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AVERAGE PERCENT  
OF  
ASSESSMENT CHANGE  
OF  
RESIDENTIAL NEIGHBORHOODS  
BY  
DISTRICT

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FISCAL YEAR 2026/2027



CITY OF  
**VIRGINIA  
BEACH**

REAL ESTATE ASSESSOR  
MUNICIPAL CENTER – BLDG 18  
2424 Courthouse Dr | Virginia Beach, VA 23454  
p: (757) 385-4601 | f: (757) 385-5727  
TTY: 711

February 24, 2026

The Honorable Robert M. Dyer  
and Members of City Council

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Dear Mayor and Council Members:

Attached is a listing of average neighborhood assessment changes from FY 2026 to FY 2027. 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 information, please contact me at (757) 385-8549.

Sincerely,

Sue Cunningham  
City Real Estate Assessor

SC/jc

Attachments

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D01**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
ACREDALE	295	294	0.65%	\$363,000	\$346,100
ARROWHEAD	747	747	4.61%	\$330,300	\$317,100
ARROWHEAD TOWNHOUSES	164	164	5.45%	\$226,600	\$225,700
AVALON	248	241	2.47%	\$426,500	\$390,200
AVALON HILLS	119	119	-3.31%	\$351,900	\$345,600
AVALON WOODS OF AVALON	191	187	1.63%	\$390,000	\$388,300
BALLYLINN MERGED	634	619	8.27%	\$396,600	\$346,600
BELLAMY MANOR SEC C	245	244	3.18%	\$482,300	\$466,800
BELLAMY WOODS/EAST/EST SECS	462	462	5.41%	\$579,800	\$565,300
BIRNAM WOODS/MEADOWS	113	113	1.57%	\$395,700	\$390,700
BRENNEMAN FARM CONDO	148	148	-0.05%	\$231,000	\$228,700
BRIGADOON/PINES/COUNTRY HAVEN	1,454	1,438	5.09%	\$423,200	\$422,500
CAROLANNE FARM/POINT	654	651	8.91%	\$371,600	\$361,600
CAROLYNNE GARDENS	20	20	6.39%	\$296,100	\$295,000
CEDAR HILL	256	256	0.22%	\$348,000	\$341,200
CHATHAM HALL CHATMOSS	109	109	4.08%	\$386,700	\$384,000
CHATHAM HALL PHASE 4-5-6	334	334	1.84%	\$333,500	\$327,800
CHATHAM HALL SUTTON PLACE	51	51	2.16%	\$425,400	\$418,000
COMMONS	120	120	8.56%	\$341,900	\$341,900
DRIFT TIDE CONDOMINIUM	170	170	5.15%	\$191,700	\$188,500
ELIZABETH RIVER SHORES	111	109	1.31%	\$378,600	\$334,600
ENGLYSHE AVALON	23	23	3.82%	\$647,600	\$633,500
FAIRFIELD/FOREST/SHRS	906	906	2.55%	\$484,700	\$467,600
GABLES AT BELLAMY	95	95	13.40%	\$301,900	\$297,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D01**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
HAVEN ESTATES	93	93	8.24%	\$315,900	\$306,400
HAVEN HEIGHTS	107	102	1.73%	\$388,700	\$380,300
HOMESTEAD	231	230	2.60%	\$383,200	\$374,000
HUNT CLUB CONDOMINIUM	25	24	6.89%	\$213,900	\$209,300
HUNTINGTON	382	378	9.08%	\$367,300	\$355,500
INDIAN LAKES SF (1)	550	550	10.08%	\$392,300	\$388,100
INDIAN LAKES SF (2)	1,004	1,004	12.25%	\$338,500	\$337,700
INDIAN RIVER RESI	129	129	9.36%	\$289,500	\$277,300
JAMESTOWNE/STONEBROOK TH	363	363	0.67%	\$255,800	\$257,800
JONATHANS COVE	30	30	3.29%	\$686,900	\$679,100
KEMPSVILLE AREA	24	20	10.79%	\$342,300	\$352,000
KEMPSVILLE HEIGHTS	186	184	3.73%	\$386,100	\$364,100
LAKE CHRISTOPHER	363	363	3.44%	\$427,500	\$417,700
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	2.87%	\$302,100	\$302,300
LARKSPUR GREENS SF	243	243	5.16%	\$392,700	\$393,400
LEXINGTON/BLEUGRASS NICHOLS PK	292	292	0.75%	\$360,300	\$352,500
LEXINGTON/WOODLAND PARK	125	125	7.08%	\$346,100	\$343,300
NEWLIGHT	217	202	7.92%	\$374,300	\$350,000
NEWLIGHT (NEWER AREAS)	130	130	3.02%	\$478,000	\$476,700
PARLIAMENT VILLAGE	252	252	7.90%	\$244,800	\$237,900
POINT O VIEW	230	228	1.54%	\$421,800	\$401,100
PRINCESS ANNE SQUARE	80	80	1.58%	\$347,600	\$345,900
PROVIDENCE POINTE	76	75	9.79%	\$203,500	\$203,400
QUEEN CITY	53	38	1.66%	\$251,800	\$236,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D01**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
RIDGLEA	122	122	12.34%	\$371,500	\$364,600
RIVERANNE	36	36	0.71%	\$225,100	\$227,100
RIVERTON	475	475	5.77%	\$410,400	\$378,100
SALEM WOODS	1,089	1,089	5.85%	\$486,300	\$490,200
STRATFORD CHASE/GREENS	446	443	4.96%	\$493,900	\$484,200
VILLAS AT BELLAMY CONDOS	120	120	2.46%	\$269,800	\$268,100
WEAVERVILLE/PR ANNE RD	51	51	0.61%	\$434,700	\$377,200
WESTVIEW VLG / KNOB HILL	171	171	10.39%	\$308,800	\$298,600
WHITEHURST GROVE/WOODS/MANOR	257	257	1.47%	\$383,000	\$381,500
WOODSTOCK	262	262	5.54%	\$437,200	\$414,400
WOODSTOCK POINT CONDO	15	15	5.34%	\$604,800	\$611,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D02**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
ADAMS GLEN	37	37	2.24%	\$522,100	\$519,100
ASHBYS BRIDGE	24	24	10.97%	\$1,043,000	\$1,055,700
ASHVILLE GRANDVIEW VILLAGE	117	105	16.32%	\$1,242,700	\$1,225,600
ASHVILLE PARK RANIER/WILSHIRE	299	299	1.90%	\$913,200	\$867,300
BELLWOOD ESTATES	182	182	-0.05%	\$553,200	\$550,200
BELLWOOD FOREST	26	26	6.43%	\$665,900	\$671,500
BENTLEY GATE	142	142	-0.32%	\$516,600	\$514,900
BENTLEY PARK	174	174	10.75%	\$648,100	\$647,700
BLACKWATER	455	398	7.79%	\$572,900	\$538,400
BLACKWATER LAND USE	216	93	6.46%	\$679,400	\$692,200
BLACKWATER MANSFIELD FARM	23	20	7.19%	\$980,000	\$929,700
BUYRN FARM NO./SHELBURNE WDS	100	99	6.82%	\$478,100	\$484,600
CHRISTOPHER FARMS	300	300	5.71%	\$618,200	\$617,800
COURT HOUSE FOREST/FARMERS CT	109	108	9.09%	\$454,100	\$452,800
COURTHOUSE ESTATES MULTI NEIGH	1,157	1,157	7.52%	\$557,300	\$549,400
COURTHOUSE GREEN CONDOMINIUM	38	38	0.67%	\$534,200	\$550,600
COURTHOUSE WOODS CONDO	155	155	2.45%	\$401,800	\$407,500
CROMWELL PARK	132	132	3.64%	\$366,800	\$363,400
DEWBERRY FARM	50	50	5.47%	\$581,900	\$578,100
EAGLE COVE	41	41	10.02%	\$672,500	\$677,200
EAGLES NEST	64	64	10.42%	\$980,100	\$974,400
ENCLAVE AT PRINCESS ANNE	52	52	11.27%	\$704,900	\$712,100
EST MUNDEN FARMS	71	71	5.90%	\$986,500	\$979,900
FOXFIRE	318	318	10.17%	\$534,200	\$529,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D02**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
FOXFIRE DOWNS	312	312	8.93%	\$362,800	\$360,300
GREENWOOD/BERNARD FARM	96	96	1.76%	\$577,200	\$573,000
HERITAGE PARK	256	256	5.51%	\$949,000	\$938,000
HERON RIDGE ESTATES/OAK BREEZE	117	117	11.65%	\$1,049,300	\$1,025,000
HIDDEN OAKS	46	46	8.93%	\$592,200	\$584,600
HIGHGATE GREENS/CROSSING	214	214	7.49%	\$752,400	\$748,600
HIGHLAND ACRES	23	23	11.73%	\$805,800	\$772,500
HIGHLAND MEADOWS	24	24	-0.05%	\$544,900	\$544,900
HIGHLAND PARISH	112	112	6.65%	\$738,700	\$743,200
HILLCREST FARMS	315	315	10.26%	\$595,500	\$597,700
HILLCREST LANDING	48	48	5.99%	\$654,300	\$642,500
HILLCRST & IR MDWS/OSPREY LND	80	80	3.35%	\$641,300	\$654,300
HOLLAND CROSSING	11	11	8.62%	\$709,600	\$704,200
HOLLAND PINES / WEST / OAKS	362	361	4.63%	\$520,600	\$520,800
HOLLAND WOODS	82	82	-0.03%	\$434,700	\$444,100
INDIAN RIVER FARMS	113	113	0.17%	\$585,200	\$581,800
INDIAN RIVER PLANT	232	232	10.47%	\$1,056,700	\$981,100
INDIAN RIVER WOODS	22	22	6.32%	\$671,500	\$669,400
KEMPSVILLE	149	123	4.31%	\$457,500	\$431,000
KINGSTON ESTATES	153	153	7.17%	\$982,100	\$973,100
LAGOMAR	632	631	5.57%	\$766,300	\$734,300
LANDSTOWN LAKES TH	78	78	0.50%	\$269,400	\$259,900
LANDSTOWN LKS/MDWS/PINEY GROVE	1,006	1,004	5.17%	\$411,400	\$413,400
LOTUS CREEK ONE CONDO	45	45	4.85%	\$660,200	\$671,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE**

**OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2026/2027**

**District D02**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
MATHEWS GREEN	45	45	13.95%	\$1,027,100	\$1,025,500
MORGANS WALKE	23	23	4.31%	\$695,200	\$699,100
NEW CASTLE	186	186	8.13%	\$527,500	\$512,100
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	5.02%	\$580,800	\$575,300
P.A. CROSSING_BURYN FARM	111	111	-1.90%	\$610,500	\$611,800
PARKSIDE GREEN	249	249	1.04%	\$325,800	\$329,900
PRINCESS ANNE	1,036	772	4.33%	\$545,200	\$504,300
PRINCESS ANNE LAND USE	113	52	3.09%	\$1,040,100	\$1,027,500
PRINCESS ANNE MEADOWS	83	83	1.32%	\$821,000	\$814,700
PRNCESS ANN QTR/LTCHFLD/HGH CT	341	340	8.16%	\$803,100	\$799,600
PUNGO	1,606	1,334	6.09%	\$553,700	\$525,800
PUNGO LAND USE	453	196	5.66%	\$845,400	\$755,100
PUNGO PUNGO FERRY LANDG	44	41	6.36%	\$921,200	\$904,900
RED MILL/MIRASOL	94	94	3.74%	\$704,800	\$699,400
RIVER OAKS	145	145	7.71%	\$735,700	\$736,000
RIVERLAKE	42	42	1.61%	\$524,700	\$522,000
ROLLINGWOOD	90	90	1.53%	\$658,300	\$657,000
SALEM ACRE/MEADOWRIDGE	12	12	8.53%	\$629,200	\$603,500
SALEM LAKES/SCOTLAND ST	902	902	4.36%	\$360,900	\$361,100
SANCTUARY FALSE CAPE	248	248	-5.99%	\$529,400	\$458,300
SANDBRIDGE DUNES	74	74	9.35%	\$766,100	\$754,600
SANDBRIDGE OCEAN FRONT	237	229	8.67%	\$2,733,500	\$2,505,000
SANDBRIDGE RESI	1,178	1,132	10.39%	\$1,182,200	\$1,130,100
SANDBRIDGE STATION/SEASIDE	28	28	-0.24%	\$388,300	\$380,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D02**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
SEABOARD ACRES/FOREST	36	36	23.83%	\$866,200	\$845,000
SHERWOOD LAKES	60	60	6.88%	\$876,800	\$855,100
SHERWOOD LAKES CONDOS	121	121	4.12%	\$697,400	\$691,200
SHERWOOD LAKES TH	53	53	12.13%	\$485,900	\$483,900
THREE OAKS	225	225	0.20%	\$699,400	\$702,700
VICTORIA PARK	64	64	6.32%	\$938,900	\$922,900
VILLAGE BEND	103	103	2.50%	\$621,700	\$611,100
WEST NECK COMMONS	23	23	5.18%	\$665,500	\$667,300
WEST NECK VILLAGE	529	528	7.34%	\$528,900	\$536,500
WORDSWORTH VILL/BROWNINGSTONE	408	408	4.00%	\$368,100	\$377,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D03**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
BELLAMY MANOR ESTATES	389	388	8.27%	\$497,500	\$490,900
BELLAMY MANOR-N/ SEC B1	377	373	5.77%	\$409,700	\$405,800
BONNEY'S QUAY	57	57	1.41%	\$314,000	\$298,400
BROOKGREENE COMMONS	88	87	6.73%	\$397,500	\$402,700
BROOKSIDE CONDOMINIUM	184	184	1.79%	\$159,300	\$161,000
CARDINAL ESTATES	255	234	8.49%	\$245,900	\$257,000
CHELTENHAM SQUARE	81	81	9.08%	\$411,900	\$412,600
DOYLETOWN	144	139	3.07%	\$327,300	\$307,000
DOYLETOWN DUPLEX/CONDO	51	50	1.41%	\$436,500	\$332,700
DUNBARTON/FOX RUN/BROOKFIELD	548	548	3.38%	\$406,100	\$399,500
EUREKA PARK	42	42	8.62%	\$283,900	\$267,000
FAIRFIELD GDNS CONDO	156	156	6.34%	\$237,500	\$232,900
FAIRFIELD MILL	46	46	7.99%	\$287,700	\$283,500
FAIRWAYS	55	55	5.49%	\$275,900	\$273,600
GATEWOOD PARK	86	83	3.04%	\$371,300	\$343,000
GATEWOOD PARK DUPLEX	28	28	4.03%	\$294,500	\$289,400
HOLLAND FARMS	111	111	8.10%	\$362,400	\$352,900
HOLLAND MEADOWS/WATERS	184	184	-0.34%	\$257,700	\$257,400
KEMPS COVE / NORTHERN VILLAGE	29	29	6.46%	\$451,700	\$443,700
KEMPS LAKE CONDOS	64	64	3.33%	\$288,100	\$287,500
KEMPS VILLAGE AT TOWN CENTER	63	63	0.71%	\$431,600	\$434,200
KEMPSHIRE MANOR	104	104	1.87%	\$259,100	\$248,500
KEMPSVILLE GRDNS & MANOR	91	90	12.98%	\$357,700	\$327,400
KEMPSVILLE GREENS 4ST-CONDOS	48	48	2.64%	\$252,500	\$245,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D03**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
KEMPSVILLE GREENS THE GABLES	197	197	8.00%	\$284,600	\$280,400
KEMPSVILLE GREENS TOWNHOUSES	148	148	6.22%	\$376,000	\$377,500
KEMPSVILLE LAKE	1,409	1,409	7.34%	\$281,400	\$279,000
KINGSWOOD SQUARE	23	23	20.89%	\$290,800	\$277,100
LAMPLIGHT MANOR	131	131	8.53%	\$339,900	\$337,700
LARK DOWNS	170	170	7.15%	\$378,900	\$367,300
LARKSPUR/MEADOWS/FARM	783	776	3.83%	\$490,100	\$484,700
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	0.24%	\$478,800	\$483,400
LONDON BRDG XNG/EVERGREENS	86	86	0.76%	\$536,800	\$533,000
LONDON BRIDGE	34	34	6.32%	\$295,800	\$250,200
LONDON BRIDGE MANOR	28	28	5.56%	\$278,600	\$272,000
LYNN WDS/FST/MDWGLEN	330	330	7.62%	\$421,700	\$431,200
MAGIC HOLLOW	500	500	6.19%	\$304,000	\$300,500
MAGIC HOLLOW SEMI-D	143	143	11.45%	\$276,400	\$280,400
MAGIC HOLLOW TOWNHOUSES	148	148	3.55%	\$226,400	\$224,500
NOTTINGHAM ESTATES/SOUTH	88	87	-5.47%	\$427,400	\$416,900
PECAN GARDENS TH	262	261	6.06%	\$218,300	\$216,800
PINEWOOD GARDENS	168	165	0.85%	\$284,600	\$273,700
PRINCESS ANNE PLAZA	3,211	3,207	6.36%	\$305,500	\$301,200
PRINCESS ANNE PLAZA TH/SEC 1	94	94	9.25%	\$187,800	\$193,400
ROSEGATE	51	51	0.16%	\$252,600	\$254,100
S LYNNHAVEN CONDOS	328	328	5.36%	\$174,700	\$172,100
SCARBOROUGH SQ-MULTI TH	125	125	7.20%	\$256,700	\$255,000
SCARBOROUGH SQUARE	497	497	5.21%	\$232,100	\$231,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D03**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
SHANNON	51	51	9.95%	\$354,900	\$348,300
SQUIRE LAWNS/WHISPERING PINES	40	40	1.01%	\$267,800	\$265,300
TAPO MOBILE HOME	67	35	0.59%	\$67,000	\$57,300
WINDSOR OAKS WEST HALIFAX	212	212	7.07%	\$283,900	\$278,100
WINDSOR OAKS WEST TOWNHOUSES	320	320	4.74%	\$246,600	\$246,400
WINDSOR WOODS/OAKS WEST	2,599	2,593	7.78%	\$354,300	\$348,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D04**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
ADKINS RESERVE/THE OAKS	87	87	2.67%	\$227,900	\$230,400
AMHURST	60	59	6.03%	\$298,400	\$302,900
AMHURST TOWNHOUSES	154	154	2.49%	\$205,000	\$204,300
BAYSIDE VILLAS	83	83	4.53%	\$238,500	\$235,900
BONNEY/BAXTER ROAD	40	32	6.53%	\$284,100	\$230,900
BOULEVARD MANOR	58	58	13.66%	\$247,300	\$236,600
BROADMEADOWS CONDO	16	16	1.53%	\$206,200	\$206,200
BURTON STATION	25	12	14.49%	\$202,300	\$202,600
CAMPUS EAST TOWNHOMES	773	773	0.64%	\$231,900	\$233,100
CHARTER LAKES TOWNHOUSES	79	79	3.29%	\$244,100	\$250,900
COLUMBUS STATION CONDO	384	384	-0.16%	\$232,400	\$232,000
CORAL HEIGHTS	23	23	6.26%	\$321,700	\$320,200
CORNERSTONE	264	264	2.63%	\$336,700	\$338,000
DIAMOND LAKE EST/ANTHONY HOMES	127	127	5.11%	\$310,600	\$297,100
DIAMOND SPRINGS CONDO	84	84	0.67%	\$212,100	\$206,900
FAIR MEADOWS	163	159	1.46%	\$317,300	\$308,800
GRAND LAKE	145	145	17.81%	\$222,300	\$224,100
GRAYSON POND	79	79	1.40%	\$316,400	\$341,100
L & J GARDENS	137	132	7.24%	\$397,600	\$374,700
LAKE CYPRESS CONDO	132	132	6.92%	\$247,100	\$251,500
LAKE EDWARD	777	776	7.21%	\$200,000	\$193,500
LAKE EDWARD WESLEYAN FST/SD	76	76	1.96%	\$224,200	\$217,300
LAWSON FOREST	124	124	1.01%	\$352,500	\$342,900
LEGACY AT BAKER CONDO	224	224	1.33%	\$368,400	\$370,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D04**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
LYNBROOK LANDING/SOLARTOWNE	419	419	0.32%	\$220,000	\$225,000
LYNBROOK/NEWSOME/BAYSIDE PL	402	387	0.90%	\$353,200	\$327,000
MADISON LANDING	14	14	2.63%	\$317,900	\$334,600
NEWPOINTE CONDO	424	424	1.71%	\$141,600	\$137,500
NEWSOME FARM/DIAMOND COMMONS	62	62	1.56%	\$379,200	\$343,600
NEWTOWN CROSSING	35	35	2.29%	\$405,700	\$407,900
NORTHRIDGE	369	369	4.12%	\$213,200	\$213,600
PEMBROKE STATION CONDO	90	90	5.13%	\$195,700	\$201,400
POCAHONTAS VILLAGE	356	355	5.06%	\$284,700	\$280,200
RESIDENCES AT WESTIN	120	120	8.00%	\$708,700	\$660,900
RIDGELY MANOR/SOUTHMOOR VLG	276	276	-0.44%	\$232,200	\$234,900
STUDIO 56 CONDOMINIUM	56	56	0.00%	\$283,800	\$280,900
SUMMERSET/GARNETT POINT LAKES	110	110	1.76%	\$336,000	\$342,700
TAYLORS WALKER	28	28	0.19%	\$326,000	\$326,400
THALIA STATION CONDO	197	197	6.90%	\$177,800	\$174,300
THALIA VILLAGE	345	314	8.11%	\$396,200	\$411,100
THALIA VILLAGE CONDOS	43	43	8.88%	\$282,700	\$294,600
THALIA VILLAGE DUPLEX	66	66	26.90%	\$357,200	\$341,700
THALIA VILLAGE TH	403	403	7.56%	\$236,200	\$228,600
THE ENCLAVE AT TOWN CTR	13	13	0.50%	\$444,100	\$439,400
WEBLIN PLACE	122	122	6.98%	\$214,000	\$205,100
WEBLIN POINTE	118	118	9.79%	\$203,900	\$205,100
WESLEYAN CHASE	375	375	2.67%	\$418,500	\$396,000
WESLEYAN CHASE TH RG MOORE	170	170	7.64%	\$250,800	\$250,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D04**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
WESLEYAN CHASE TH URBAN CONCEP	49	49	7.81%	\$271,400	\$264,900
WILLOW POND CONDO	42	42	6.15%	\$392,800	\$399,500
WITCHDUCK ARMS TH	24	24	1.76%	\$312,500	\$306,200
WITCHDUCK LAKE CONDOS	196	196	3.96%	\$379,200	\$383,200
WITCHDUCK WOODS CONDO	100	100	7.01%	\$323,400	\$327,400
WITCHDUCK/WHITAKER/GARNET WTCH	79	79	5.18%	\$388,000	\$383,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D05**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
921 OCEANS CONDO	24	24	0.00%	\$1,424,400	\$1,424,500
ATLANTIC SHORES MID-RISE APT	566	559	32.62%	\$199,400	\$141,100
BIRDNECK LAKE	185	185	8.70%	\$552,000	\$543,500
BIRDNECK VILLAS	72	72	9.00%	\$268,300	\$262,300
BROCKS BRIDGE	15	11	8.73%	\$336,300	\$317,800
CARROLLTON EST/MIHO EST	25	25	5.17%	\$649,700	\$637,900
CASTLETON BARK_MAYF_SOMERSET	606	606	4.29%	\$574,200	\$558,400
CASTLETON CAMDEN VILLAGE	167	167	4.41%	\$340,000	\$323,800
CHELSEA PLACE	44	44	4.59%	\$476,300	\$473,000
COLONY ACRES	17	15	5.74%	\$504,500	\$461,600
CRESCENT CONDOS	138	138	4.80%	\$339,500	\$329,100
CROATAN	456	449	3.91%	\$1,203,900	\$1,130,200
CROATAN BEACH/ATLANTIC AVE	69	62	14.26%	\$3,206,100	\$3,066,400
DAM NECK ESTATES	305	305	5.29%	\$344,000	\$342,600
DAM NECK ESTATES TOWNHOUSES	67	67	3.59%	\$252,400	\$253,600
DOLPHIN RUN CONDO	110	110	-2.00%	\$660,300	\$601,400
FIELDSTONE GLEN	82	82	4.57%	\$393,400	\$383,900
GUNN HALL CONDO	76	76	4.75%	\$373,900	\$385,700
GUNN HALL TOWNHOMES	18	18	1.33%	\$396,900	\$396,500
HARBOUR POINT	50	46	2.18%	\$999,400	\$836,700
HARBOUR POINT CONDO	172	172	2.00%	\$398,800	\$395,300
HUNT CLUB FOREST/ HUNTERS RUN	476	476	7.97%	\$485,400	\$493,500
JADEN PLACE	18	17	0.00%	\$134,400	\$134,400
LAGOMAR SECTION 7	304	297	6.45%	\$1,044,200	\$1,024,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D05**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
LAKE PLACID	578	578	7.46%	\$378,400	\$380,200
LIGHTHOUSE POINT CONDO	30	30	0.00%	\$459,200	\$455,500
MARSH HARBOR / SEA OATS	85	85	1.39%	\$411,500	\$375,400
MIDDLE OAKS PLANT_CASON FARM	155	155	4.22%	\$474,200	\$475,400
OCEAN LAKES CONDO	168	168	6.32%	\$233,700	\$241,200
OCEAN LAKES TH	648	648	5.61%	\$302,600	\$303,100
OCEAN LAKES WATERS EDGE	69	69	0.86%	\$458,500	\$461,100
OCEAN LAKES/CULVER ACRES	1,565	1,565	5.72%	\$407,600	\$400,400
OCEAN LKS N/E/W/MLBN ACRES	459	459	4.19%	\$479,600	\$484,500
OCEAN WAY CONDOMINIUM	58	58	-0.20%	\$569,300	\$498,100
OCEANA BELLS/CREDLE SF	31	30	9.73%	\$365,100	\$335,700
OCEANSIDE CONDOMINIUM	54	54	4.98%	\$757,100	\$667,300
PACIFIC SOUTH CONDO	117	117	8.05%	\$390,100	\$393,700
PARK PLACE	158	149	8.23%	\$639,400	\$616,500
PINE HURST ESTATES	35	35	7.74%	\$496,700	\$485,100
PINE MEADOWS	604	604	8.30%	\$489,100	\$483,100
PINE RIDGE	266	266	6.95%	\$510,500	\$509,600
PRINCE GEORGE EST / MAYBERRY	122	122	5.68%	\$756,900	\$746,600
RED MILL FARM / MEADOWS	540	539	3.83%	\$474,200	\$464,300
RED MILL FARM SAWYER ESTATES	110	110	6.91%	\$578,000	\$581,200
RED MILL FARM SO SHR EST/NIMMO	249	249	4.67%	\$735,200	\$728,300
RED MILL FARM WILLOW RIDGE	152	152	8.27%	\$520,700	\$521,700
RED MILL FOREST	24	24	7.97%	\$728,800	\$618,600
RED MILL VILLAGE	128	128	9.83%	\$312,100	\$310,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D05**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
RED MILL/FOX CHASE	523	521	5.80%	\$480,500	\$481,400
RED MILL/SOUTH WOODS	197	197	8.02%	\$614,000	\$608,200
REDWING SF / BEACONS REACH	522	522	3.53%	\$328,400	\$322,900
REDWING/SEMI-DET	131	131	0.95%	\$295,400	\$295,300
RETREAT BY THE SEA	56	56	4.01%	\$290,300	\$302,700
RIA-MAR A CONDOMINIUM	15	15	6.20%	\$530,000	\$531,400
RUDEE HEIGHTS	101	94	4.45%	\$820,800	\$712,200
RUDEE HEIGHTS LAND USE	76	0	0.00%	\$103,400	\$61,100
S BIRDNECK RD CONDO	12	12	17.74%	\$341,400	\$327,800
S VA BEACH LAKE STATION/SUM PT	107	107	0.01%	\$353,600	\$355,200
S VA BEACH/SEAHORSE COVE	24	24	-2.58%	\$582,500	\$529,900
SEASCAPE CONDOMINIUM	10	10	5.00%	\$670,900	\$670,900
SHADOW LAWN MISC CONDOS	28	28	-2.42%	\$477,100	\$486,600
SHADOW LAWN SF	930	883	5.76%	\$715,500	\$663,500
SHADOW LAWN TOWNHOUSES	102	101	6.48%	\$293,600	\$287,500
SHADOW LN SWINDS/LKE HOLLY/SHO	111	111	3.60%	\$205,500	\$199,700
SOUTHGATE	368	368	11.44%	\$560,600	\$559,200
STRAWBRIDGE	282	282	2.50%	\$402,400	\$394,300
UPTON ESTATES	302	302	0.82%	\$404,300	\$391,200
VIRGINIA VILLAGE CONDO	100	100	12.01%	\$207,200	\$205,000
WELLINGTON AT DAM NECK	124	124	4.08%	\$269,900	\$268,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE**

**OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2026/2027**

**District D06**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
3800 OCEANFRONT CONDO	50	50	4.01%	\$755,600	\$749,100
42 OCEAN CONDOMINIUM	35	35	0.00%	\$1,964,800	\$1,752,000
BAY BREEZE CONDO/ HERONS LDG	34	34	2.05%	\$394,000	\$405,200
BAY COLONY	674	653	15.28%	\$1,368,300	\$1,271,600
BAY COLONY WATERFRONT	182	170	20.79%	\$3,101,500	\$2,687,500
BAYCLIFF/ALANTON	803	797	7.35%	\$1,177,400	\$827,000
BEAN GDN/WOODLAND CONDO	32	32	0.29%	\$505,800	\$539,000
BEAN GDN/WOODLAND DUPLEX	12	12	13.61%	\$464,500	\$470,900
BEAN GDN/WOODLAND SF	100	95	11.84%	\$514,500	\$490,600
BEAN GDN/WOODLAND TH	53	53	11.82%	\$346,700	\$364,600
BIRDNECK ACRES	36	35	-1.98%	\$596,600	\$541,100
BIRDNECK CMN/NORTH/GLNEAGLE	163	163	3.48%	\$280,800	\$269,900
BIRDNECK CROSSING	55	55	0.86%	\$487,200	\$485,100
BIRDNECK FOREST/SEATAACK BRDWDS	22	22	13.35%	\$604,700	\$614,200
BIRDNECK POINT	259	255	12.80%	\$1,980,000	\$1,762,100
BN GDN/WDLD WEST CONDO	415	415	4.54%	\$247,500	\$242,400
CAVALIER RESIDENCES	81	81	9.19%	\$1,889,900	\$1,788,700
CHANCELLOR WALK	116	116	2.29%	\$401,400	\$397,400
CHESHIRE	92	92	8.37%	\$302,300	\$288,100
CHESTERFIELD STATION	100	100	-2.29%	\$201,600	\$195,700
COLONNADE	35	35	6.40%	\$353,300	\$371,100
COQUINA A CONDOMINIUM	61	61	3.04%	\$329,400	\$334,000
COVE POINT CONDOMINIUM	64	64	2.44%	\$682,000	\$680,100
EDGEWATER CONDOMINIUMS	55	55	7.60%	\$664,600	\$661,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D06**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
GAY DRIVE/BAYWAY RD	13	10	0.95%	\$453,000	\$443,800
GLOUSTR VG/SHANNON KN/CAMDEN	145	144	7.58%	\$498,200	\$488,200
GREAT NECK LANDING	132	132	-2.55%	\$204,600	\$202,500
GREAT NECK TOWNHOMES	29	29	2.50%	\$263,400	\$259,200
GRT NK MDWS/FST PK/OLD DON WDS	419	419	6.66%	\$600,600	\$595,700
HILLTOP MANOR	213	209	8.78%	\$354,900	\$334,900
HILLTOP SOUTH	93	93	7.08%	\$212,900	\$211,300
HUNTWICK CONDOMINIUM	20	20	9.24%	\$801,900	\$782,600
LAFONDA CONDOMINIUM	22	22	11.79%	\$152,000	\$155,000
LAUREL MANOR	154	154	2.50%	\$342,200	\$320,100
LINK HARBOUR CONDO	48	48	9.54%	\$426,900	\$419,800
LINKHORN BAY CONDO	96	96	11.01%	\$538,500	\$515,200
LINKHORN CREST CONDO	31	31	7.67%	\$491,800	\$494,300
LINKHORN ESTATES	648	637	7.14%	\$996,800	\$864,200
LINKHORN/LK PT/FREMAC AREA	28	28	5.10%	\$337,000	\$329,400
MAI-KAI CONDOMINIUM	34	34	-3.33%	\$382,000	\$379,200
MAXEY MANOR	28	27	3.23%	\$363,500	\$365,900
NORTH VA BEACH EAST	1,010	970	3.46%	\$2,040,500	\$1,575,500
NORTH VA BEACH WEST	1,387	1,358	2.42%	\$1,062,400	\$1,019,700
NORTH VIRGINIA BEACH CO-OP	12	12	1.29%	\$1,017,400	\$1,005,100
NORTH VIRGINIA BEACH CRYSTAL A	226	219	3.50%	\$1,403,900	\$1,253,600
NORTH VIRGINIA BEACH PIRATES H	19	19	25.45%	\$1,258,800	\$1,276,700
OCEAN HILLS/HOLLY DUNES	79	79	6.16%	\$705,300	\$683,900
OCEANA BELLS/CREDLE DPLX	39	36	11.44%	\$303,300	\$290,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D06**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
OCEANA DUPLEX	106	106	4.76%	\$340,200	\$318,400
OCEANA MERGED	553	518	3.02%	\$319,500	\$297,700
OCEANA/PROSPERITY RD CONDOS	125	125	-2.57%	\$346,800	\$355,000
OCEANS CONDOMINIUM	224	224	-3.28%	\$612,000	\$628,200
OCEANS II CONDOMINIUM	42	42	2.44%	\$305,800	\$268,100
OLD BEACH VILLAGE	62	62	0.00%	\$446,800	\$429,800
POINT O WOODS	277	276	3.21%	\$410,400	\$409,000
PRINCESS ANNE HILLS	142	138	15.34%	\$1,568,500	\$1,526,400
ROYAL COURT CONDO	58	58	6.64%	\$520,900	\$495,600
S VA BEACH RUNNINGTON/SHLN VIL	70	70	15.39%	\$207,300	\$214,600
S VA BEACH SEAPINES/BEACH LANE	120	120	8.35%	\$318,700	\$310,600
S VA BEACH SHOREHAM	123	123	7.67%	\$273,700	\$264,200
S VA BEACH TOWNHOMES	67	67	0.98%	\$611,400	\$630,400
S VA BEACH-S	635	584	3.77%	\$654,700	\$631,300
S VA BEACH-S CONDOS	523	522	5.81%	\$619,800	\$618,800
S VA BEACH-S DUPLEX	99	99	4.37%	\$554,000	\$541,200
SALT MARSH POINT ATTACHED	151	151	8.54%	\$389,700	\$395,100
SALT MARSH POINT SF	80	79	13.65%	\$536,300	\$536,000
SEA PINES CONDO	22	22	2.85%	\$585,100	\$575,000
SEABRIDGE SQUARE	85	85	6.84%	\$258,200	\$257,500
SEATAACK CONDOS	12	12	7.80%	\$362,200	\$372,300
SEATAACK DUPLEX	12	12	9.82%	\$434,500	\$463,100
SEATAACK SF	413	326	8.06%	\$374,700	\$359,900
SEATAACK/TOWNHOUSE	21	21	6.97%	\$371,500	\$373,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D06**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
SELDEN HALL CONDO	18	18	2.84%	\$636,700	\$631,800
SHADOW LAWN BCH CLB/INDIAN/RUD	157	157	2.42%	\$230,800	\$222,400
SHADOW LAWN RUDEE INLET/S COVE	75	75	17.54%	\$484,100	\$458,000
SHADOW LWN LANDS END/ SAWGRASS	405	404	4.35%	\$268,200	\$248,300
SOUTHALL QUARTER	174	174	-0.19%	\$374,300	\$374,700
SYLVAN LAKE	97	97	7.26%	\$723,100	\$739,500
THE KAMLA A CONDO	15	15	8.83%	\$608,100	\$617,200
WASHINGTON SQUARE TOWNHOUSES	634	632	6.43%	\$260,400	\$260,400
WELLINGTON WOODS	254	254	3.98%	\$488,700	\$479,700
WILDWOOD SQUARE	77	76	2.57%	\$315,000	\$306,200
WOLFSNARE ACRES	93	91	3.97%	\$441,800	\$433,000
WOODHURST	82	82	14.49%	\$399,400	\$382,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D07**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
ALEXANDRIA	1,014	1,014	1.96%	\$380,400	\$382,300
BEECHWALK LANDING	24	24	6.38%	\$342,500	\$338,700
BELLAMY/KEMPSVILLE PLANTATION	161	161	8.20%	\$544,100	\$549,200
BRANDON	179	179	4.50%	\$382,000	\$376,600
BRANDON SEMI-D	624	624	7.00%	\$307,200	\$301,800
CARRIAGE MILL TH	121	121	5.79%	\$300,500	\$306,100
CHARLESTOWN LAKES COMBINED	1,402	1,394	7.62%	\$388,100	\$382,000
COLLEGE PARK	480	480	1.41%	\$353,500	\$351,200
COLLEGE PARK TH	225	225	0.32%	\$240,900	\$235,400
COVENTRY/BELLAMY JF/ML	366	366	8.13%	\$476,300	\$471,700
GLENWOOD	1,764	1,764	6.49%	\$445,700	\$450,000
GLENWOOD CONDOS	312	312	5.68%	\$245,500	\$236,300
GLENWOOD GLENWOOD GREEN	72	72	7.16%	\$321,600	\$321,000
GLENWOOD LINKS	55	55	2.80%	\$516,900	\$514,200
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	5.61%	\$527,700	\$529,500
GLENWOOD VILLAGE	19	19	12.97%	\$510,300	\$509,700
HONEYBEE VILLAGE	22	22	11.30%	\$490,300	\$474,000
INDIAN LAKES CONDOS	427	427	3.49%	\$199,200	\$197,100
INDIAN LAKES TH	797	797	5.07%	\$256,200	\$254,500
INDIAN LKS COBBLESTONE PTS W	150	150	0.65%	\$233,000	\$237,100
INDIAN POINTE @ ROSE GLEN	55	55	5.47%	\$551,000	\$537,600
INFINITY	40	40	2.21%	\$402,300	\$397,600
KEMPS & CNTVLE ARTERY	18	17	8.77%	\$319,800	\$277,400
KEMPSVILLE CROSSING	59	59	2.63%	\$434,600	\$432,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D07**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
LAKECREST AT HARRIS FARM	29	29	4.90%	\$396,700	\$396,200
LEVEL GREEN SEMI-DETACHED	86	86	2.17%	\$250,700	\$248,100
LEVEL GREEN SITE 1 & 2 SF	281	281	2.59%	\$332,300	\$332,900
LEVEL GREEN SITE 3 SF	115	111	1.77%	\$328,200	\$322,500
LEVEL GREEN TH/OWL CT	334	332	2.05%	\$240,700	\$237,700
LEVEL GRN PINEWOOD/VILLAGES TH	247	247	0.11%	\$230,000	\$223,800
LK JAMES/CARRIAGE MILL	291	291	5.77%	\$521,500	\$500,000
ROSEMONT FOREST	1,136	1,136	13.20%	\$367,300	\$362,700
ROSEMONT FOREST SEMI DET	452	452	4.42%	\$301,000	\$296,200
ROSEMONT FOREST TOWNHOUSES	657	657	4.97%	\$252,700	\$253,700
SOUTHAMPTON & SEASONS AT SALEM	110	110	8.72%	\$378,300	\$372,300
TARLETON OAKS GABLES/RESERVES	294	294	2.06%	\$304,400	\$298,100
WOOD BRIDGE POINTE	626	626	6.05%	\$550,000	\$544,700
WOOD BRIDGE POINTE TOWNHOMES	182	182	5.23%	\$342,300	\$341,100
WOOD FARM	143	143	9.15%	\$329,500	\$328,400
WOODHAVEN	61	59	6.23%	\$334,400	\$265,800
WOODRIDGE	127	127	8.66%	\$377,800	\$373,800
WYND CREST CONDO	107	107	11.36%	\$341,100	\$344,200
WYNDAMERE	197	197	13.81%	\$396,800	\$398,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D08**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
ARBORS AT CAPE HENRY	95	95	6.18%	\$571,500	\$569,200
BAY ISLAND	207	206	9.98%	\$1,512,900	\$1,337,600
BAYFRONT/BAYSIDE CONDO DUNES	106	106	0.08%	\$814,100	\$652,000
BELLHAVEN/SOUTHERN TER	104	103	6.60%	\$304,900	\$291,800
BIRCHWOOD BIRCHWOOD GARDENS	603	602	5.91%	\$358,500	\$349,000
BIRCHWOOD BIRCHWOOD SOUTH	119	119	14.10%	\$385,900	\$375,500
BISHOPSGATE	113	111	2.99%	\$982,600	\$920,400
BRAY ROAD	112	110	18.51%	\$833,600	\$767,300
BRIDGETTS LANDING	18	18	5.79%	\$521,500	\$509,900
BROAD BAY COLONY	208	207	7.16%	\$1,066,700	\$994,900
BROAD BAY ESTATES	130	130	8.30%	\$935,700	\$919,700
BROAD BAY POINT GREENS	230	229	9.79%	\$949,100	\$928,700
BROAD BAY PT GRNS WATERFRONT	61	61	11.25%	\$2,072,700	\$2,045,300
CAPE HENRY SHORES	189	188	5.98%	\$871,100	\$853,000
CAPE HENRY TOWERS	199	199	11.30%	\$331,400	\$313,800
CAPE HENRY VILLAS CONDO	78	78	5.96%	\$280,800	\$288,800
CAPE STORY BY THE SEA	514	480	8.98%	\$786,900	\$722,000
CAPE STORY BY THE SEA CONDO	80	80	11.66%	\$749,500	\$692,300
CAPE STORY/LYNN COLONY DUPLEX	80	79	13.37%	\$753,900	\$667,100
CHELSEA	112	104	7.02%	\$991,900	\$944,600
CHESAPEAKE BAY SHORES	52	52	3.35%	\$774,700	\$641,400
CHESOPEIAN COLONY	272	262	6.37%	\$694,100	\$642,000
COLONIAL OAKS	168	168	5.27%	\$582,500	\$570,700
COVE AT GREAT NECK	32	32	6.53%	\$278,900	\$287,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D08**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
CRAWFORD PLACE	13	10	12.24%	\$303,100	\$236,400
CRIPPLE CREEK TH	31	29	15.63%	\$257,100	\$251,800
DEERWOOD TRACE	159	159	13.37%	\$279,700	\$273,500
DONATION SHORES	45	45	7.98%	\$727,100	\$710,900
EASTERN PARK	257	255	13.18%	\$338,300	\$297,400
EASTERN PARK KINGS GRANT COVE	11	10	7.87%	\$591,900	\$591,700
EGRET LANDING	41	41	7.90%	\$240,000	\$234,700
GODFREY LANE	14	12	4.85%	\$1,639,600	\$1,275,500
GREAT NECK ESTATES	236	236	6.30%	\$565,100	\$542,600
GREAT NECK FARM	173	173	8.28%	\$574,000	\$565,500
GREAT NECK GROVE	144	144	3.81%	\$230,100	\$225,600
GREAT NECK MANOR	65	63	5.44%	\$487,300	\$394,600
GREAT NECK PINES/MICHAELS GLEN	42	42	5.27%	\$751,900	\$745,300
GREAT NECK POINT	245	238	11.83%	\$1,831,100	\$1,599,200
GREAT NECK VILLAS	156	156	4.85%	\$349,100	\$340,600
GREEN HILL BY THE BAY	28	28	9.95%	\$1,316,100	\$1,072,600
GREEN HILL FARM	55	55	9.90%	\$1,062,100	\$856,600
GROVELAND PARK	183	183	-0.11%	\$404,500	\$393,300
HARBOUR GATE	120	120	2.41%	\$436,000	\$433,100
HERONS COVE	192	192	1.96%	\$275,300	\$275,400
HUDGINS SHORES	47	45	5.63%	\$693,200	\$561,700
HUTTON TERRACE	19	19	18.91%	\$243,000	\$242,100
KENSTOCK	116	115	9.29%	\$548,000	\$539,200
KINGS GRANT LDNG SOUTH	109	109	8.83%	\$326,400	\$327,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D08**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
KINGS GRANT ROYAL GRANT	124	123	2.59%	\$1,044,300	\$976,400
KINGS GRANT SEC 1-2-3	1,283	1,272	5.71%	\$580,000	\$557,400
KINGS POINT	136	136	1.69%	\$404,000	\$400,100
KINGS POINT EAST	180	179	11.15%	\$438,700	\$429,200
KINGS TOWNE	54	54	7.26%	\$285,000	\$295,900
LAUREL COVE	331	330	8.22%	\$566,800	\$544,000
LESNER COVE CONDO	24	24	20.00%	\$688,000	\$714,800
LESNER POINTE CONDO LESNER PT	138	138	2.73%	\$644,600	\$553,600
LITTLE NECK	991	956	10.69%	\$1,191,700	\$1,024,400
LITTLE NECK CROSSING	26	26	1.41%	\$386,600	\$386,800
LITTLE NECK VILLAGE	74	70	4.23%	\$462,600	\$416,000
LONDON POINTE	64	64	4.69%	\$244,100	\$251,500
LONG CREEK COVE CONDO	87	87	3.11%	\$564,400	\$573,900
LYNN RIVER COMMON	103	103	6.74%	\$266,000	\$258,800
LYNNHAVEN BEACH CONDO	108	108	5.39%	\$489,900	\$486,600
LYNNHAVEN COLONY	329	323	2.80%	\$798,500	\$725,300
LYNNHAVEN DUNES	72	70	2.11%	\$782,000	\$693,400
LYNNHAVEN HEIGHTS	54	52	12.58%	\$365,500	\$343,900
MALIBU	427	427	6.17%	\$308,000	\$296,400
MALIBU KINGS FOREST	315	315	-0.12%	\$413,500	\$394,800
MARINERS MARK CONDO	92	92	15.16%	\$865,900	\$798,200
MEADOWRIDGE	65	60	3.55%	\$1,368,900	\$1,082,600
MIDDLE PLANTATION	320	317	10.03%	\$841,700	\$800,000
MIDDLE PLANTATION PHASE 6	136	136	15.45%	\$1,159,400	\$1,022,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D08**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
MILL CREEK CONDOMINIUM	56	56	7.76%	\$429,100	\$423,300
MILL DAM RD/POINTE	112	106	8.33%	\$746,700	\$787,600
OCEAN SHORE AV - SHORE DR SIDE	330	330	4.30%	\$379,300	\$367,500
OCEAN SHORE CONDOS	63	63	4.71%	\$823,400	\$868,700
OCONEE POINT TH	10	10	5.75%	\$284,500	\$285,300
OLD DONATION FARM	41	41	9.95%	\$938,900	\$1,015,800
PAGE AV SHORE DRIVE SIDE	120	120	3.19%	\$446,100	\$461,900
PEPPER TREE A CONDO	144	144	4.67%	\$210,800	\$214,200
POINT CHESAPEAKE ON THE BAY	48	48	15.00%	\$1,564,300	\$1,506,500
REAGAN WOODS	30	30	10.23%	\$300,200	\$282,500
RIVER COVE POINT CONDO	138	138	2.89%	\$245,300	\$257,200
RIVER SHORE CONDO/HIDDED SHRS	84	84	5.37%	\$265,200	\$259,200
RVR AND N SHOREHVN MERGED	170	163	8.38%	\$1,402,800	\$1,208,500
SAW PEN POINT	94	93	11.42%	\$1,078,300	\$989,000
SEAGATE COLONY I	152	152	0.00%	\$470,800	\$441,100
SHIPS WATCH CONDO	44	44	7.08%	\$718,900	\$624,900
SHORE DR S LESNER VILLAS	320	320	3.86%	\$307,000	\$294,200
SOUTHERN POINTS	304	304	9.64%	\$637,500	\$611,400
SWAIN HILL CONDOS	12	12	11.93%	\$321,100	\$317,400
THALIA	235	232	0.27%	\$497,700	\$482,200
THALIA FOREST	28	28	9.82%	\$520,500	\$516,400
THALIA MANOR	381	347	5.36%	\$394,400	\$379,300
THALIA WATERFRONT	200	195	5.59%	\$842,400	\$754,700
THALIA WAYSIDE TOWNHMS	354	354	4.02%	\$294,900	\$293,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D08**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
THE LANDINGS	78	78	1.78%	\$585,500	\$475,700
THE RESERVE	118	118	9.56%	\$1,050,100	\$1,031,900
TRANT BERKSHIRE AREA	371	367	4.21%	\$986,000	\$829,900
TRIPLE OAKS CONDO	46	46	8.33%	\$206,300	\$205,300
WIMBLEDON ON THE BAY	79	79	7.14%	\$1,236,000	\$1,122,500
WIND ROSE TOWNHOUSES	18	18	1.97%	\$580,200	\$577,600
WITCHDUCK	138	128	4.82%	\$1,142,300	\$943,600
WOLFSNARE PLANTATION	207	206	5.51%	\$545,400	\$519,100
WOODS AT LONDON BRIDGE	360	360	3.74%	\$255,100	\$252,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D09**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
3556 SHORE DRIVE CONDO	34	34	12.00%	\$826,600	\$759,900
AERIES ON THE BAY TOWNHOUSES	211	211	7.29%	\$492,500	\$488,600
AMPHIBIOUS MANOR	52	51	1.36%	\$265,900	\$255,600
ARAGONA VILLAGE	3,039	3,025	4.11%	\$291,100	\$285,300
BAYLAKE BEACH/PINES	354	333	13.04%	\$902,500	\$748,400
BAYVILLE AT LAKE JOYCE	30	30	4.21%	\$948,800	\$914,400
BAYVILLE GARDENS/PARK	271	267	10.05%	\$380,900	\$328,000
BAYVISTA CONDOS	27	27	6.00%	\$978,000	\$886,500
BRADFORD ACRES	43	42	7.92%	\$326,000	\$300,500
BRADFORD TERRACE	68	68	4.55%	\$303,200	\$279,600
CHES BCH BAY LAKE CONDO	50	50	14.32%	\$355,700	\$351,200
CHES BEACH - WEST CONDO/TWNHM	388	388	5.05%	\$333,800	\$291,500
CHESA HOUSE ON THE BAY	120	120	0.00%	\$375,400	\$361,200
CHESAPEAKE BEACH	595	559	2.47%	\$734,100	\$676,300
CHESAPEAKE BEACH ATTACHED	463	461	1.36%	\$630,500	\$581,200
CHESAPEAKE BEACH DUPLEX	150	149	2.84%	\$666,000	\$602,200
CHURCH POINT	383	381	14.44%	\$1,057,000	\$923,400
CRYSTAL PT/HERON ROOST	32	31	5.15%	\$843,800	\$732,600
CTRE GREEN CYPRESS PT COUNTRY	125	125	4.28%	\$339,900	\$336,000
CTRE GRN CYPRESS PT GRDN VILLA	80	80	2.35%	\$255,800	\$253,600
CYPRESS POINT	210	209	6.17%	\$492,200	\$482,200
CYPRESS POINT COMMONS	70	70	4.95%	\$262,500	\$258,300
CYPRESS POINT CUSTOM HOMES	228	226	-3.68%	\$664,500	\$643,900
CYPRESS POINT NORTH	148	147	5.49%	\$586,100	\$569,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D09**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
CYPRESS POINT TRADITIONS CONDO	174	174	1.71%	\$347,700	\$352,500
CYPRESS POINT/ NORTH TH	112	112	4.25%	\$324,700	\$320,800
DIAMOND SPRING / GRDNWOOD PARK	761	760	5.93%	\$302,000	\$285,100
FENTRESS TOWN	219	200	7.03%	\$365,700	\$351,500
GOVERNOR SQUARE	71	71	7.83%	\$287,900	\$286,800
HAYGOOD ESTATE CONDOS	39	39	7.32%	\$352,500	\$354,300
HERMITAGE	99	99	8.94%	\$232,300	\$228,900
HESTER PROPERTY	30	30	4.92%	\$384,700	\$373,500
HODGEMAN PLAT	92	84	5.65%	\$359,000	\$348,500
LAKE FRONT VILLAGE	55	55	2.97%	\$214,300	\$212,700
LAKE SHORES	571	567	7.16%	\$448,600	\$404,200
LAKE SMITH CONDOMINIUM	180	180	6.88%	\$233,600	\$226,800
LAKEVIEW PK/SHR/TRC - HAYGD PT	1,372	1,356	5.61%	\$485,000	\$453,600
LAWSON HALL CONDOS	64	64	3.27%	\$355,300	\$354,700
MARINERS LANDING	151	151	1.43%	\$400,900	\$401,900
OCEAN PARK	254	245	1.36%	\$759,400	\$625,600
OCEAN PARK CONDO	453	453	1.33%	\$652,000	\$625,000
OCEAN PARK DUPLEX	75	73	2.52%	\$590,700	\$565,900
OCEAN PARK/VINTAGE P_AVILLA CT	29	29	1.62%	\$573,400	\$602,500
OLD DONATION MANOR	96	96	12.37%	\$503,400	\$488,600
OLD DONATION TOWNHOUSE	28	28	2.61%	\$274,400	\$260,800
PEMBROKE CROSSING COND	88	88	7.24%	\$229,900	\$228,000
PEMBROKE MANOR/MEADOWS	1,335	1,333	1.86%	\$362,600	\$351,000
PEMBROKE TH	181	181	0.21%	\$245,800	\$241,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D09**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
PIER POINTE LDG CONDO	85	85	-0.14%	\$185,900	\$194,300
REID TOWN	32	29	5.48%	\$414,600	\$419,700
RIDGELY MANOR/BELMEADE	158	158	4.48%	\$496,400	\$497,200
RIDGELY MANOR/FARRCROFT	172	172	5.45%	\$292,000	\$291,200
RIDGELY MANOR/GRACE HILL	112	112	3.22%	\$325,000	\$325,200
RIDGELY MANOR/NORTH SHORE	177	172	4.45%	\$1,155,400	\$1,106,000
RIDGELY MANOR/WESTBRIAR	174	174	3.47%	\$371,900	\$369,500
SAJO FARMS	321	321	7.23%	\$616,300	\$605,200
SAW PEN POINT WITCHDUCK FARMS	50	49	2.29%	\$884,600	\$842,400
SHELL COVE CONDO	19	19	2.29%	\$516,800	\$488,300
STAPLESMILL CHASE	126	126	0.09%	\$216,100	\$216,000
THOROUGHGOOD COLONY	150	150	8.03%	\$313,200	\$302,400
THOROUGHGOOD ESTATES	143	143	10.19%	\$724,200	\$706,800
THOROUGHGOOD/BLACKTHORNE	912	905	10.18%	\$750,900	\$634,700
THREE SHIPS LANDING	48	48	3.87%	\$482,300	\$483,200
VILLAGE SPRINGS CONDO	49	49	4.85%	\$176,000	\$175,000
VILLAS AT LAKE LAWSON	30	30	3.76%	\$398,100	\$404,300
WATER OAKS CONDOMINIUM	56	56	2.77%	\$593,800	\$548,900
WESLEYAN PINES	163	162	2.23%	\$454,900	\$451,400
WISHART COVE	96	96	11.58%	\$776,200	\$678,100
WISHART LAKE	23	23	10.08%	\$749,300	\$715,000
WITCHDUCK LANDING	110	110	1.76%	\$316,500	\$308,200
WITCHGATE COURT CONDO	16	16	14.43%	\$185,400	\$180,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D10**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
BUCKNER FARMS	778	778	9.19%	\$481,500	\$480,300
BUCKNER WOODS	160	160	2.51%	\$231,100	\$232,000
CHIMNEY HILL	826	826	4.65%	\$321,600	\$320,200
CHIMNEY HILL CONDO	137	137	8.17%	\$215,200	\$206,900
CHIMNEY HILL TH	380	380	6.47%	\$244,300	\$244,200
DAM NECK AREA	157	157	2.63%	\$518,800	\$523,200
GREEN RUN CONDOS	276	276	2.18%	\$171,300	\$173,100
GREEN RUN SF	2,372	2,372	4.80%	\$333,500	\$328,100
GREEN RUN TH	1,553	1,553	3.03%	\$224,400	\$223,900
LAKES	591	589	10.65%	\$285,000	\$282,000
LAKES TH	198	197	5.25%	\$233,300	\$233,900
LARKSPUR MEADOWS TH	334	334	2.83%	\$267,300	\$260,900
OAK SPRINGS	266	266	8.64%	\$365,500	\$360,500
OAK SPRINGS TOWNHOUSES	277	277	5.64%	\$250,400	\$246,800
PECAN GARDENS	381	375	6.47%	\$311,400	\$305,800
PECAN GARDENS SEMI-DET	96	96	5.13%	\$287,600	\$278,900
PRINCESS ANNE GARDENS	178	178	6.28%	\$208,100	\$209,500
PRINCESS ANNE PLAZA KINGS ARMS	101	101	25.11%	\$212,300	\$211,100
PRINCESS ANNE PLAZA TH/SEC 4	94	94	8.20%	\$213,000	\$206,000
ROCK CREEK	810	810	4.92%	\$378,800	\$380,400
SALEM CT CONDOS	28	28	6.08%	\$203,900	\$204,200
SALEM LAKES TH	244	244	4.94%	\$237,000	\$234,700
SALEM VILLAGES	316	316	8.23%	\$338,400	\$332,100
SPENCE CROSSING CROFTON	280	280	0.20%	\$377,000	\$377,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE****OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT****FY 2026/2027****District D10**

<b>NEIGHBORHOOD</b>	<b>TOTAL PARCELS</b>	<b>IMPROVED PARCELS</b>	<b>CHANGE</b>	<b>MEAN</b>	<b>MEDIAN</b>
SPENCE CROSSING FERNHILL	216	216	2.29%	\$310,800	\$311,100
SPENCE CROSSING GUILFORD	192	192	4.86%	\$319,800	\$319,900
SPENCE CROSSING HALSTEAD	184	184	3.14%	\$605,300	\$595,600
SPENCE CROSSING MALLORY	209	209	1.48%	\$424,600	\$414,400
SUNSTREAM PARK SEMI DET	211	211	7.02%	\$292,600	\$281,800
SUNSTREAM PARK SF	102	102	3.81%	\$313,900	\$308,400
TIMBERLAKE	664	664	4.23%	\$321,900	\$320,200
TIMBERLAKE ASPEN	456	456	5.80%	\$250,200	\$250,900
TIMBERLAKE HOLLAND MEWS	32	32	4.19%	\$159,400	\$154,700
TIMBERLAKE WILLOW WOOD	156	156	6.11%	\$271,500	\$267,900
TOWNE SQ DETACHED - PARK PLACE	199	199	4.43%	\$411,200	\$412,600
TOWNE SQUARE ATTACHED	284	284	4.27%	\$326,600	\$326,700
VINEYARD	18	18	8.93%	\$534,900	\$535,000