOODSTOCK	255	252	3.57%	\$403,700	\$384,200
WOODSTOCK POINT CONDO	15	15	8.92%	\$530,700	\$532,300

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 02					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ADAMS GLEN	37	37	6.79%	\$494,200	\$492,400
ASHBYS BRIDGE	24	24	14.22%	\$871,200	\$877,600
ASHVILLE PARK/RANIER VILLAGE	234	194	12.26%	\$784,100	\$745,000
ASHVILLE PARK/WILSHIRE VLG	135	135	5.43%	\$965,500	\$943,800
BELLWOOD ESTATES	182	182	6.91%	\$527,100	\$523,700
BELLWOOD FOREST	26	26	2.20%	\$563,400	\$567,500
BENTLEY GATE	142	142	1.94%	\$468,500	\$466,800
BENTLEY PARK	174	174	3.05%	\$564,200	\$562,700
BLACKWATER	446	391	7.67%	\$491,400	\$465,300
BLACKWATER LAND USE	213	92	3.74%	\$626,600	\$622,700
BLACKWATER MANSFIELD FARM	23	20	3.31%	\$888,100	\$786,500
BUYRN FARM NO./SHELBURNE WDS	99	99	7.17%	\$434,500	\$437,400
CHRISTOPHER FARMS	300	300	1.79%	\$563,700	\$560,000
COURT HOUSE FOREST/FARMERS CT	109	108	4.64%	\$407,800	\$404,300
COURTHOUSE ESTATES MULTI NEIGH	1,157	1,157	5.91%	\$501,800	\$494,400
COURTHOUSE GREEN CONDOMINIUM	38	38	6.41%	\$498,500	\$514,100
COURTHOUSE WOODS CONDO	155	155	8.87%	\$377,900	\$380,500
CROMWELL PARK	132	132	3.54%	\$347,300	\$345,300
DEWBERRY FARM	50	50	7.75%	\$534,200	\$530,400
EAGLE COVE	41	41	9.84%	\$593,300	\$591,500
EAGLES NEST	64	64	11.88%	\$869,600	\$858,100
ENCLAVE AT PRINCESS ANNE	52	52	7.25%	\$611,000	\$615,100

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 02					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
FOXFIRE	318	318	7.55%	\$443,100	\$439,100
FOXFIRE DOWNS	312	312	8.30%	\$319,800	\$320,100
GREENWOOD/BERNARD FARM	96	96	2.82%	\$511,700	\$509,100
HERITAGE PARK/EST MUNDEN FARMS	327	327	14.75%	\$888,800	\$877,700
HERON RIDGE ESTATES/OAK BREEZE	117	117	7.50%	\$919,900	\$893,000
HIDDEN OAKS	46	46	9.45%	\$526,300	\$523,900
HIGHCOURT	39	39	16.23%	\$800,600	\$804,800
HIGHGATE GREENS/CROSSING	214	214	9.80%	\$695,300	\$693,200
HIGHLAND ACRES	23	23	5.14%	\$696,000	\$656,400
HIGHLAND MEADOWS	24	24	11.22%	\$497,900	\$496,100
HIGHLAND PARISH	112	112	12.26%	\$683,400	\$685,300
HILLCREST FARMS	315	315	3.53%	\$519,600	\$520,600
HILLCREST LANDING	48	48	6.31%	\$567,000	\$564,800
HILLCRST & IRR MDWS/OSPREY LND	80	69	2.95%	\$571,700	\$583,600
HOLLAND CROSSING	11	11	6.22%	\$632,600	\$627,200
HOLLAND PINES / WEST / OAKS	361	361	0.55%	\$477,100	\$477,000
HOLLAND WOODS	82	82	6.11%	\$408,900	\$415,600
INDIAN RIVER FARMS	113	113	3.56%	\$533,000	\$531,100
INDIAN RIVER PLANT	232	232	8.15%	\$940,500	\$871,300
INDIAN RIVER WOODS	22	22	4.87%	\$579,400	\$577,400
KEMPSVILLE	143	116	7.52%	\$447,200	\$376,400
KINGSTON ESTATES	153	153	7.86%	\$894,800	\$883,900

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 02					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LAGOMAR	633	632	8.94%	\$696,200	\$675,100
LANDSTOWN LAKES TH	78	78	7.63%	\$239,300	\$229,300
LANDSTOWN LKS/MDWS/PINEY GROVE	1,006	1,004	6.34%	\$377,600	\$379,900
LITCHFIELD MANOR	70	70	9.30%	\$695,500	\$704,900
LOTUS CREEK ONE CONDO	45	45	1.18%	\$557,700	\$565,100
MATHEWS GREEN	45	45	0.74%	\$866,500	\$872,400
MORGANS WALKE	23	23	5.79%	\$647,600	\$650,400
NEW CASTLE	186	186	3.78%	\$463,600	\$449,200
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	3.57%	\$496,500	\$491,300
P.A. CROSSING_BURYN FARM	111	111	3.72%	\$594,700	\$597,200
PARKSIDE GREEN	249	249	8.61%	\$305,700	\$309,300
PRINCESS ANNE	1,018	762	7.82%	\$500,300	\$456,300
PRINCESS ANNE LAND USE	120	53	3.98%	\$939,600	\$907,500
PRINCESS ANNE MEADOWS	83	83	1.12%	\$793,800	\$791,600
PUNGO	1,595	1,319	5.99%	\$495,800	\$467,700
PUNGO LAND USE	453	189	2.24%	\$800,400	\$715,200
PUNGO PUNGO FERRY LANDG	44	41	4.22%	\$764,500	\$743,000
RED MILL/MIRASOL	94	94	1.27%	\$636,700	\$630,800
RIVER OAKS	145	145	2.24%	\$643,500	\$646,400
RIVERLAKE	42	42	15.66%	\$498,600	\$496,900
ROLLINGWOOD	90	90	6.07%	\$641,800	\$630,500
SALEM ACRE/MEADOWRIDGE	12	12	2.82%	\$540,100	\$513,300

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 02

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
SALEM LAKES/SCOTLAND ST	902	902	2.68%	\$334,700	\$333,800
SANCTUARY FALSE CAPE	248	248	6.98%	\$557,500	\$482,800
SANDBRIDGE	1,163	1,125	10.02%	\$1,025,800	\$966,100
SANDBRIDGE DUNES	74	74	-0.27%	\$639,200	\$631,900
SANDBRIDGE OCEAN FRONT	237	232	18.42%	\$2,379,100	\$2,188,400
SANDBRIDGE STATION/SEASIDE	28	28	14.73%	\$361,100	\$348,000
SEABOARD ACRES/FOREST	36	36	1.26%	\$678,300	\$667,400
SHERWOOD LAKES	60	60	3.36%	\$776,800	\$755,700
SHERWOOD LAKES CONDOS	121	121	8.70%	\$610,900	\$603,700
SHERWOOD LAKES TH	53	53	1.40%	\$377,500	\$372,600
THREE OAKS	225	225	15.28%	\$651,900	\$653,700
VICTORIA PARK	64	64	9.20%	\$861,900	\$855,100
VILLAGE BEND	103	103	1.95%	\$600,400	\$593,800
WEST NECK COMMONS	23	23	2.39%	\$610,500	\$613,500
WEST NECK VILLAGE	529	528	4.28%	\$467,300	\$470,300
WORDSWORTH VILL/BROWNINGSTONE	408	408	1.95%	\$331,100	\$327,900

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 03					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
BELLAMY MANOR ESTATES	389	388	2.89%	\$426,800	\$421,800
BELLAMY MANOR-N/ SEC B1	375	373	4.70%	\$358,600	\$352,900
BONNEY'S QUAY	57	57	9.06%	\$280,400	\$266,200
BROOKGREENE COMMONS	87	87	15.10%	\$371,600	\$375,900
BROOKSIDE CONDOMINIUM	184	184	15.91%	\$153,800	\$156,400
CARDINAL ESTATES	254	233	9.60%	\$207,100	\$211,500
CHELTENHAM SQUARE	81	81	9.17%	\$375,100	\$376,900
DOYLETOWN	137	125	15.93%	\$301,000	\$289,400
DOYLETOWN DUPLEX/CONDO	50	50	6.97%	\$421,000	\$319,600
DUNBARTON/FOX RUN/BROOKFIELD	543	543	9.76%	\$372,600	\$367,200
EUREKA PARK	42	42	1.30%	\$252,700	\$235,000
FAIRFIELD GDNS CONDO	156	156	22.67%	\$215,000	\$211,700
FAIRFIELD MILL	46	46	11.28%	\$234,300	\$233,900
FAIRWAYS	55	55	15.64%	\$246,400	\$243,100
GATEWOOD PARK	84	81	12.05%	\$338,300	\$297,800
GATEWOOD PARK DUPLEX	29	29	-5.38%	\$262,800	\$257,500
HOLLAND FARMS	111	111	-0.55%	\$324,100	\$315,600
HOLLAND MEADOWS/WATERS	184	184	18.07%	\$249,500	\$249,500
KEMPS COVE / NORTHERN VILLAGE	29	29	18.79%	\$386,800	\$378,600
KEMPS LAKE CONDOS	64	64	2.36%	\$253,100	\$253,500
KEMPS VILLAGE AT TOWN CENTER	63	63	8.88%	\$418,000	\$419,300
KEMPSHIRE MANOR	104	104	17.65%	\$237,100	\$230,200

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 03					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
KEMPSVILLE GRDNS & MANOR	91	90	10.35%	\$304,800	\$281,600
KEMPSVILLE GREENS 4ST-CONDOS	48	48	7.81%	\$229,100	\$222,400
KEMPSVILLE GREENS THE GABLES	197	197	3.47%	\$250,100	\$245,700
KEMPSVILLE GREENS TOWNHOUSES	148	148	15.64%	\$336,500	\$336,600
KEMPSVILLE LAKE	1,409	1,409	2.08%	\$244,900	\$243,800
KINGSWOOD SQUARE	23	23	-2.97%	\$234,200	\$220,000
LAMPLIGHT MANOR	131	131	1.94%	\$296,300	\$292,700
LARK DOWNS	170	170	12.22%	\$325,000	\$316,300
LARKSPUR/MEADOWS/FARM	780	776	9.27%	\$436,600	\$429,700
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	7.92%	\$453,900	\$458,300
LONDON BRDG XNG/EVERGREENS	86	86	8.79%	\$506,000	\$502,200
LONDON BRIDGE	35	35	5.98%	\$268,100	\$237,200
LONDON BRIDGE MANOR	28	28	7.84%	\$256,800	\$254,600
LYNN WDS/FST/MDWGLEN	330	330	5.72%	\$379,900	\$387,600
MAGIC HOLLOW	500	500	7.49%	\$276,400	\$271,900
MAGIC HOLLOW SEMI-D	143	143	12.08%	\$241,500	\$248,000
MAGIC HOLLOW TOWNHOUSES	148	148	1.05%	\$197,400	\$192,700
NOTTINGHAM ESTATES/SOUTH	87	87	7.67%	\$414,300	\$407,000
PECAN GARDENS TH	261	261	17.50%	\$208,100	\$209,400
PINEWOOD GARDENS	165	165	7.90%	\$278,500	\$270,700
PRINCESS ANNE PLAZA	3,211	3,208	3.72%	\$275,200	\$273,500
PRINCESS ANNE PLAZA TH/SEC 1	94	94	4.26%	\$162,900	\$167,500

AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2024/2025

District 03

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ROSEGATE	51	51	9.90%	\$241,700	\$242,500
S LYNNHAVEN CONDOS	328	328	12.90%	\$154,500	\$153,300
SCARBOROUGH SQ-MULTI TH	125	125	14.22%	\$233,900	\$234,400
SCARBOROUGH SQUARE	497	497	9.16%	\$205,500	\$204,700
SHANNON	51	51	5.10%	\$299,400	\$288,600
SQUIRE LAWNS/WHISPERING PINES	40	40	13.52%	\$248,900	\$245,700
TAPO MOBILE HOME	67	36	10.81%	\$65,600	\$56,900
WINDSOR OAKS WEST HALIFAX	212	212	7.54%	\$253,300	\$248,300
WINDSOR OAKS WEST TOWNHOUSES	320	320	11.90%	\$228,700	\$228,400
WINDSOR WOODS/OAKS WEST	2,594	2,593	8.32%	\$318,200	\$312,300

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 04					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ADKINS RESERVE/THE OAKS	87	87	9.45%	\$211,700	\$207,700
AMHURST	60	59	15.05%	\$264,200	\$269,100
AMHURST TOWNHOUSES	154	154	15.91%	\$190,600	\$190,700
BAYSIDE VILLAS	83	83	5.65%	\$220,000	\$217,200
BONNEY/BAXTER ROAD	39	32	10.54%	\$258,500	\$207,400
BOULEVARD MANOR	58	58	6.19%	\$187,000	\$181,400
BROADMEADOWS CONDO	16	16	10.13%	\$194,600	\$194,600
BURTON STATION	19	12	12.11%	\$156,400	\$157,400
CAMPUS EAST TOWNHOMES	773	773	14.47%	\$210,400	\$212,600
CHARTER LAKES TOWNHOUSES	79	79	12.29%	\$228,400	\$236,400
COLUMBUS STATION CONDO	384	384	6.65%	\$215,200	\$213,100
CORAL HEIGHTS	23	23	3.14%	\$279,100	\$277,200
CORNERSTONE	264	264	8.27%	\$320,700	\$323,600
DIAMOND LAKE EST/ANTHONY HOMES	127	127	6.14%	\$253,300	\$244,600
DIAMOND SPRINGS CONDO	84	84	18.64%	\$206,700	\$203,800
FAIR MEADOWS	163	159	6.55%	\$279,600	\$269,000
GRAND LAKE	145	145	18.91%	\$180,500	\$183,200
GRAYSON POND	79	79	8.64%	\$299,200	\$319,300
L & J GARDENS	136	133	5.98%	\$323,400	\$297,700
LAKE CYPRESS CONDO	132	132	7.63%	\$218,000	\$219,900
LAKE EDWARD	777	776	23.68%	\$175,800	\$169,200
LAKE EDWARD WESLEYAN FST/SD	76	76	13.66%	\$205,800	\$200,200

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 04					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LAWSON FOREST	124	124	5.91%	\$304,300	\$297,100
LEGACY AT BAKER CONDO	198	198	0.00%	\$349,900	\$349,000
LYNBROOK LANDING/SOLARTOWNE	419	419	13.08%	\$201,900	\$205,500
LYNBROOK/NEWSOME/BAYSIDE PL	400	387	12.35%	\$331,300	\$305,100
MADISON LANDING	14	14	5.74%	\$305,100	\$320,600
NEWPOINTE CONDO	424	424	10.57%	\$130,000	\$127,300
NEWSOME FARM/DIAMOND COMMONS	62	62	4.11%	\$346,300	\$316,100
NEWTOWN CROSSING	35	35	5.45%	\$379,300	\$380,600
NORTHRIDGE	369	369	6.54%	\$176,200	\$176,200
PEMBROKE STATION CONDO	90	90	19.54%	\$185,400	\$192,200
POCAHONTAS VILLAGE	356	355	11.88%	\$262,100	\$253,900
RESIDENCES AT WESTIN	120	120	2.00%	\$612,800	\$577,300
RIDGELY MANOR/SOUTHMOOR VLG	276	276	15.93%	\$223,400	\$223,400
STUDIO 56 CONDOMINIUM	56	56	1.98%	\$270,300	\$267,600
SUMMERSET/GARNETT POINT LAKES	110	110	7.20%	\$314,800	\$322,600
TAYLORS WALKE	28	28	8.21%	\$313,000	\$314,300
THALIA STATION CONDO	197	197	15.57%	\$148,600	\$146,300
THALIA VILLAGE	328	313	1.51%	\$349,800	\$364,200
THALIA VILLAGE CONDOS	43	43	6.21%	\$233,400	\$241,600
THALIA VILLAGE DUPLEX	68	68	2.62%	\$250,700	\$235,500
THALIA VILLAGE TH	403	403	5.30%	\$198,200	\$192,000
THE ENCLAVE AT TOWN CTR	13	13	1.24%	\$416,800	\$417,400

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 04

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
WEBLIN PLACE	122	122	4.70%	\$176,000	\$170,800
WEBLIN POINTE	118	118	10.21%	\$178,000	\$179,000
WESLEYAN CHASE	375	375	4.38%	\$379,900	\$359,100
WESLEYAN CHASE TH RG MOORE	170	170	10.99%	\$215,100	\$215,200
WESLEYAN CHASE TH URBAN CONCEP	49	49	6.75%	\$229,000	\$226,600
WILLOW POND CONDO	42	42	4.13%	\$350,500	\$356,000
WITCHDUCK ARMS TH	24	24	9.94%	\$298,400	\$292,000
WITCHDUCK LAKE CONDOS	196	196	6.32%	\$349,500	\$354,700
WITCHDUCK WOODS CONDO	100	100	7.75%	\$288,500	\$293,000
WITCHDUCK/WHITAKER/GARNET WTCH	79	79	8.70%	\$361,900	\$362,400

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 05					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
921 OCEANS CONDO	24	24	23.73%	\$1,283,200	\$1,283,400
ATLANTIC SHORES MID-RISE APT	566	559	14.62%	\$129,200	\$89,100
BIRDNECK LAKE	185	185	19.33%	\$499,400	\$491,300
BIRDNECK VILLAS	72	72	8.48%	\$239,800	\$237,300
BROCKS BRIDGE	14	9	35.50%	\$262,800	\$255,400
CARROLLTON EST/MIHO EST	25	25	26.05%	\$614,100	\$599,600
CASTLETON BARK_MAYF_SOMERSET	606	606	9.22%	\$532,300	\$519,400
CASTLETON CAMDEN VILLAGE	167	167	6.98%	\$308,500	\$293,200
CHELSEA PLACE	44	44	1.23%	\$441,700	\$442,100
COLONY ACRES	17	15	7.15%	\$463,800	\$405,600
CRESCENT CONDOS	138	138	0.44%	\$299,500	\$299,500
CROATAN	458	448	8.85%	\$1,043,500	\$984,100
CROATAN BEACH/ATLANTIC AVE	71	64	23.14%	\$2,729,200	\$2,650,200
DAM NECK ESTATES	305	305	2.94%	\$306,000	\$304,300
DAM NECK ESTATES TOWNHOUSES	67	67	3.17%	\$205,900	\$207,400
DOLPHIN RUN CONDO	110	110	15.00%	\$635,600	\$578,900
FIELDSTONE GLEN	82	82	4.87%	\$357,700	\$349,400
GUNN HALL CONDO	76	76	10.40%	\$343,600	\$364,300
GUNN HALL TOWNHOMES	18	18	6.60%	\$377,900	\$377,900
HARBOUR POINT	49	46	2.03%	\$918,100	\$762,200
HARBOUR POINT CONDO	172	172	4.99%	\$340,000	\$337,000
HUNT CLUB FOREST/ HUNTERS RUN	476	476	5.31%	\$414,600	\$418,100

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 05					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LAGOMAR SECTION 7	303	295	4.91%	\$867,600	\$848,800
LAKE PLACID	578	578	1.91%	\$346,100	\$347,100
LIGHTHOUSE POINT CONDO	30	30	0.00%	\$459,200	\$455,500
MARSH HARBOR / SEA OATS	85	85	13.38%	\$405,300	\$374,400
MIDDLE OAKS PLANT_CASON FARM	155	155	1.90%	\$404,900	\$405,000
OCEAN LAKES CONDO	168	168	13.04%	\$207,500	\$215,400
OCEAN LAKES TH	648	648	8.39%	\$267,500	\$267,500
OCEAN LAKES WATERS EDGE	69	69	5.51%	\$421,900	\$422,700
OCEAN LAKES/CULVER ACRES	1,565	1,564	8.85%	\$371,700	\$365,000
OCEAN LKS N/E/W/MLBN ACRES	459	459	4.72%	\$416,100	\$417,900
OCEAN WAY CONDOMINIUM	58	58	15.99%	\$563,700	\$508,200
OCEANA BELLS/CREDLE SF	30	29	2.82%	\$310,000	\$276,500
OCEANSIDE CONDOMINIUM	54	54	1.73%	\$655,900	\$577,800
PACIFIC SOUTH CONDO	117	117	9.06%	\$347,000	\$350,500
PARK PLACE	158	131	16.01%	\$543,800	\$538,400
PINE HURST ESTATES	35	35	3.37%	\$433,400	\$423,900
PINE MEADOWS	604	604	5.74%	\$439,100	\$435,300
PINE RIDGE	266	266	3.99%	\$470,100	\$468,700
PRINCE GEORGE EST / MAYBERRY	122	122	6.96%	\$696,500	\$684,900
PRINCESS ANNE QUARTER/WOODS	232	231	9.62%	\$728,100	\$723,700
RED MILL FARM / MEADOWS	539	539	7.44%	\$404,200	\$396,200
RED MILL FARM SAWYER ESTATES	110	110	6.17%	\$533,000	\$535,700

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 05					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
RED MILL FARM SO SHR EST/NIMMO	249	249	7.17%	\$688,600	\$679,900
RED MILL FARM WILLOW RIDGE	152	152	3.83%	\$456,900	\$455,700
RED MILL FOREST	24	23	8.10%	\$660,200	\$582,100
RED MILL VILLAGE	128	128	9.63%	\$272,100	\$269,700
RED MILL/FOX CHASE	523	521	5.00%	\$426,400	\$426,200
RED MILL/SOUTH WOODS	197	197	13.34%	\$547,800	\$543,100
REDWING SF / BEACONS REACH	522	522	1.50%	\$285,100	\$281,000
REDWING/SEMI-DET	131	131	7.78%	\$275,900	\$279,200
RETREAT BY THE SEA	56	56	24.59%	\$246,600	\$253,000
RIA-MAR A CONDOMINIUM	15	15	5.81%	\$460,200	\$446,300
RUDEE HEIGHTS	97	94	15.70%	\$724,500	\$622,500
S BIRDNECK RD CONDO	12	12	5.59%	\$283,300	\$270,100
S VA BEACH LAKE STATION/SUM PT	107	107	12.84%	\$321,200	\$318,600
S VA BEACH/SEAHORSE COVE	24	24	9.51%	\$555,900	\$487,500
SEASCAPE CONDOMINIUM	10	10	5.00%	\$580,900	\$580,900
SHADOW LAWN MISC CONDOS	20	20	2.20%	\$467,800	\$475,200
SHADOW LAWN SF	914	884	21.49%	\$655,000	\$604,300
SHADOW LAWN TOWNHOUSES	102	101	8.16%	\$248,800	\$237,900
SHADOW LN SWINDS/LKE HOLLY/SHO	111	111	19.07%	\$193,800	\$188,200
SOUTHGATE	368	368	4.60%	\$466,000	\$464,300
STRAWBRIDGE	282	282	5.75%	\$353,800	\$348,200
UPTON ESTATES	302	302	11.17%	\$387,300	\$375,000

AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2024/2025

District 05

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
VIRGINIA VILLAGE CONDO	100	100	4.72%	\$190,700	\$188,100
WELLINGTON AT DAM NECK	124	124	4.91%	\$223,800	\$223,700

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 06					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	21.08%	\$698,400	\$692,500
42 OCEAN CONDOMINIUM	35	35	25.42%	\$1,926,300	\$1,717,600
BAY BREEZE CONDO/ HERONS LDG	34	34	10.81%	\$381,600	\$387,200
BAY COLONY	665	652	22.96%	\$1,129,700	\$1,057,200
BAY COLONY WATERFRONT	177	169	14.94%	\$2,425,000	\$2,146,300
BAYCLIFF/ALANTON	802	797	8.76%	\$1,045,400	\$746,800
BEAN GDN/WOODLAND CONDO	29	29	0.14%	\$487,000	\$524,300
BEAN GDN/WOODLAND DUPLEX	12	12	1.19%	\$400,200	\$409,800
BEAN GDN/WOODLAND SF	101	95	5.59%	\$440,400	\$418,400
BEAN GDN/WOODLAND TH	52	52	-0.10%	\$296,600	\$314,800
BIRDNECK ACRES	36	35	4.73%	\$604,300	\$544,700
BIRDNECK CMN/NORTH/GLNEAGLE	163	163	9.25%	\$260,700	\$249,400
BIRDNECK CROSSING	55	55	6.50%	\$447,000	\$446,400
BIRDNECK FOREST/SEATAACK BRDWDS	22	22	3.21%	\$504,300	\$512,600
BIRDNECK POINT	259	255	14.25%	\$1,631,200	\$1,426,000
BN GDN/WDLD WEST CONDO	415	415	5.51%	\$216,900	\$220,300
CAMDEN 1ST COL ESTATES	52	52	1.58%	\$387,300	\$376,200
CAVALIER RESIDENCES	81	80	17.88%	\$1,669,200	\$1,578,000
CHANCELLOR WALK	116	116	-0.60%	\$365,200	\$363,600
CHESHIRE	92	92	5.62%	\$271,300	\$261,800
CHESTERFIELD STATION	100	100	8.84%	\$183,800	\$179,000
COLONNADE	35	35	7.72%	\$308,400	\$325,900

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 06					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
COQUINA A CONDOMINIUM	61	61	6.03%	\$315,500	\$320,000
COVE POINT CONDOMINIUM	64	64	3.95%	\$643,600	\$642,800
EDGEWATER CONDOMINIUMS	55	55	7.01%	\$556,400	\$553,000
GAY DRIVE/BAYWAY RD	12	10	11.03%	\$388,500	\$388,800
GLOUCESTER VILLAGE	75	74	12.64%	\$442,900	\$427,900
GREAT NECK LANDING	132	132	13.27%	\$201,500	\$197,700
GREAT NECK TOWNHOMES	29	29	3.10%	\$267,600	\$261,900
GRT NK MDWS/FST PK/OLD DON WDS	419	419	5.61%	\$542,100	\$538,700
HILLTOP MANOR	212	211	3.06%	\$322,100	\$304,000
HILLTOP SOUTH	93	93	11.80%	\$194,800	\$194,000
HOLLY DUNES	19	19	6.79%	\$549,600	\$543,100
HUNTWICK CONDOMINIUM	20	20	9.00%	\$727,400	\$696,600
LAFONDA CONDOMINIUM	22	22	30.04%	\$133,400	\$136,100
LAUREL MANOR	154	154	7.66%	\$314,100	\$294,000
LINK HARBOUR CONDO	48	48	-0.77%	\$351,900	\$346,700
LINKHORN BAY CONDO	96	96	12.02%	\$485,900	\$466,300
LINKHORN CREST CONDO	31	31	7.50%	\$448,600	\$449,900
LINKHORN ESTATES	649	638	8.95%	\$878,700	\$754,700
LINKHORN/LK PT/FREMAC AREA	28	28	2.74%	\$269,300	\$264,600
MAI-KAI CONDOMINIUM	34	34	0.00%	\$382,300	\$377,700
MAXEY MANOR	28	27	13.79%	\$338,500	\$341,000
NORTH VA BEACH EAST	1,007	971	23.75%	\$1,880,600	\$1,414,100

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 06					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
NORTH VA BEACH WEST	1,380	1,344	5.39%	\$908,400	\$873,000
NORTH VIRGINIA BEACH CO-OP	12	12	7.76%	\$906,500	\$900,300
NORTH VIRGINIA BEACH CRYSTAL A	227	221	32.28%	\$1,301,700	\$1,182,900
NORTH VIRGINIA BEACH PIRATES H	19	19	4.92%	\$915,900	\$890,100
OCEAN HILLS	60	60	11.15%	\$658,100	\$664,300
OCEANA BARTOW	21	21	1.17%	\$287,500	\$261,400
OCEANA BEECHWOOD GARDENS	30	30	4.60%	\$360,600	\$361,600
OCEANA BELLS/CREDLE DPLX	38	36	32.45%	\$259,700	\$246,900
OCEANA DUPLEX	105	105	14.50%	\$311,700	\$295,100
OCEANA EAST	115	101	15.61%	\$281,800	\$262,700
OCEANA VILLAGE	199	199	7.75%	\$255,900	\$239,300
OCEANA WEST	180	169	6.04%	\$334,400	\$308,300
OCEANA/PROSPERITY RD CONDOS	123	123	18.55%	\$355,500	\$364,600
OCEANS CONDOMINIUM	224	224	16.52%	\$568,600	\$608,200
OCEANS II CONDOMINIUM	42	42	19.55%	\$290,900	\$262,900
OLD BEACH VILLAGE	62	62	0.00%	\$433,800	\$417,300
POINT O WOODS	277	277	10.15%	\$371,900	\$374,200
PRINCESS ANNE HILLS	138	137	11.81%	\$1,245,400	\$1,246,600
ROYAL COURT CONDO	58	58	4.76%	\$424,800	\$404,500
S VA BEACH RUNNINGTON/SHLN VIL	70	70	3.42%	\$179,400	\$184,400
S VA BEACH SEAPINES/BEACH LANE	120	120	8.62%	\$281,800	\$273,600
S VA BEACH SHOREHAM	123	123	1.66%	\$234,400	\$226,200

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 06					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
S VA BEACH TOWNHOMES	67	67	13.14%	\$558,100	\$573,300
S VA BEACH-S	642	593	8.11%	\$560,900	\$531,900
S VA BEACH-S CONDOS	470	469	7.49%	\$531,700	\$535,200
S VA BEACH-S DUPLEX	105	105	0.41%	\$461,100	\$440,500
SALT MARSH POINT ATTACHED	151	151	4.44%	\$316,700	\$320,900
SALT MARSH POINT SF	80	79	7.23%	\$431,900	\$434,200
SEA PINES CONDO	22	22	4.85%	\$512,000	\$506,000
SEABRIDGE SQUARE	85	85	13.62%	\$221,300	\$220,900
SEATAACK CONDOS	12	12	1.75%	\$315,300	\$322,200
SEATAACK DUPLEX	12	12	6.84%	\$351,800	\$379,300
SEATAACK SF	409	326	8.70%	\$319,300	\$303,400
SEATAACK/TOWNHOUSE	21	17	14.02%	\$306,700	\$308,100
SELDEN HALL CONDO	18	18	3.65%	\$570,900	\$573,500
SHADOW LAWN BCH CLB/INDIAN/RUD	157	157	10.75%	\$201,500	\$193,900
SHADOW LAWN RUDEE INLET/S COVE	75	75	-0.18%	\$386,000	\$370,600
SHADOW LWN LANDS END/ SAWGRASS	405	404	8.54%	\$234,400	\$219,300
SHANNON KNOLL	18	18	11.93%	\$518,900	\$513,900
SOUTHALL QUARTER	174	174	3.13%	\$354,700	\$356,300
SYLVAN LAKE	97	96	5.28%	\$651,600	\$671,300
THE KAMLA A CONDO	15	15	5.00%	\$507,900	\$524,400
WASHINGTON SQUARE TOWNHOUSES	634	632	3.79%	\$229,000	\$232,000
WELLINGTON WOODS	254	254	10.94%	\$462,100	\$455,400

AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2024/2025

District 06

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
WILDWOOD SQUARE	77	76	14.99%	\$300,000	\$293,300
WOLFSNARE ACRES	93	91	3.15%	\$379,900	\$372,300
WOODHURST	82	82	8.79%	\$331,300	\$319,800

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 07

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ALEXANDRIA	1,014	1,013	6.32%	\$354,500	\$357,300
BEECHWALK LANDING	24	24	12.30%	\$300,800	\$298,500
BELLAMY/KEMPSVILLE PLANTATION	161	161	2.31%	\$478,100	\$481,800
BRANDON	179	179	5.73%	\$339,000	\$337,100
BRANDON SEMI-D	624	624	11.41%	\$270,700	\$266,200
CARRIAGE MILL TH	121	121	5.97%	\$281,400	\$285,600
CHARLESTOWN LAKES COMBINED	1,402	1,394	3.68%	\$341,200	\$336,100
COLLEGE PARK	480	480	7.46%	\$329,100	\$326,700
COLLEGE PARK TH	225	225	11.92%	\$217,400	\$211,100
COVENTRY/BELLAMY JF/ML	366	366	5.44%	\$427,100	\$424,400
GLENWOOD	1,764	1,764	5.04%	\$401,700	\$404,600
GLENWOOD CONDOS	312	312	7.79%	\$216,500	\$211,100
GLENWOOD GLENWOOD GREEN	72	72	4.85%	\$296,500	\$295,000
GLENWOOD LINKS	55	55	0.35%	\$482,800	\$479,600
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	-0.89%	\$487,100	\$490,900
GLENWOOD VILLAGE	19	19	0.29%	\$440,900	\$440,700
HONEYBEE VILLAGE	22	22	1.66%	\$425,100	\$410,600
INDIAN LAKES CONDOS	427	427	11.52%	\$171,400	\$169,300
INDIAN LAKES TH	797	797	6.50%	\$223,400	\$220,700
INDIAN LKS COBBLESTONE PTS W	150	150	3.40%	\$210,600	\$214,900
INDIAN POINTE @ ROSE GLEN	55	55	0.55%	\$517,500	\$507,200
INFINITY	40	40	4.94%	\$383,800	\$379,200

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 07

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
KEMPS & CNTVLE ARTERY	19	17	3.25%	\$289,900	\$261,700
KEMPSVILLE CROSSING	59	59	5.03%	\$413,900	\$411,400
LAKECREST AT HARRIS FARM	29	29	5.12%	\$377,100	\$378,200
LEVEL GREEN SEMI-DETACHED	86	86	13.99%	\$223,700	\$222,200
LEVEL GREEN SITE 1 & 2 SF	281	281	12.62%	\$308,300	\$307,400
LEVEL GREEN SITE 3 SF	115	111	4.55%	\$285,800	\$282,200
LEVEL GREEN TH/OWL CT	332	332	15.33%	\$222,800	\$217,800
LEVEL GRN PINWOOD/VILLAGES TH	247	247	10.98%	\$215,100	\$211,000
LK JAMES/CARRIAGE MILL	291	291	3.09%	\$485,200	\$464,000
ROSEMONT FOREST	1,136	1,136	3.52%	\$316,800	\$311,800
ROSEMONT FOREST SEMI DET	452	452	4.26%	\$277,800	\$273,000
ROSEMONT FOREST TOWNHOUSES	657	657	17.34%	\$223,700	\$224,400
SOUTHAMPTON & SEASONS AT SALEM	110	110	3.33%	\$331,500	\$326,300
TARLETON OAKS GABLES/RESERVES	294	294	6.06%	\$282,000	\$275,800
WOOD BRIDGE POINTE	626	626	0.96%	\$488,100	\$483,700
WOOD BRIDGE POINTE TOWNHOMES	182	182	7.23%	\$309,500	\$307,800
WOOD FARM	143	143	5.33%	\$295,700	\$293,000
WOODHAVEN	59	59	8.59%	\$288,400	\$231,700
WOODRIDGE	127	127	6.41%	\$339,400	\$337,100
WYND CREST CONDO	107	107	2.26%	\$293,100	\$295,300
WYNDAMERE	197	197	10.28%	\$349,800	\$350,000

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 08					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ARBORS AT CAPE HENRY	95	95	9.31%	\$515,700	\$516,400
BAY ISLAND	207	206	3.74%	\$1,270,900	\$1,140,200
BAYFRONT/BAYSIDE CONDO DUNES	106	106	22.90%	\$776,200	\$617,800
BELLHAVEN/SOUTHERN TER	104	104	5.82%	\$260,200	\$249,800
BIRCHWOOD BIRCHWOOD GARDENS	601	600	-0.08%	\$314,500	\$306,300
BIRCHWOOD BIRCHWOOD SOUTH	119	119	-1.17%	\$317,500	\$309,300
BISHOPSGATE	112	111	2.57%	\$888,700	\$822,000
BRAY ROAD	112	110	4.65%	\$680,500	\$625,300
BRIDGETTS LANDING	18	18	2.63%	\$484,500	\$466,800
BROAD BAY COLONY	207	206	3.93%	\$945,600	\$875,800
BROAD BAY ESTATES	130	130	9.33%	\$795,900	\$783,200
BROAD BAY POINT GREENS	230	226	7.54%	\$796,000	\$792,000
BROAD BAY PT GRNS WATERFRONT	61	61	11.62%	\$1,761,800	\$1,745,400
CAPE HENRY SHORES	188	188	10.80%	\$761,900	\$753,500
CAPE HENRY TOWERS	199	199	0.08%	\$283,400	\$272,800
CAPE HENRY VILLAS CONDO	78	78	8.34%	\$242,100	\$248,100
CAPE STORY BY THE SEA	508	477	4.51%	\$680,100	\$621,500
CAPE STORY BY THE SEA CONDO	80	80	8.78%	\$653,500	\$593,600
CAPE STORY/LYNN COLONY DUPLEX	81	80	8.54%	\$635,000	\$541,800
CHELSEA	105	102	16.00%	\$836,600	\$790,800
CHESAPEAKE BAY SHORES	52	52	7.05%	\$733,300	\$598,200
CHESOPEIAN COLONY	265	263	11.78%	\$648,600	\$601,600

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 08

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
COLONIAL OAKS	168	168	2.43%	\$514,000	\$504,900
COVE AT GREAT NECK	32	32	4.04%	\$241,500	\$251,500
CRAWFORD PLACE	12	11	8.69%	\$357,200	\$245,300
CRIPPLE CREEK TH	31	29	1.69%	\$170,300	\$165,900
DEERWOOD TRACE	159	159	9.06%	\$230,900	\$222,700
DONATION SHORES	45	45	5.72%	\$604,100	\$563,000
EASTERN PARK	256	255	4.21%	\$287,800	\$251,700
EASTERN PARK KINGS GRANT COVE	11	10	5.34%	\$533,900	\$524,400
EGRET LANDING	41	41	-1.38%	\$186,300	\$180,700
GODFREY LANE	13	12	2.02%	\$1,423,800	\$1,121,000
GREAT NECK ESTATES	236	236	2.43%	\$475,600	\$457,800
GREAT NECK FARM	173	173	3.94%	\$493,900	\$486,800
GREAT NECK GROVE	144	144	4.66%	\$217,800	\$215,500
GREAT NECK MANOR	65	63	3.45%	\$403,800	\$332,900
GREAT NECK PINES/MICHAELS GLEN	42	42	2.88%	\$652,600	\$651,600
GREAT NECK POINT	244	235	15.05%	\$1,588,100	\$1,392,400
GREAT NECK VILLAS	156	156	20.97%	\$336,700	\$319,700
GREEN HILL BY THE BAY	28	28	9.27%	\$1,058,100	\$882,400
GREEN HILL FARM	55	55	10.51%	\$903,200	\$709,300
GROVELAND PARK	183	183	2.96%	\$337,700	\$327,300
HARBOUR GATE	120	120	7.58%	\$394,100	\$389,300
HERONS COVE	192	192	9.05%	\$257,800	\$257,800

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 08					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
HUDGINS SHORES	47	45	10.73%	\$607,000	\$491,900
HUTTON TERRACE	19	19	1.85%	\$184,000	\$182,700
KENSTOCK	116	115	1.16%	\$494,700	\$486,500
KINGS GRANT LDNG SOUTH	109	109	-1.81%	\$293,700	\$291,900
KINGS GRANT ROYAL GRANT	124	123	13.91%	\$997,400	\$929,200
KINGS GRANT SEC 1-2-3	277	276	7.56%	\$438,100	\$426,000
KINGS GRANT SEC 4-5	497	493	12.51%	\$503,800	\$475,100
KINGS GRANT SEC 6-10	395	395	9.04%	\$564,800	\$541,000
KINGS GRANT SEC-11	110	108	6.50%	\$646,800	\$581,300
KINGS POINT	136	136	6.24%	\$360,700	\$358,500
KINGS POINT EAST	180	179	1.61%	\$394,700	\$386,800
KINGS TOWNE	54	54	2.38%	\$258,700	\$268,200
LAUREL COVE	331	331	8.63%	\$522,300	\$501,400
LESNER COVE CONDO	24	24	2.00%	\$540,800	\$567,400
LESNER POINTE CONDO LESNER PT	138	138	4.39%	\$572,600	\$482,500
LITTLE NECK	985	951	4.41%	\$981,800	\$842,500
LITTLE NECK CROSSING	26	26	2.31%	\$371,000	\$368,800
LITTLE NECK VILLAGE	74	70	1.90%	\$421,500	\$375,600
LONDON POINTE	64	64	13.66%	\$212,600	\$218,000
LONG CREEK COVE CONDO	87	87	10.48%	\$495,400	\$499,000
LYNN RIVER COMMON	103	103	9.72%	\$234,300	\$228,900
LYNNHAVEN BEACH CONDO	108	108	14.54%	\$454,100	\$448,600

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 08					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LYNNHAVEN COLONY	324	323	30.85%	\$769,500	\$657,300
LYNNHAVEN DUNES	72	70	8.32%	\$662,100	\$640,400
LYNNHAVEN HEIGHTS	54	52	1.49%	\$317,500	\$297,800
MALIBU	427	427	10.64%	\$278,200	\$266,300
MALIBU KINGS FOREST	315	315	7.38%	\$406,700	\$385,900
MARINERS MARK CONDO	92	92	0.00%	\$653,200	\$603,000
MEADOWRIDGE	65	60	13.77%	\$1,212,500	\$919,200
MIDDLE PLANTATION	320	317	11.79%	\$767,200	\$725,700
MIDDLE PLANTATION PHASE 6	136	136	2.77%	\$942,300	\$858,100
MILL CREEK CONDOMINIUM	56	56	2.77%	\$386,700	\$382,100
MILL DAM RD/POINTE	112	105	1.81%	\$680,200	\$716,200
OCEAN SHORE AV - SHORE DR SIDE	330	330	7.43%	\$352,000	\$331,800
OCEAN SHORE CONDOS	63	63	17.11%	\$766,900	\$800,600
OCONEE POINT TH	10	10	1.95%	\$233,300	\$229,800
OLD DONATION FARM	41	41	11.24%	\$776,900	\$852,200
PAGE AV SHORE DRIVE SIDE	120	120	1.86%	\$398,200	\$414,200
PEPPER TREE A CONDO	144	144	22.20%	\$189,100	\$192,200
POINT CHESAPEAKE ON THE BAY	48	48	47.88%	\$1,358,900	\$1,310,000
REAGAN WOODS	30	26	6.71%	\$249,000	\$241,000
RIVER COVE POINT CONDO	138	138	4.93%	\$228,600	\$238,200
RIVER SHORE CONDO/HIDDED SHRS	84	84	5.58%	\$240,800	\$239,500
RVR AND N SHOREHVN MERGED	170	162	10.72%	\$1,239,500	\$1,058,000

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 08

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
SAW PEN POINT	94	93	6.25%	\$900,200	\$804,800
SEAGATE COLONY I	152	152	2.38%	\$420,400	\$391,400
SHIPS WATCH CONDO	44	44	-0.53%	\$670,000	\$560,900
SHORE DR S LESNER VILLAS	320	320	6.94%	\$269,700	\$265,700
SOUTHERN POINTS	304	304	6.04%	\$544,500	\$522,900
SWAIN HILL CONDOS	12	12	2.64%	\$261,700	\$258,500
THALIA	236	234	5.30%	\$461,700	\$447,400
THALIA FOREST	29	29	-0.42%	\$474,300	\$472,500
THALIA MANOR	349	347	14.28%	\$365,200	\$351,200
THALIA WATERFRONT	198	193	20.23%	\$791,000	\$710,100
THALIA WAYSIDE TOWNHMS	354	354	12.63%	\$274,200	\$273,300
THE LANDINGS	78	78	6.84%	\$575,400	\$461,800
THE RESERVE	118	118	9.10%	\$911,900	\$898,500
TRANT BERKSHIRE AREA	371	368	6.44%	\$857,900	\$732,700
TRIPLE OAKS CONDO	46	46	2.52%	\$166,300	\$165,100
WIMBLEDON ON THE BAY	79	79	8.66%	\$1,033,500	\$937,900
WIND ROSE TOWNHOUSES	18	18	3.83%	\$564,400	\$563,000
WITCHDUCK	137	126	15.32%	\$1,012,500	\$857,600
WOLFSNARE PLANTATION	206	206	4.74%	\$475,900	\$450,500
WOODS AT LONDON BRIDGE	360	360	6.85%	\$235,600	\$233,700

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 09					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
3556 SHORE DRIVE CONDO	34	34	9.35%	\$658,100	\$584,500
AERIES ON THE BAY TOWNHOUSES	211	211	11.41%	\$441,200	\$437,200
AMPHIBIOUS MANOR	52	51	-0.19%	\$245,300	\$234,200
ARAGONA VILLAGE	3,038	3,026	7.14%	\$271,800	\$266,500
BAYLAKE BEACH/PINES	343	333	7.85%	\$788,000	\$638,900
BAYVILLE AT LAKE JOYCE	30	30	2.69%	\$858,900	\$818,300
BAYVILLE COVE	18	18	4.32%	\$457,600	\$451,800
BAYVILLE GARDENS/PARK	200	199	3.14%	\$284,200	\$253,500
BAYVISTA CONDOS	27	27	3.12%	\$870,400	\$789,000
BRADFORD ACRES	43	42	3.08%	\$267,700	\$247,800
BRADFORD TERRACE	68	68	3.01%	\$268,000	\$248,100
CHES BCH BAY LAKE CONDO	50	50	7.07%	\$293,900	\$289,200
CHES BEACH - WEST CONDO/TWNHM	388	388	6.67%	\$315,000	\$272,900
CHESA HOUSE ON THE BAY	120	120	10.93%	\$364,500	\$350,700
CHESAPEAKE BEACH	592	556	5.27%	\$671,400	\$616,600
CHESAPEAKE BEACH ATTACHED	447	445	7.81%	\$596,900	\$559,800
CHESAPEAKE BEACH DUPLEX	155	151	3.82%	\$637,300	\$566,200
CHURCH POINT	383	381	8.82%	\$873,700	\$768,100
CRYSTAL PT/HERON ROOST	31	31	7.35%	\$742,000	\$646,500
CTRE GREEN CYPRESS PT COUNTRY	125	125	14.26%	\$313,100	\$317,100
CTRE GRN CYPRESS PT GRDN VILLA	80	80	-0.72%	\$213,900	\$211,400
CYPRESS POINT	209	208	5.38%	\$429,800	\$418,100

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 09					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
CYPRESS POINT COMMONS	70	70	8.67%	\$212,400	\$210,500
CYPRESS POINT CUSTOM HOMES	229	227	8.62%	\$640,900	\$629,600
CYPRESS POINT NORTH	148	147	9.40%	\$529,600	\$516,600
CYPRESS POINT TRADITIONS CONDO	174	174	8.20%	\$326,100	\$328,100
CYPRESS POINT/ NORTH TH	112	112	12.21%	\$296,700	\$290,800
DIAMOND SPRING / GRDNWOOD PARK	761	760	22.49%	\$278,600	\$262,900
FENTRESS TOWN	270	250	9.29%	\$326,200	\$303,400
GOVERNOR SQUARE	71	71	8.07%	\$257,400	\$253,600
HAYGOOD ESTATE CONDOS	39	39	15.01%	\$306,400	\$305,800
HERMITAGE	99	99	13.89%	\$208,700	\$208,400
HESTER PROPERTY	30	30	9.50%	\$351,000	\$334,400
HODGEMAN PLAT	87	79	8.22%	\$306,800	\$301,500
LAKE FRONT VILLAGE	55	55	43.27%	\$202,100	\$199,000
LAKE SHORES	571	566	3.35%	\$395,200	\$354,800
LAKE SMITH CONDOMINIUM	180	180	6.83%	\$204,200	\$200,300
LAKEVIEW PK/SHR/TRC - HAYGD PT	1,361	1,352	12.60%	\$438,400	\$406,500
LAWSON HALL CONDOS	64	64	3.81%	\$327,400	\$327,300
MARINERS LANDING	151	151	3.72%	\$362,900	\$361,400
OCEAN PARK	108	100	4.32%	\$943,100	\$749,900
OCEAN PARK CONDO	379	379	9.37%	\$642,800	\$623,000
OCEAN PARK DUPLEX	75	75	22.96%	\$560,300	\$535,500
OCEAN PARK/VINTAGE P_AVILLA CT	29	29	16.44%	\$556,700	\$588,600

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 09					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
OLD DONATION MANOR	96	96	11.66%	\$438,000	\$425,900
OLD DONATION TOWNHOUSE	28	28	7.08%	\$242,600	\$234,400
PELICAN DUNES CONDO	75	74	1.96%	\$571,100	\$566,000
PELICAN DUNES SF	145	145	9.59%	\$603,300	\$578,400
PEMBROKE CROSSING COND	88	88	5.60%	\$199,500	\$199,600
PEMBROKE MANOR	823	821	7.30%	\$325,800	\$313,000
PEMBROKE MEADOWS	512	512	3.23%	\$385,800	\$361,700
PEMBROKE TH	181	180	11.88%	\$226,500	\$222,200
PIER POINTE LDG CONDO	85	85	31.42%	\$163,100	\$172,300
REID TOWN	32	29	7.71%	\$345,400	\$352,900
RIDGELY MANOR/BELMEADE	158	158	9.20%	\$471,700	\$472,700
RIDGELY MANOR/FARRCROFT	172	172	6.70%	\$262,600	\$262,500
RIDGELY MANOR/GRACE HILL	112	112	6.67%	\$299,200	\$300,400
RIDGELY MANOR/NORTH SHORE	177	171	14.49%	\$1,076,600	\$1,028,100
RIDGELY MANOR/WESTBRIAR	174	174	7.19%	\$351,200	\$356,200
SAJO FARMS	321	321	2.61%	\$566,200	\$552,300
SAW PEN POINT WITCHDUCK FARMS	50	49	12.32%	\$804,800	\$768,300
SHELL COVE CONDO	19	19	4.75%	\$490,800	\$466,500
STAPLESMILL CHASE	126	126	12.05%	\$202,200	\$198,100
THOROUGHGOOD COLONY	150	150	5.43%	\$269,800	\$258,700
THOROUGHGOOD ESTATES	143	143	7.62%	\$600,300	\$585,400
THOROUGHGOOD/BLACKTHORNE	912	905	7.72%	\$624,200	\$512,800

AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2024/2025

District 09

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
THREE SHIPS LANDING	48	48	2.81%	\$441,200	\$442,800
VILLAGE SPRINGS CONDO	49	49	15.47%	\$152,300	\$152,400
VILLAS AT LAKE LAWSON	30	30	22.01%	\$358,500	\$362,900
WATER OAKS CONDOMINIUM	56	56	2.45%	\$540,600	\$512,900
WESLEYAN PINES	162	162	4.00%	\$422,000	\$419,000
WISHART COVE	96	96	8.79%	\$648,800	\$586,300
WISHART LAKE	23	23	5.71%	\$634,100	\$624,200
WITCHDUCK LANDING	110	110	0.97%	\$306,800	\$300,600
WITCHGATE COURT CONDO	16	16	10.93%	\$140,400	\$137,000

AVERAGE PERCENT OF ASSESSMENT CHANGE					
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT					
FY 2024/2025					
District 10					
NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	0.38%	\$435,300	\$435,500
BUCKNER WOODS	160	160	15.67%	\$215,700	\$218,100
CHIMNEY HILL	826	826	6.51%	\$299,000	\$297,900
CHIMNEY HILL CONDO	137	137	6.34%	\$190,700	\$183,800
CHIMNEY HILL TH	380	380	6.37%	\$216,200	\$215,600
DAM NECK AREA	157	157	2.61%	\$456,600	\$460,800
GREEN RUN CONDOS	276	276	15.87%	\$161,000	\$161,100
GREEN RUN SF	2,372	2,372	6.26%	\$299,500	\$294,000
GREEN RUN TH	1,553	1,553	12.78%	\$204,100	\$202,000
LAKES	590	589	4.84%	\$245,000	\$242,200
LAKES TH	197	197	6.91%	\$203,800	\$203,800
LARKSPUR MEADOWS TH	334	334	7.12%	\$238,400	\$231,700
OAK SPRINGS	266	266	2.23%	\$308,500	\$306,100
OAK SPRINGS TOWNHOUSES	277	277	12.69%	\$221,200	\$218,800
PECAN GARDENS	376	375	4.87%	\$270,700	\$266,200
PECAN GARDENS SEMI-DET	96	96	20.87%	\$254,600	\$250,100
PRINCESS ANNE GARDENS	178	178	15.18%	\$181,800	\$185,200
PRINCESS ANNE PLAZA KINGS ARMS	101	101	2.80%	\$155,600	\$154,400
PRINCESS ANNE PLAZA TH/SEC 4	94	94	7.62%	\$169,500	\$164,500
ROCK CREEK	810	810	3.38%	\$350,400	\$353,200
SALEM CT CONDOS	28	28	10.23%	\$187,600	\$188,100
SALEM LAKES TH	244	244	6.97%	\$218,400	\$215,600

AVERAGE PERCENT OF ASSESSMENT CHANGE

OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT

FY 2024/2025

District 10

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
SALEM VILLAGES	316	315	5.41%	\$296,000	\$291,300
SPENCE CROSSING CROFTON	280	280	7.40%	\$376,900	\$376,300
SPENCE CROSSING FERNHILL	216	216	7.09%	\$296,600	\$295,500
SPENCE CROSSING GUILFORD	90	90	116.40%	\$312,400	\$301,500
SPENCE CROSSING HALSTEAD	184	184	5.94%	\$563,000	\$553,600
SPENCE CROSSING MALLORY	204	203	6.41%	\$399,400	\$379,100
SUNSTREAM PARK SEMI DET	211	211	6.19%	\$270,400	\$263,600
SUNSTREAM PARK SF	102	102	5.22%	\$299,700	\$295,900
TIMBERLAKE	664	664	7.79%	\$292,200	\$290,700
TIMBERLAKE ASPEN	456	456	15.81%	\$228,300	\$229,800
TIMBERLAKE HOLLAND MEWS	32	32	12.85%	\$137,500	\$134,100
TIMBERLAKE WILLOW WOOD	156	156	14.01%	\$247,300	\$244,300
TOWNE SQ DETACHED - PARK PLACE	199	199	-1.45%	\$356,000	\$358,900
TOWNE SQUARE ATTACHED	284	284	3.68%	\$297,000	\$295,000
VINEYARD	18	18	3.35%	\$467,900	\$465,600