Office of the Real Estate Assessor
City of Norfolk
Annual Report
2016

THE CITY OF NORFOLK

City of Norfolk
Office of the Real Estate Assessor

January 3rd, 2017

The Honorable City Council
City of Norfolk
Norfolk, Virginia 23510

Dear Council Members:

It is a pleasure to provide you with this annual report from the office of the Real Estate Assessor for 2016. The information contained herein will cover an array of topics such as parcel counts and values, ratio statistics, historical and projected assessment trends and our plans for the future.

Once again, this past year, the economic climate and, more specifically, the local real estate market, continued to present unique and difficult challenges for us. While certain segments of the real estate market have seen slight increases, others have declined and property owners, in all classes of properties, once again voiced their concerns that assessments weren't being decreased enough. The 2016 reassessment was based on sales that occurred during 2015.

Our focus continues to be encouraging engagement of the employees so that they can envision what can be and then make important contributions toward the success and professionalism of this office. Through monthly meetings with senior staff and periodic meetings with teams and those employees assigned to special projects, we continue to make significant progress in the areas of technology, public relations, sales verification and validation, record management, permit processing and, most importantly, creating an environment that is conducive to achieving high professional standards and producing quality results.

The Assessor's office is judged not only by the accuracy, consistency and fairness of its assessment roll, but by its public image as well. One of our primary objectives continues to be that all property owners, taxpayers and citizens be treated with the highest degree of courtesy and professionalism. We continue to maintain an "open door" policy to ensure that all matters are addressed in a timely manner and resolved efficiently and effectively. During the last fiscal year, this office responded to a total of 11,330 phone calls and served 800 walk-in customers. This does not include the countless customers who came in to use the public computer terminals and access our data online.

I sincerely wish to thank all of my employees for their professionalism and dedication to supporting the citizens of Norfolk.

Respectfully,

Bill Marchand, CRA
Real Estate Assessor

2016 Land Book Information

The 2016 Real Estate Land Book was certified on July 21st and distributed as required to all affected parties. The following pages will include breakouts of relevant information depicted in a manner that will help define the state of real property and related values in the City of Norfolk.

The overall land book totals are as follows:

Land Value	$ 5,889,515,655
Improvement Value	12,589,668,145
Total Value	$18,479,183,800

Vacant Land

The assessed value of 6,600 **vacant** parcels effective July 1, 2016 is $313,781,600. This figure represents an increase of $2,691,900 or 0.87% from July 2015.

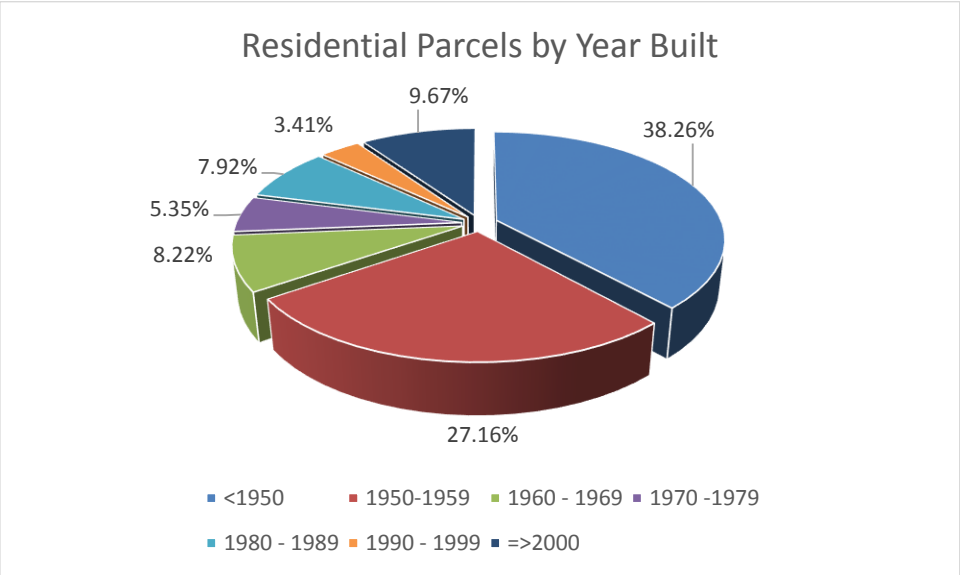
Residential Improved Parcels

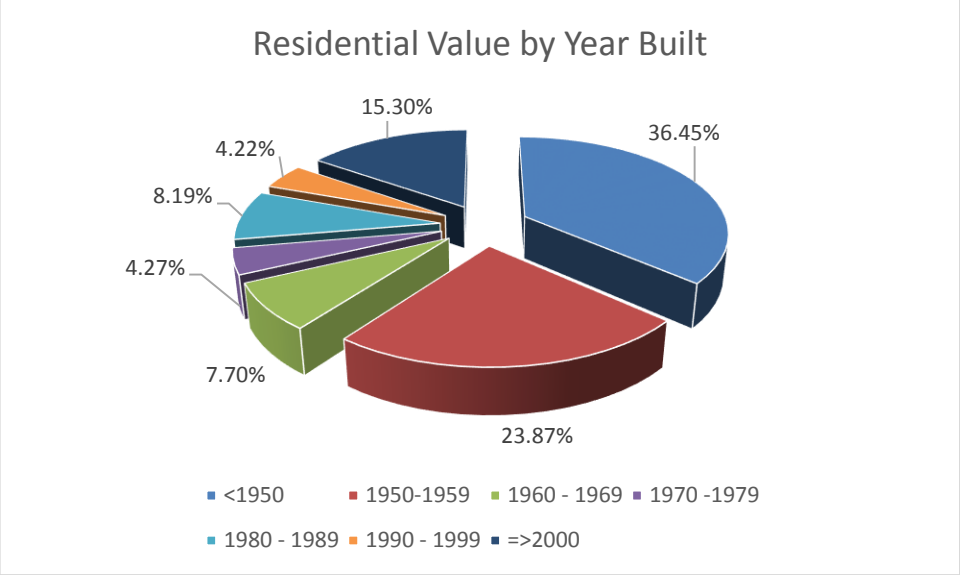
The assessed value of 57,573 **residential** parcels, including condominiums, effective July 1, 2016 is $11,868,745,000. This figure represents an increase of $158,194,200 or 1.35% from the previous year. This includes the changes made due to reassessment, the addition of 326 new dwellings, 785 properties that had additions or repairs to them, 157 dwellings still under construction or renovation on July 1st, the reduction in value resulting from the demolition of improvements on 224 properties and fire damage to structures on 22 properties. Changes after the printing of the Land Book, due to Board of Review actions, amount to -$301,300.

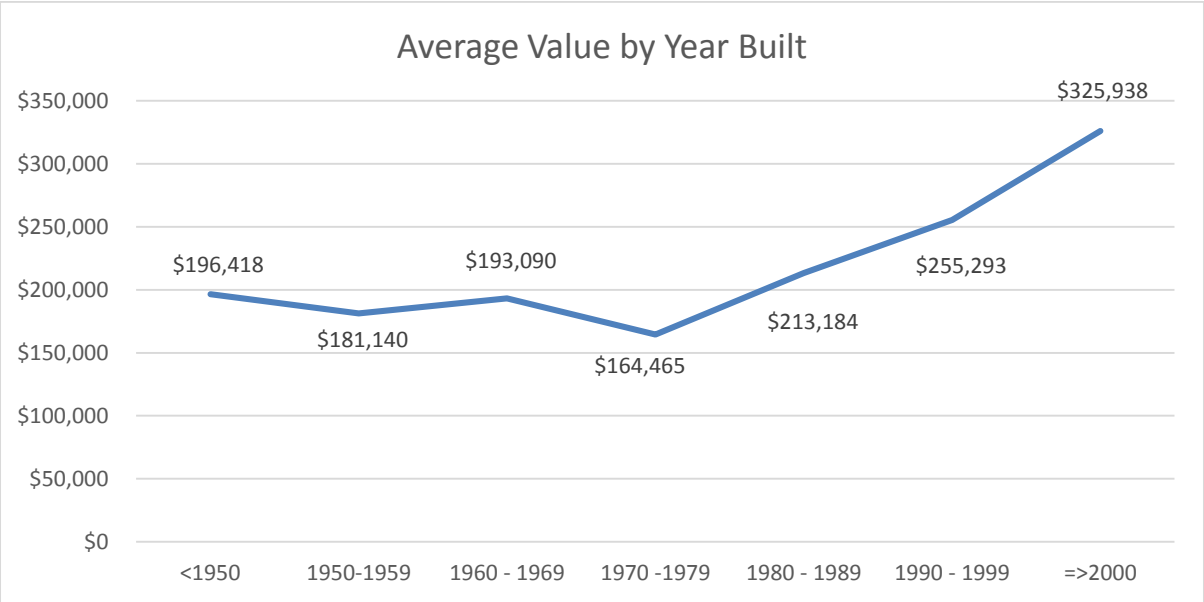
New Buildings	(326)	$ 63,894,000
Additions & Repairs	(785)	$ 25,509,500
Partials	(157)	$ 16,398,000
Demolitions	(224)	$ 15,152,400
Fire Damage	(22)	$ 1,149,000
Total Growth		$ 89,500,100
Reassessment Increase		$ 69,044,000
Total Increase		$ 158,544,100
Adjustments to the Land Book		
Board of Review	(5)	$ 301,300
Net Increase		$ 158,242,800

Residences by Year Built

Period	Parcels	% of Total	Assessed Value	% of Total	Mean
<1950	22,027	38.26%	$ 4,326,510,100	36.45%	$ 196,418
1950-1959	15,637	27.16%	$ 2,832,492,300	23.87%	$ 181,140
1960 - 1969	4,732	8.22%	$ 913,702,700	7.70%	$ 193,090
1970 -1979	3,082	5.35%	$ 506,881,700	4.27%	$ 164,465
1980 - 1989	4,562	7.92%	$ 972,544,300	8.19%	$ 213,184
1990 - 1999	1,963	3.41%	$ 501,139,400	4.22%	$ 255,293
=>2000	5,570	9.67%	$ 1,815,474,500	15.30%	$ 325,938
Total	**57,573**	**100.00%**	**$ 11,868,745,000**	**100.00%**	**$ 203,151**




Residential Value by Year Built
15.30%
36.45%
4.22%
8.19%
4.27%
7.70%
23.87%
<1950
1950-1959
1960 - 1969
1970 -1979
1980 - 1989
1990 - 1999
=>2000


Average Value by Year Built
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
$196,418
$181,140
$193,090
$164,465
$213,184
$255,293
$325,938
<1950
1950-1959
1960 - 1969
1970 -1979
1980 - 1989
1990 - 1999
=>2000

Commercial Improvements

The assessed value of 3,157 **commercial/industrial properties**, effective July 1, 2016, is $4,335,612,700. This figure represents an increase of $34,275,900 or 0.8% over the year. During this time, there were sixteen (16) new commercial/industrial buildings completed. Alterations and additions were completed on fourteen (14) existing properties and partial values were placed on five (5) incomplete construction projects. Structures on twenty (20) properties were demolished. Changes after the printing of the Land Book, due to Board of Review actions, amount to -$12,242,600.

New Buildings	(16)	$ 10,197,400
Additions & Repairs	(14)	$ 5,650,200
Partials	(5)	$ 22,788,200
Demolitions	(20)	$ 8,513,080
Total Growth		$ 30,122,720
Reassessment		$ 4,153,180
Total Change		$ 34,275,900
Adjustments to Land Book		
Board of Review	(9)	$ 12,242,600
Net Change		$ 22,033,300

Apartments

The assessed value of 953 **apartment** properties, effective July 1, 2016, is $1,961,044,500. This figure represents an increase of $69,720,800 or 3.67% over the year. During this time, there were eight (8) new apartment properties added to the tax rolls. Changes after the printing of the Land Book, due to Board of Review actions, amount to -$4,614,900.

New Buildings	(8)	$ 17,850,900
Additions & Repairs	(1)	$ 235,000
Partials	(3)	$ 8,753,300
Demolitions	(2)	$ 348,800
Total Growth		$ 26,490,400
Reassessment		$ 43,230,400
Total Change		$ 69,720,800
Adjustments to Land Book		
Board of Review	(5)	$ 4,614,900
Net Increase		$ 65,105,900

Reassessment v. Growth Recap

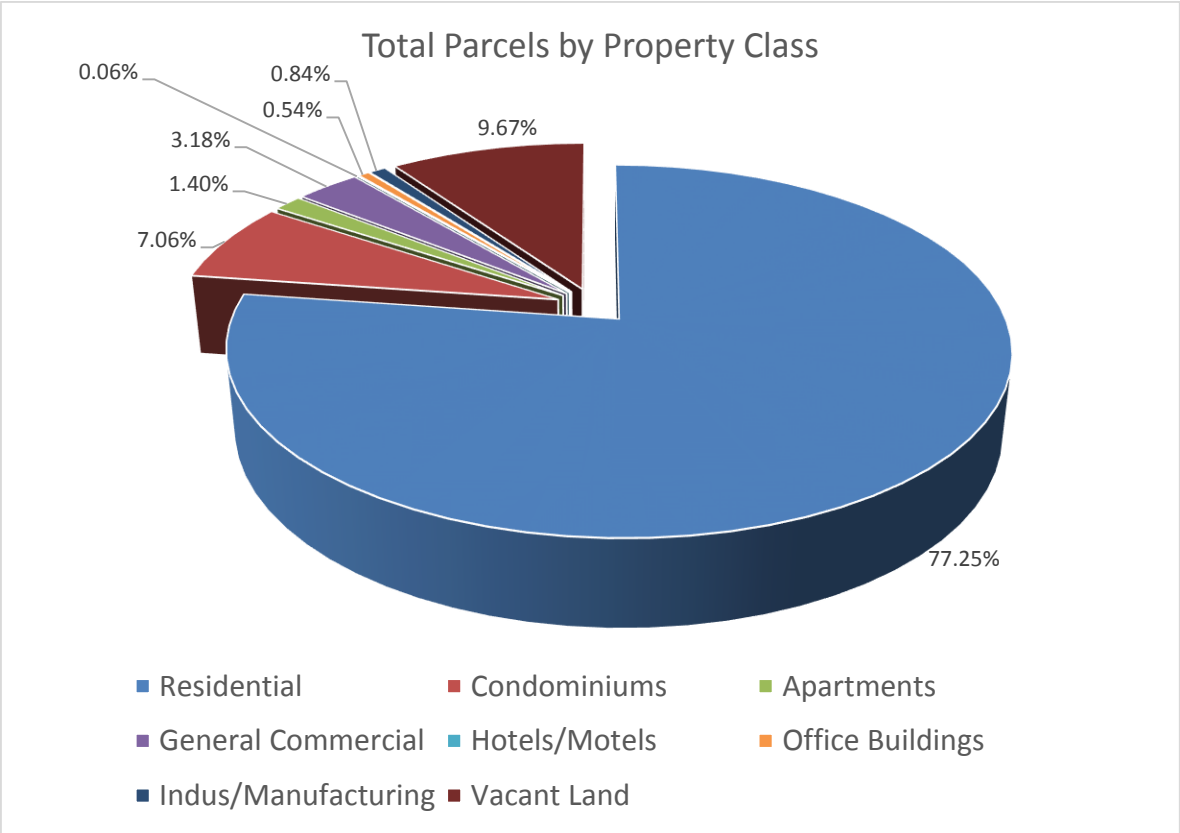
	2015	2016	$ Change	% Change
Residential	$ 11,710,550,800	$ 11,868,745,000	$ 158,194,200	1.35%
Commercial	$ 4,301,336,800	$ 4,335,612,700	$ 34,275,900	0.80%
Apartments	$ 1,891,323,700	$ 1,961,044,500	$ 69,720,800	3.67%
Vacant	$ 311,089,700	$ 313,781,600	$ 2,691,900	0.87%
All Types Overall	$ 18,214,301,000	$ 18,479,183,800	$ 264,882,800	1.45%

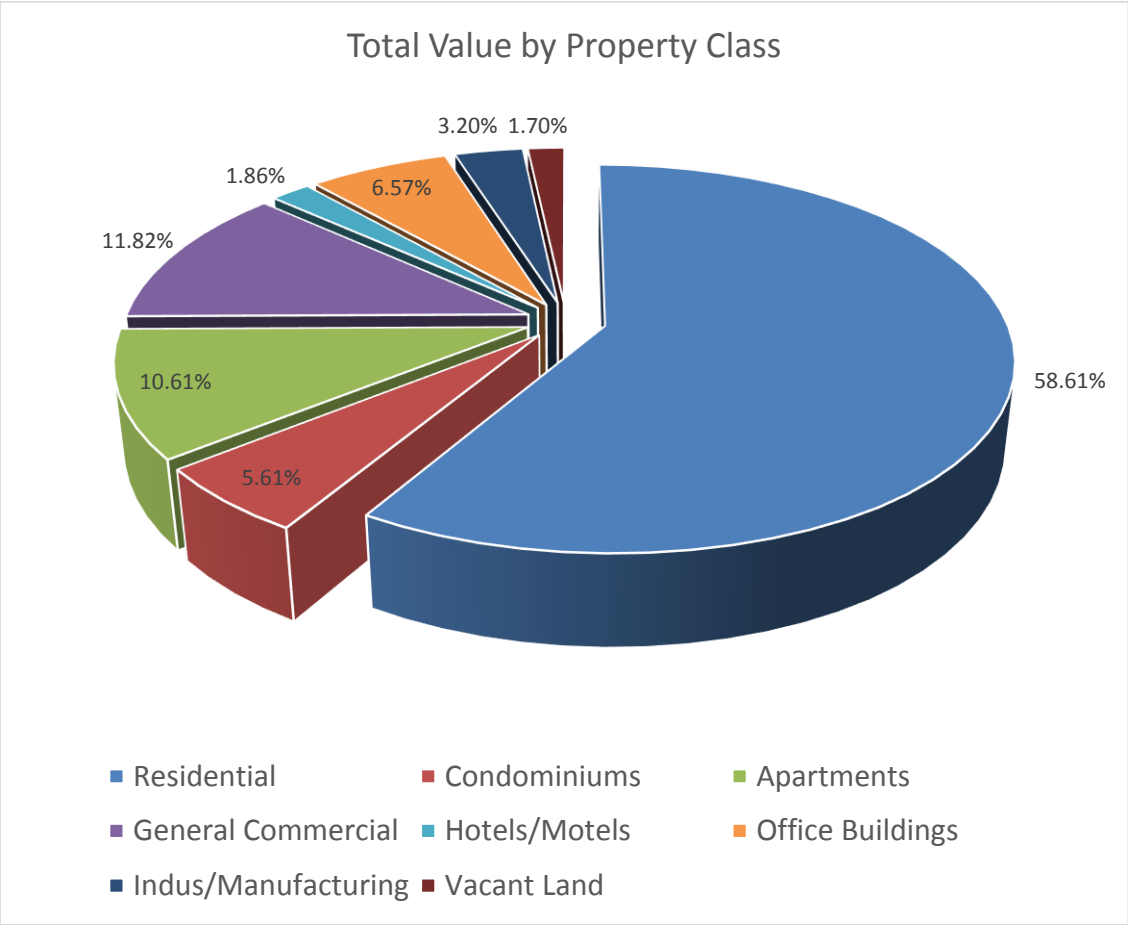
Annual Percentage Change in Assessment Value

Fiscal Year	Assessment	$ Change	% Change
2000	$ 7,785,683,420	$ 301,552,370	3.87%
2001	$ 8,148,617,600	$ 362,934,180	4.45%
2002	$ 8,629,372,980	$ 480,755,380	5.57%
2003	$ 9,278,524,800	$ 649,151,820	7.00%
2004	$ 10,255,685,100	$ 977,160,300	9.53%
2005	$ 11,976,038,230	$ 1,720,353,130	14.36%
2006	$ 14,953,815,900	$ 2,977,777,670	19.91%
2007	$ 17,568,811,900	$ 2,614,996,000	14.88%
2008	$ 18,583,731,469	$ 1,014,919,569	5.46%
2009	$ 19,066,505,100	$ 482,773,631	2.53%
2010	$ 18,474,654,400	$ 591,850,700	3.20%
2011	$ 17,837,073,600	$ 637,580,800	3.57%
2012	$ 17,461,122,000	$ 375,951,600	2.15%
2013	$ 17,557,199,200	$ 96,077,200	0.55%
2014	$ 17,806,235,050	$ 249,035,850	1.40%
2015	$ 18,214,301,000	$ 408,065,950	2.24%
2016	$ 18,479,183,800	$ 264,882,800	1.45%

July 1, 2016 Assessments by Property Class

Class	# Parcels	% Total Parcels	Assessed Value	% Total Value
Residential	52,751	77.25%	$10,831,236,900	58.61%
Condominiums	4,822	7.06%	$1,037,508,100	5.61%
Apartments	953	1.40%	$1,961,044,500	10.61%
General Commercial	2,174	3.18%	$2,184,300,900	11.82%
Hotels/Motels	40	0.06%	$344,120,100	1.86%
Office Buildings	372	0.54%	$1,214,960,500	6.57%
Indus/Manufacturing	571	0.84%	$592,231,200	3.20%
Vacant Land	6,600	9.67%	$313,781,600	1.70%
Total	**68,283**	**100%**	**$18,479,183,800**	**100%**




Total Value by Property Class
3.20%
1.70%
1.86%
6.57%
11.82%
10.61%
58.61%
5.61%
Residential
Condominiums
Apartments
General Commercial
Hotels/Motels
Office Buildings
Indus/Manufacturing
Vacant Land

Property Transfers

Of the total property transfers during the 2016 reassessment, 601 were **foreclosures**, representing an aggregate sale price of $158,240,034. The 2016 aggregate assessment for those same parcels is $206,524,700. In addition to actual lending institution mortgage foreclosures, there were also 149 recorded **short sales** and 563 **bank sales after a foreclosure**. The total number of distressed sales for 2015-16 was 1,313.

Year	Number of Foreclosures	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2015-2016	601	$158,240,034	$206,524,700	1.30
2014-2015	607	$93,857,564	$109,588,500	1.17
2013-2014	710	$135,127,979	$156,948,600	1.16
2012-2013	615	$113,458,046	$111,749,300	0.99
2011-2012	746	$129,411,079	$121,958,000	0.94
2010-2011	946	$169,805,525	$197,818,200	1.17
2009-2010	853	$136,059,796	$146,247,900	1.08
2008-2009	536	$97,803,951	$103,599,200	1.06
2007-2008	458	$77,352,000	$84,907,400	1.10

Year	Number of Short Sales	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2015-2016	149	$33,754,900	$25,514,842	0.76
2014-2015	172	$23,498,095	$32,250,100	1.37
2013-2014	151	$19,645,772	$26,878,200	1.37
2012-2013	149	$20,318,477	$29,302,900	1.44

Year	Number of After Foreclosure Sales	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2015-2016	563	$73,425,242	$144,442,000	1.96
2014-2015	546	$62,633,149	$99,168,200	1.58
2013-2014	612	$65,347,945	$109,550,300	1.68
2012-2013	590	$63,650,563	$107,737,300	1.69

Appeal Process

Each year, the Assessor's office mails a reassessment notice for every property in the City. The first step in the appeal process is for the property owner to discuss the new value with the staff appraiser responsible for the neighborhood in question. Requests for a review can be made in person by visiting the office or by contacting the office through mail, e-mail or telephone. Many times the property owner will provide new or corrected information that will result in a value change. If, however, the property owner is not satisfied with the results of the informal review, he or she has the right to appeal to the Real Estate Board of Review.

With the adoption of the ordinance that established specific informal and formal appeal periods, this process continues to be managed better by both the Assessor's office and the Board of Review. This year, with the aid of new technology in our conference room, we were able to significantly reduce the enormous amount of paper usually generated for each appeal case. There were a total of **53** appeals, compared to 66 appeals in the previous year. By property class, the appeals break down as follows:

Residential Condos	3 appeals
Residential	13 appeals
Commercial/Industrial	28 appeals
Non-Tax	1 appeal
Apartments	8 appeals

Of these 53 appeals heard, 33 were sustained and 20 were awarded reductions. At the direction of the Board, no value changes were posted in the system until the conclusion of the hearings in late August. This resulted in corrections being made to the published Land Book in the amount of -$17,431,100.

Value Reductions Awarded by Category

Property Type	# Parcels	Proposed Value	BOR Value	Value Change
Residential Condos	1	$ 187,000	$ 171,700	($15,300)
Residential	4	$ 2,328,600	$ 2,042,600	($286,000)
Commercial/Industrial	9	$ 103,866,800	$ 91,624,200	($12,242,600)
Non-Tax	1	$ 732,500	$ 460,200	($272,300)
Apartments	5	$ 79,349,900	$ 74,735,000	($4,614,900)
Totals	**20**	**$ 186,464,800**	**$ 169,033,700**	**($17,431,100)**

Exempt Properties

The Constitution requires that all property, except that specifically exempted, is to be taxed. The exemption of property is provided for in Article X, Section 6. Exemptions can be categorized by either classification or designation.

As shown in Section 58.1-3606, exemptions by classification include properties owned by the federal, state, and local governments, property owned by churches and religious bodies and used for worship or for residence of a minister, non-profit private or public cemeteries as well as other similar entities.

Exemptions by designation, as listed in Section 58.1-3607 through 58.1-3650, include properties owned by organizations such as the American National Red Cross, Boy Scouts and Girl Scouts of America, etc. Virginia law allows the City Council to adopt an ordinance to designate certain properties of certain organizations as being exempt from local property taxes, and the procedure for considering such designation is set forth in section 24-212.5 of the Norfolk City Code. Among other things, in considering requests for the exemption by designation, the City Council is required to review various characteristics of the requesting organization and to consider any such request at a public hearing prior to adopting any such ordinance. On May 8, 2013, City Council adopted an ordinance placing a moratorium on the exemption of property by designation. Since that date, only applications by entities seeking exemption by classification are being processed.

During the 2016 reassessment year, there were forty-one (41) parcels reclassified from taxable to exempt status, resulting in $20,494,400 of assessed value being removed from the tax rolls. Additionally, a total of 116 parcels were reclassified from exempt to taxable status, resulting in $45,581,900 in assessed value being added to the tax rolls.

	Number of Parcels	Assessment Change
Exempt to Taxable	116	$ 45,581,900
Taxable to Exempt	41	$ 20,494,400
Net Results	157	$ 25,087,500

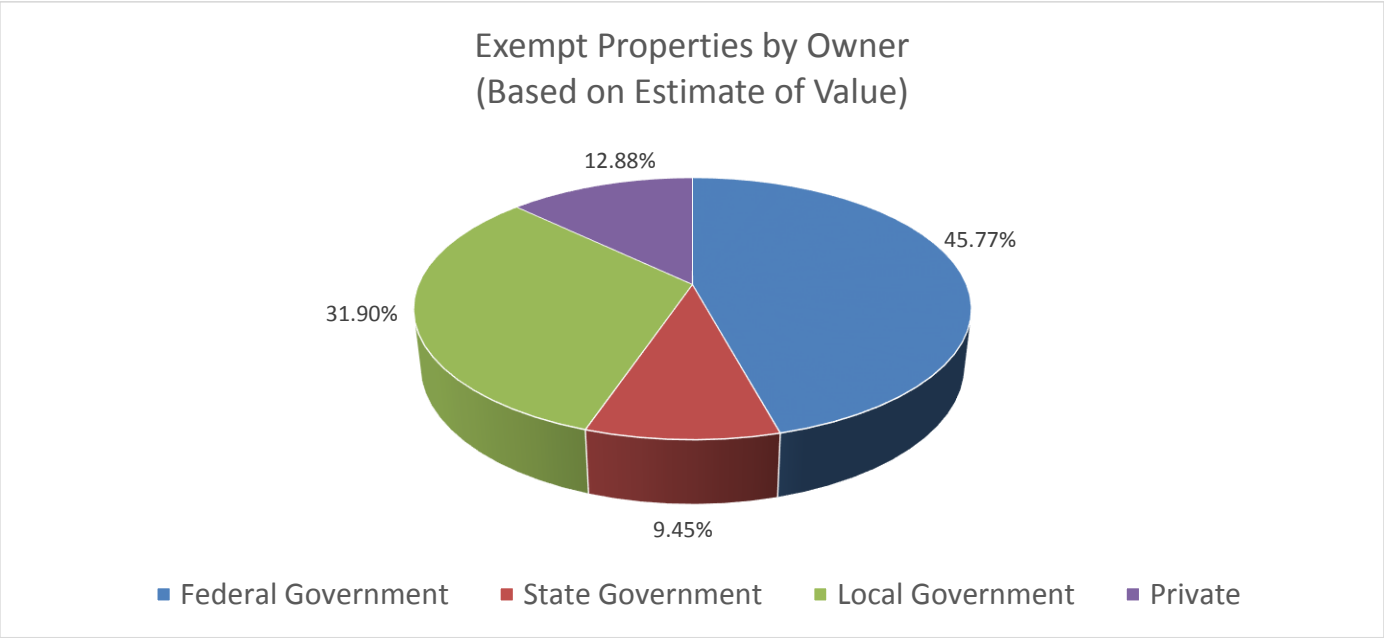
The above changes resulted in an annual net gain of approximately $25,087,500 in tax dollars.

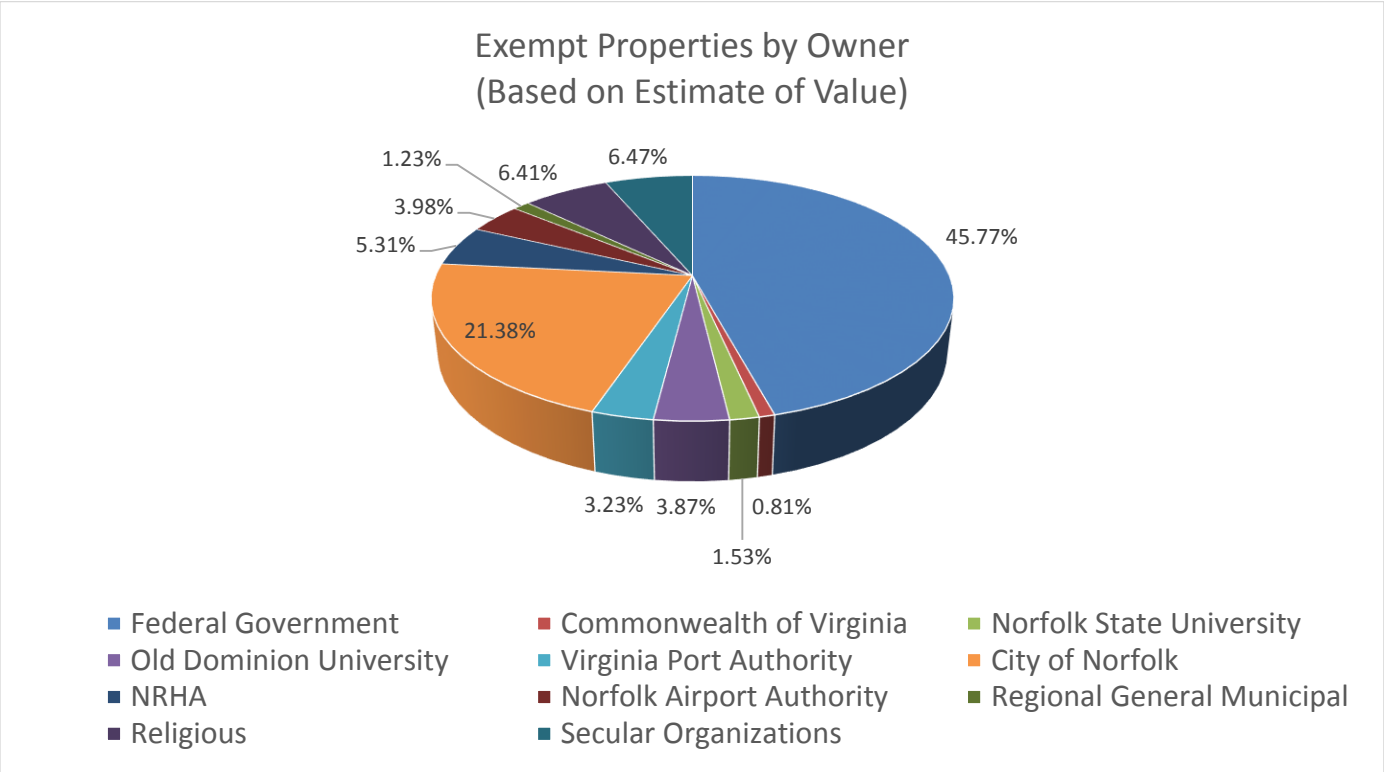
The nontax recertification process for July 1, 2017 will begin January 2017. This process will include several mailings to all existing nontax properties.

The following are the various categories of real property exempt from local real estate taxes:

Main Category	Total Assessment
Federal Government	$5,032,104,000
State Government	$1,038,982,800
Local Government	$3,507,195,200
Private	$1,416,545,200
TOTAL EXEMPT	**$10,994,827,200**

Sub Category	Total Assessment
Federal Government	$5,032,104,000
Commonwealth of Virginia	$89,338,800
Norfolk State University	$168,441,200
Old Dominion University	$426,022,500
Virginia Port Authority	$355,180,300
City of Norfolk	$2,351,226,400
NRHA	$583,537,200
Norfolk Airport Authority	$437,565,600
Regional General Municipal	$134,866,000
Religious	$705,302,100
Secular Organizations	$711,243,100
TOTAL EXEMPT	**$10,994,827,200**

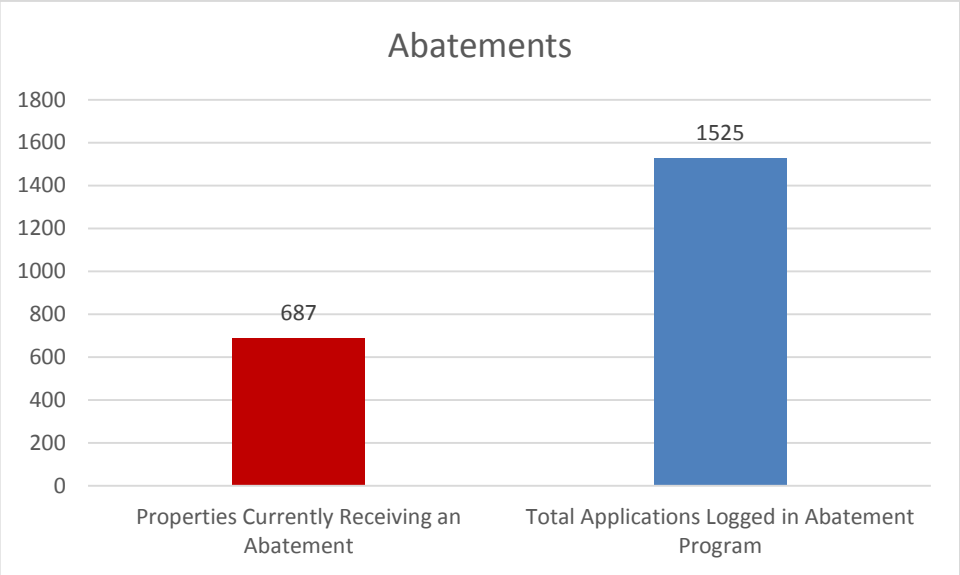

Exempt Properties by Owner
(Based on Estimate of Value)
12.88%
45.77%
31.90%
9.45%
Federal Government
State Government
Local Government
Private


Exempt Properties by Owner
(Based on Estimate of Value)
1.23%
6.41%
6.47%
3.98%
5.31%
45.77%
21.38%
3.23%
3.87%
0.81%
1.53%
Federal Government
Commonwealth of Virginia
Norfolk State University
Old Dominion University
Virginia Port Authority
City of Norfolk
NRHA
Norfolk Airport Authority
Regional General Municipal
Religious
Secular Organizations

Tax Abatement Program

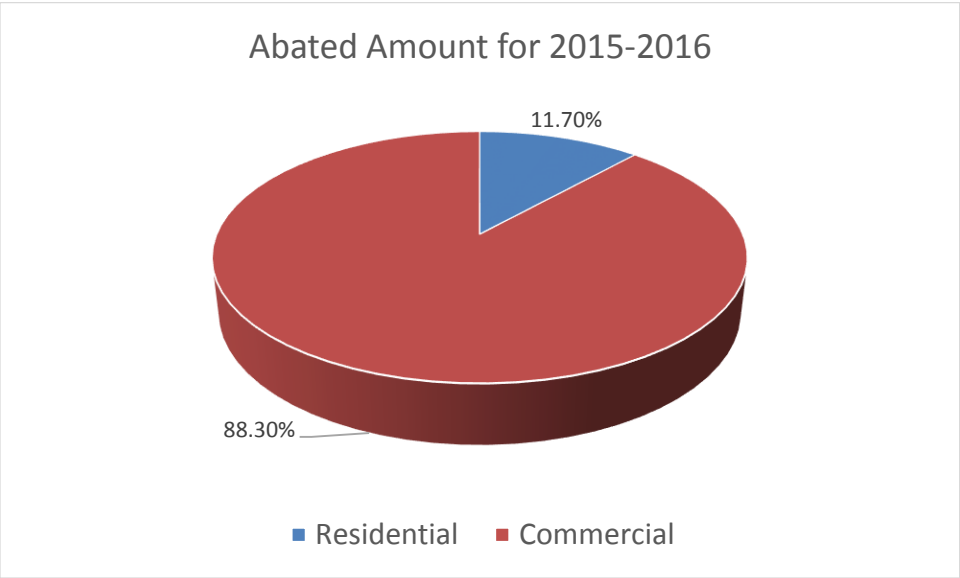
This office continues to administer the Tax Abatement Program for rehabilitated properties first adopted in 1998. Entry to this program is gained by filing an application with the Real Estate Assessor prior to the start of renovation activities. Upon receipt of the application, the type and extent of work to be performed is analyzed and verified and the property is inspected to ensure that the records in the Assessor's database are correct and the current assessment is accurate. The property is then evaluated and a decision made as to eligibility for admission. Follow up field inspections, including the taking of photographs, are made periodically during the renovation period. Upon completion of the renovations, a final inspection is made and a new value calculated. If all program guidelines are met, the real estate tax attributable to the increased assessment due to the renovations is fully abated for a period of ten (10) years and then phased out over the next four (4) years for a total abatement period of fourteen (14) years.

Currently, 687 properties are enjoying abated assessments in the amount of $169,034,300. During the past year, 35 applications for the Tax Abatement Program were received.



The breakdown of properties **approved** for the program **during this past year** is:

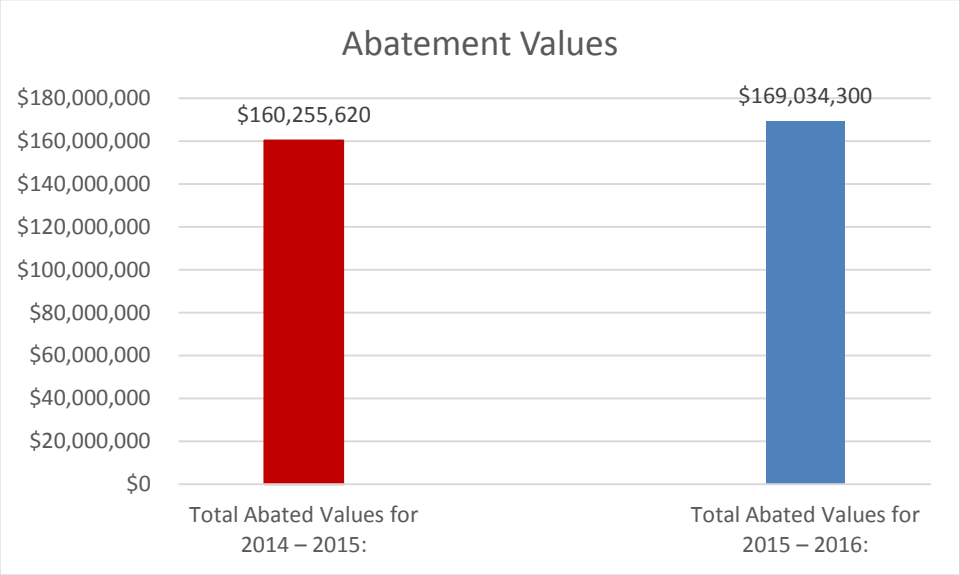
Residential	$ 1,443,500
Commercial	$ 10,896,400
Abated Amount for 2015 - 2016	$ 12,339,900



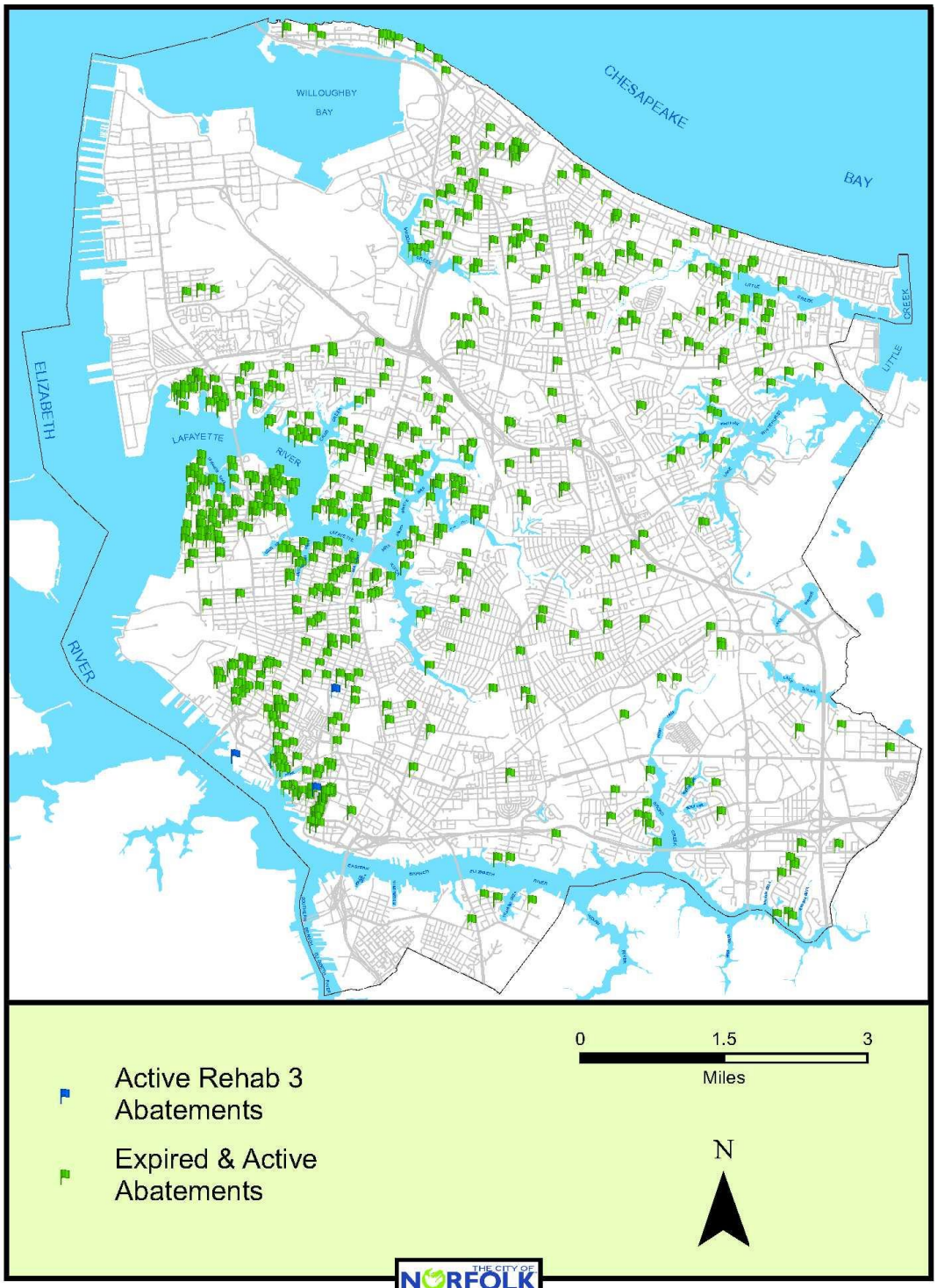
Total Amount Abated (Excluding Removals)

Total Abated Values for 2014 – 2015: $160,255,620

Total Abated Values for 2015 – 2016: $169,034,300



City of Norfolk Tax Abatement Program
July 2016

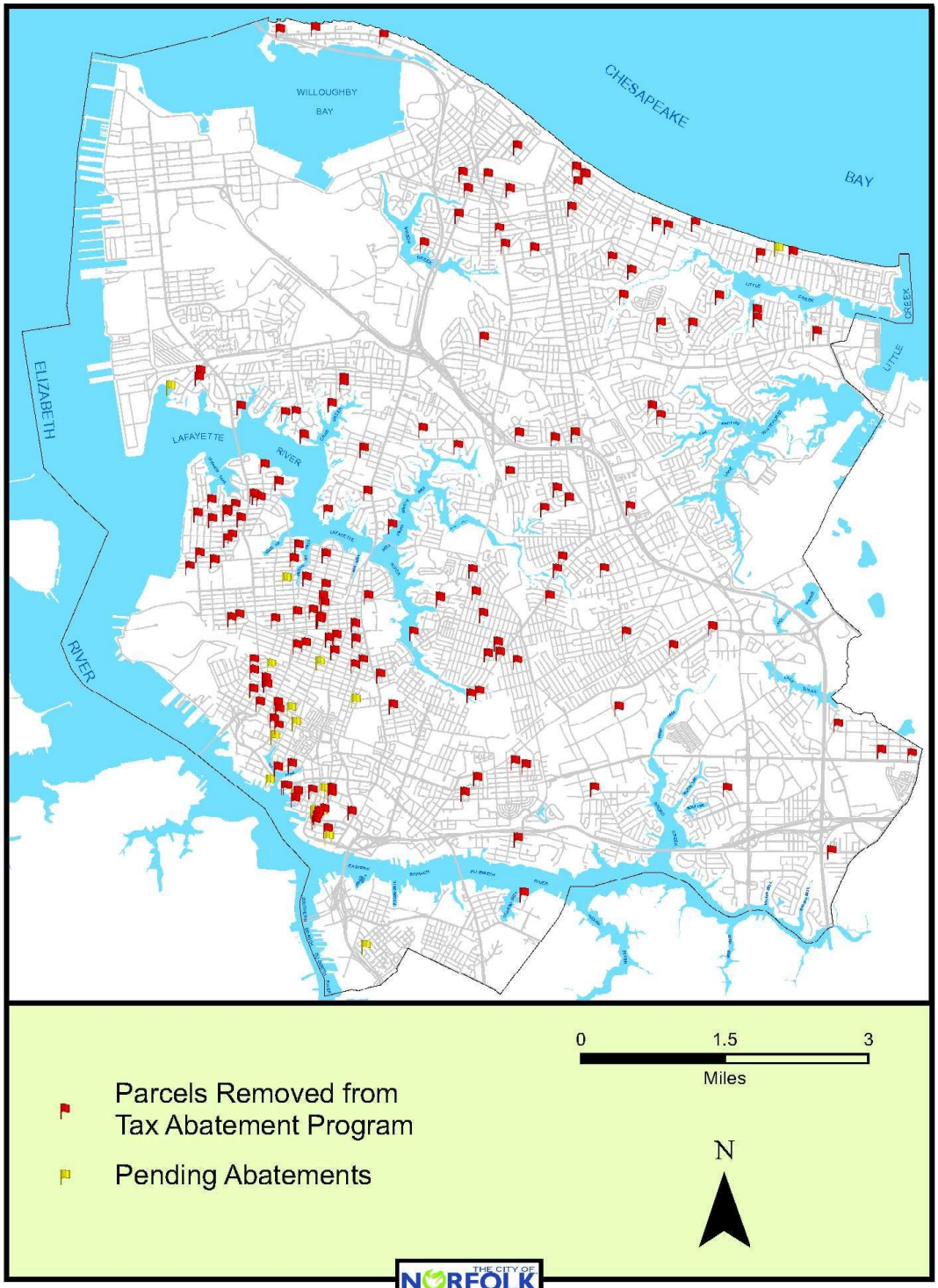


Author: Daniel Huneycutt

THE CITY OF NORFOLK
Real Estate Assessor's Office

Date: 10/19/2016

City of Norfolk Tax Abatement Program
July 2016



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Real Estate Assessor's Office

Date: 10/19/2016

Special Projects

Sales Verification & Validation

The uncertainty of the real estate market continues to be a challenge in a process that requires assessments to reflect 100% of market value. My staff has begun to analyze 2016 sales for the 2017 reassessment, utilizing deed records, sales verification questionnaires, the multiple listing service and physical inspections. Consideration continues to be given to foreclosures, sales after foreclosures and short sales. In some neighborhoods, those are the only types of sales or listings and they are still having an impact on market value.

Public Relations

Speaking Engagements

I believe that public education regarding the assessment process is a benefit to both the City and the property owners. To that end, I will continue my speaking engagements before civic leagues, homeowner groups and any other entity desirous of learning about the functions of the Real Estate Assessor's Office.

Customer Service

During the past year, this office served over **12,000** customers, including property owners, fee appraisers, title searchers, attorneys and real estate agents. Approximately **11,330** citizens were served at our counter and another **800** were served on the telephone. Many others sought our help through fax, mail and e-mail. We will continue to strive for excellence in our service to the public.

Assessment Changes by Neighborhood

The following is a breakdown by neighborhood of the percentage change from 2015 to 2016. The neighborhood numbers are residential only and are broken down further into non-water front (00 extension), waterfront (50 extension) and water view (55 extension).

NBHD	NAME	Change
110100	WILLOUGHBY	3.69%
110150	WILLOUGHBY	-9.34%
110200	OCEAN VIEW	2.62%
110250	OCEAN VIEW	-0.39%
110300	PINEWELL	-0.71%
110400	PINEWELL BY THE BAY	-1.73%
110450	PINEWELL BY THE BAY	0.00%
110500	BAYVIEW	3.16%
110550	BAYVIEW	0.02%
110600	CAPEVIEW	4.49%
110650	CAPEVIEW	7.76%
110700	SHORE DRIVE (WEST)	6.61%
110750	SHORE DRIVE (WEST)	5.54%
110800	EAST OCEAN VIEW (NEW)	7.91%
110850	EAST OCEAN VIEW (NEW)	0.82%
110900	BAYBREEZE	4.07%
110950	BAYBREEZE	-0.01%
120100	RIDGEWELL (OCEAN VIEW)	-3.65%
120200	PAMILCO	-1.02%
120300	LENOX	0.99%
120400	COMMODORE PARK	0.30%
120450	COMMODORE PARK - WATERRONT	4.62%
120500	HAMPTON GARDENS	0.84%
120600	ALBEMARLE	-1.56%
120700	OCEANAIR	0.93%
120800	BAYVIEW PARK	3.77%
120850	BAYVIEW PARK	-1.13%
120900	WILLOUGHBY TERRACE	0.76%
130100	GLENWOOD PARK	2.42%
130300	LOCHHAVEN	1.25%
130350	LOCHHAVEN	-0.38%
130355	LOCHHAVEN (WATERVIEW)	-1.80%
130400	NORTH MEADOWBROOK	-0.82%
130500	MEADOWBROOK	1.65%
130550	MEADOWBROOK	-0.40%
130600	RIVERFRONT	-0.10%
130650	RIVERFRONT	-0.01%
130700	NORTH TITUSTOWN	3.52%
130800	NORTH SHORE POINT	0.04%
130850	NORTH SHORE POINT	0.15%
130900	ROSE GARDENS	2.12%

131000	PINEHURST	0.89%
131055	PINEHURST	0.00%
131100	COLONY POINT	1.92%
131150	COLONY POINT	-0.18%
131200	SOUTH TITUSTOWN	4.30%
131300	OAK GROVE	3.05%
131350	OAK GROVE	16.97%
131400	TALBOT PARK	1.48%
131450	TALBOT PARK	-0.10%
131500	RIVER POINT	0.26%
131550	RIVER POINT	1.89%
140100	EDGEWATER	5.91%
140150	EDGEWATER	5.47%
140155	EDGEWATER	3.15%
140200	WEST LARCHMONT	1.80%
140250	WEST LARCHMONT	0.00%
140255	WEST LARCHMONT	1.01%
140300	EAST LARCHMONT	0.26%
140350	EAST LARCHMONT	2.57%
140400	EDGEMERE	0.40%
140500	LAMBERTS POINT	2.54%
140600	COLLEY AVENUE	0.20%
140650	COLLEY AVENUE	0.21%
140700	NORTH COLONIAL PLACE	5.25%
140750	NORTH COLONIAL PLACE	1.19%
140755	NORTH COLONIAL PLACE	0.18%
140800	RIVERVIEW	1.48%
140850	RIVERVIEW	7.20%
140900	SOUTH COLONIAL PLACE	2.99%
140955	SOUTH COLONIAL PLACE	2.67%
141000	VIRGINIA PLACE	-0.46%
141100	VILLA HEIGHTS	-1.61%
141200	PARK PLACE	1.55%
141300	GLEN HAVEN	3.93%
141350	GLEN HAVEN	2.32%
141400	CRUSER PLACE	0.01%
141500	NORTH LARCHMONT	0.33%
141550	NORTH LARCHMONT	0.52%
141600	RIVERSIDE PARK	1.96%
141650	RIVERSIDE PARK - WATERFRONT	0.00%
141655	RIVERSIDE PARK - WATERVIEW	0.42%
150100	WEST GHENT	-0.12%
150300	GHENT	0.18%
150400	BOTETOURT GARDENS	0.04%
150600	MOWBRAY ARCH	3.58%
150650	MOWBRAY ARCH	-8.89%
150700	DOWNTOWN COLLEGE PLACE	0.02%
150755	DOWNTOWN COLLEGE PLACE	-0.27%

150800	GHENT COMMONS	1.23%
151000	HISTORIC DOWNTOWN	8.02%
151050	HISTORIC DOWNTOWN	0.00%
160100	WEST BERKLEY	5.09%
160200	EAST BERKLEY	-0.32%
160300	CAMPOSTELLA	2.11%
160400	CAMPOSTELLA HEIGHTS	3.57%
160450	CAMPOSTELLA HEIGHTS	3.13%
160500	NEWTON PARK	0.00%
170100	MONTICELLO VILLAGE	2.44%
170200	OAKDALE	2.17%
170300	COLONIAL HEIGHTS	2.94%
170400	SNUG HARBOR	3.11%
170450	SNUG HARBOR- WATERFRONT	0.09%
170500	CHEROKEE HEIGHTS	0.66%
170550	CHEROKEE HEIGHTS- WATERFRONT	0.21%
170600	FORREST PARK	0.52%
170650	FORREST PARK- WATERFRONT	0.00%
170700	SOUTH BAYVIEW	1.50%
170800	DENBY PARK	1.55%
170900	LINCOLN PARK	4.64%
171000	MILLER HEIGHTS	1.86%
171100	MAMIE PROPERTIES	3.77%
171200	WASHINGTON PARK	2.72%
180100	SUBURBAN PARK	1.20%
180200	SUBURBAN ACRES	-0.08%
180250	SUBURBAN ACRES	0.20%
180300	GRANBY PARK	3.08%
180400	CROMWELL FARMS	7.47%
180450	CROMWELL FARMS	3.33%
180500	ROLAND PARK	5.71%
180550	ROLAND PARK	0.77%
180600	LAKEWOOD	1.80%
180650	LAKEWOOD	0.42%
180700	BOLLING BROOK	12.19%
180800	ELLSWORTH	0.44%
180850	ELLSWORTH- WATERFRONT	-0.28%
180900	EAST BELVEDERE	0.16%
180950	EAST BELVEDERE - WATERFRONT	3.49%
190150	BAECHER PT	0.21%
190200	NEW LAFAYETTE SHORES	-3.23%
190250	NEW LAFAYETTE SHORES	0.00%
190300	KENT PARK	0.91%
190350	KENT PARK	10.77%
190400	OLD LAFAYETTE SHORES	0.46%
190500	WINONA	0.09%
190550	WINONA	0.76%
190600	WILLARD PARK	0.58%

190700	LAFAYETTE RESIDENCE PARK	-0.87%
190750	LAFAYETTE RESIDENCE PARK	5.66%
190800	GOWRIE PARK	0.67%
190850	GOWRIE PARK	4.67%
190900	LAFAYETTE TERRACE	3.38%
191000	LAFAYETTE PARK	1.99%
191100	LINDENWOOD	0.37%
191200	BELMONT PLACE	-1.33%
191300	WEST BALLENTINE	2.24%
191400	EAST BALLENTINE	5.67%
191550	HOLLY POINT	0.00%
191600	SUNSHINE HOMES	0.16%
191700	BARRARD PARK	3.39%
200100	HUNTERSVILLE	3.17%
200200	ST JULIAN - PRINCESS ANNE ROAD	2.27%
200300	HAYNES TRACT	1.99%
200400	NORTH BRAMBLETON	2.57%
200500	MIDDLETOWNE ARCH	8.91%
200600	SOUTH BRAMBLETON	1.11%
200700	CHESTERFIELD	-0.50%
200755	CHESTERFIELD	0.40%
200800	STONEBRIDGE	-0.18%
200900	BROAD CREEK	-0.87%
201000	ATTUCKS SQUARE	0.04%
201100	NEW HUNTERSVILLE	0.00%
201200	SPARTAN VILLAGE	0.00%
201300	THE VILLAGE OF BROADCREEK	3.87%
210100	BELAIRE	2.49%
210150	BELAIRE- WATERFRONT	-0.04%
210200	WEDGEWOOD	0.15%
210300	TARRALLTON	2.21%
210350	TARRALLTON	0.66%
210400	NORTH CAMELLIA ACRES	0.08%
210450	NORTH CAMELLIA ACRES	0.27%
210500	CAMELLIA GARDENS	0.27%
210550	CAMELLIA GARDENS	-1.52%
210600	EAST OCEAN VIEW - REDMON ROAD	2.57%
210650	EAST OCEAN VIEW - REDMON ROAD	0.00%
210655	EAST OCEAN VIEW-REDMON ROAD	0.00%
220100	EAST LITTLE CREEK ROAD	0.00%
220200	LARRYMORE	-1.23%
220300	HUNTERS CHASE	-0.24%
220350	HUNTERS CHASE	0.00%
220400	SARATOGA	-2.08%
220450	SARATOGA	0.80%
220500	SOUTH CAMELLIA ACRES	0.89%
220600	CAMELIA SHORES	0.13%
220650	CAMELIA SHORES	4.59%

220700	EAST LYNN	0.03%
220750	EAST LYNN	0.00%
220800	MEADOWBROOK FORREST	0.30%
220850	MEADOWBROOK FORREST	-0.01%
220900	LAKELAND/BROMLEY	2.62%
220950	LAKELAND/BROMLEY - WATERFRONT	1.51%
221000	GLENGARIFF	0.06%
221050	GLENGARIFF	0.18%
221100	AZALEA ACRES	2.05%
221150	AZALEA ACRES	0.41%
221155	AZALEA ACRES	0.00%
221200	IDLEWOOD/LOAM STREET	0.08%
221300	SOUTH AZALEA ACRES	0.00%
221350	SOUTH AZALEA ACRES	0.00%
221500	WILBURN FARMS	0.80%
221550	WILBURN FARMS	-0.84%
221600	THE GARDENS	1.66%
221650	THE GARDENS	1.05%
230100	OAKWOOD TERRACE	1.60%
230200	OAKMONT - SAINT ANDREWS PLACE	-0.09%
230300	CORONADO	-1.96%
230400	NORVIEW/TOWNHOUSES	-9.24%
230500	ROSEMONT	0.09%
230600	GREENHILL FARMS	0.37%
230700	SEWELLS GARDENS	2.19%
230800	NORFOLK GARDENS	-0.84%
230900	EAST NORVIEW	0.88%
231000	NORVIEW	2.60%
240100	ESTABROOK	0.09%
240200	GREENWOOD	0.34%
240300	BRANDON PLACE	7.48%
240400	NORVELLA HEIGHTS	1.74%
240500	ELMHURST	2.62%
240600	OVERBROOK	5.63%
240700	PENNSYTOWN	4.25%
240800	NORTH FOX HALL	-3.14%
240900	COLEMAN PLACE	1.32%
241000	FOX HALL	1.43%
241100	NORVELLA HEIGHTS SOUTH	0.00%
241200	WEST ESTABROOK	2.17%
241300	SOUTH COLEMAN PLACE	3.95%
241400	ESTABROOK PARK	1.15%
250100	LANSDALE	0.89%
250200	LANSDALE EAST	0.50%
250400	FOX HALL/NORCOVA	1.46%
250450	FOX HALL/NORCOVA	0.16%
250500	RIVER OAKS	0.44%
250600	RABY ROAD	0.00%

250700	TUCKER PLACE	-1.63%
250900	BROAD CREEK SHORES-ANNA STREET	0.00%
250950	BROAD CREEK SHORES-ANNA STREET	0.74%
251000	POPLAR HALLS	0.83%
251050	POPLAR HALLS	0.49%
251100	INGLESIDE TERRACE	-1.32%
251200	WAVERLY- STUART CIRCLE	0.02%
251250	WAVERLY- STUART CIRCLE	1.82%
251300	SANDY BAY - HALTER LANE	0.17%
251350	SANDY BAY - HALTER LANE	0.58%
251400	INGLESIDE	0.24%
251450	INGLESIDE	0.42%
251500	ELIZABETH PARK	0.03%
251550	ELIZABETH PARK	0.23%
251600	WAYSIDE MANOR	0.87%
251700	SOUTH EASTON PLACE	-0.08%
251800	NORTH EASTON PLACE	0.20%
251900	WOODBINE	0.17%
251950	WOODBINE	0.00%
252000	RIVER FOREST SHORES	1.62%
252050	RIVER FOREST SHORES	2.80%
252100	PLEASANT POINT	0.00%
252150	PLEASANT POINT	0.00%
252200	ARCH COVE COURT	-0.01%
252250	ARCH COVE COURT	0.09%
252300	SOUTH INGLESIDE	0.30%
252350	SOUTH INGLESIDE	-1.54%
252400	LANSDALE NORTH	-0.73%
252550	RIVERS EDGE - WATERFRONT	0.10%
260100	JANAF PLACE	0.18%
260200	ADMIRALTY ACRES	0.61%
260300	LAKE TERRACE	0.14%
260350	LAKE TERRACE	-8.61%
260500	FAIRLAWN ESTATES	1.56%
260600	MAPLE HALL - HOLLYWOOD	-1.93%
260800	STONEY POINT	2.00%
260900	NORTH GLENROCK	9.18%
261000	SOUTH GLENROCK	4.54%