

Office of the Real Estate Assessor
City of Norfolk
Annual Report
2017





December 12, 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 2017. The information contained herein will cover an array of topics such as parcel counts and values, ratio statistics, historical and projected assessment trends and a brief discussion of goals for the office.

I have spent my first six months with the City learning about the Norfolk real estate market. I learned the local real estate market presents several unique and difficult challenges for this office. It is noteworthy that just over 64% of our improved residential parcels were constructed prior to 1960. Approximately 90% of all parcels are improved, leaving only some 10% of our parcels without an improvement. This translates into little suburban subdivision development but quite a bit of activity in renovations to existing structures. Flooding is an obvious concern throughout the City. A large portion of our tax base - almost 40% - is exempt from ad valorem taxation. The City has a robust tax abatement program to encourage the rehabilitation of existing structures. When combined, these circumstances provide an explanation as to why our tax base growth tends to lag expectations.

The 2017 reassessment is effective as of July 1, 2017. This reassessment is based primarily upon sales that occurred from January 1 – December 31, 2016. Because assessment notices are prepared and mailed in March of each year it is impractical to use January – March 2017 sales in our analysis.

The 2017 reassessment of \$18,926,923,100 represents a 2.42% increase over the previous year. This is the largest overall increase since the last recession.

During my first six months with the City I have also studied our office procedures, mass appraisal and GIS capabilities, the office budget, training and staffing levels and more. The good news is we have a very experienced, well-trained and capable staff. The unfortunate news is we have an aging staff and are already experiencing many position vacancies due to retirements and other opportunities. Our Computer-Assisted Mass Appraisal (CAMA) System is serviceable but will likely require a substantial update or outright replacement within a few years. Despite these issues we continue to make progress with improving the use of our existing technology and re-evaluating office procedures.

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 is 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.

I sincerely thank the Mayor and Council for allowing me to serve the citizens of the City of Norfolk. I also thank the employees of the Real Estate Assessor's Office for their warm welcome, their professionalism and dedication to supporting the citizens of Norfolk.

Respectfully,

W.A. (Pete) Rodda, CAE, RES
Real Estate Assessor

2017 Land Book Information

The 2017 Real Estate Land Book was certified on July 18th 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	\$ 5,900,439,500
Improvement Value	<u>\$ 13,026,483,600</u>
Total Value	\$ 18,926,923,100

Vacant Land

The number of **vacant** parcels as of July 1, 2016 was 6,600; as of July 1, 2017, the number of vacant parcels decreased to 6,392. The assessed value of 6,392 vacant parcels effective July 1, 2017 is \$307,153,100. This figure represents a decrease of \$6,628,500 or 2.11% from July 2016.

Residential Improved Parcels

The assessed value of 57,742 **residential** parcels, including condominiums, effective July 1, 2017 is \$12,085,552,100. This figure represents a net increase of \$216,807,100 (prior to appeals) or 1.83% from the previous year. This includes changes made due to reassessment, the addition of 339 new dwellings, 787 properties that had additions or repairs, and 184 dwellings still under construction or renovation on July 1. Additionally, we experienced reductions in value resulting from the demolition of improvements on 222 properties and fire damage to structures on 23 properties. Changes after the printing of the Land Book due to Board of Review actions amount to \$379,700.

New Buildings	(339)	\$ 64,100,700
Additions & Repairs	(787)	\$ 22,300,900
Partials	(184)	\$ 16,496,600
Demolitions	(222)	<u>\$ (15,616,400)</u>
Fire Damage	(23)	<u>\$ (1,610,800)</u>
Catastrophic Damage	(5)	<u>\$ (148,300)</u>
Total Growth		\$ 85,522,700

Reassessment Increase \$ 131,284,400

Total Increase \$ 216,807,100

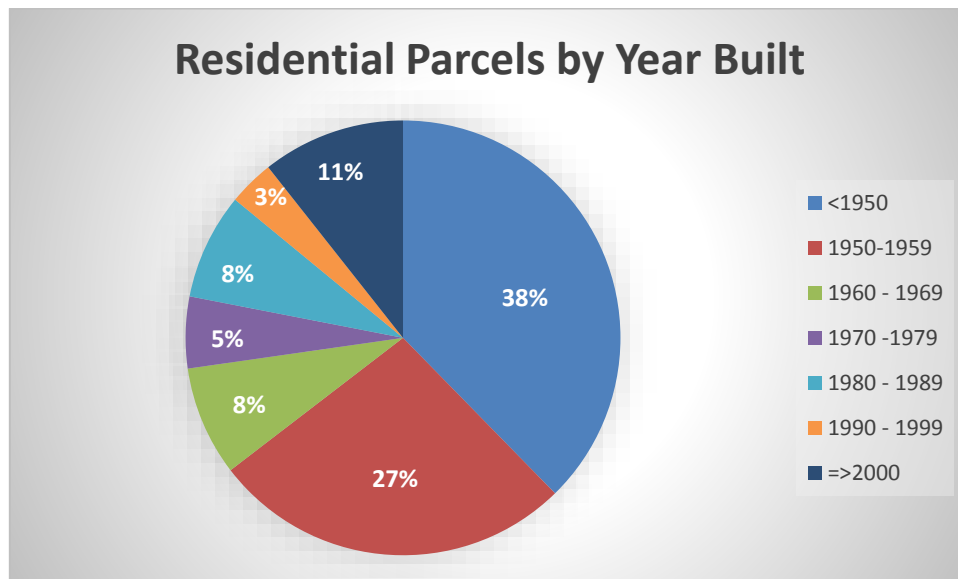
Adjustments to the Land Book

Board of Review (3) \$ 379,700

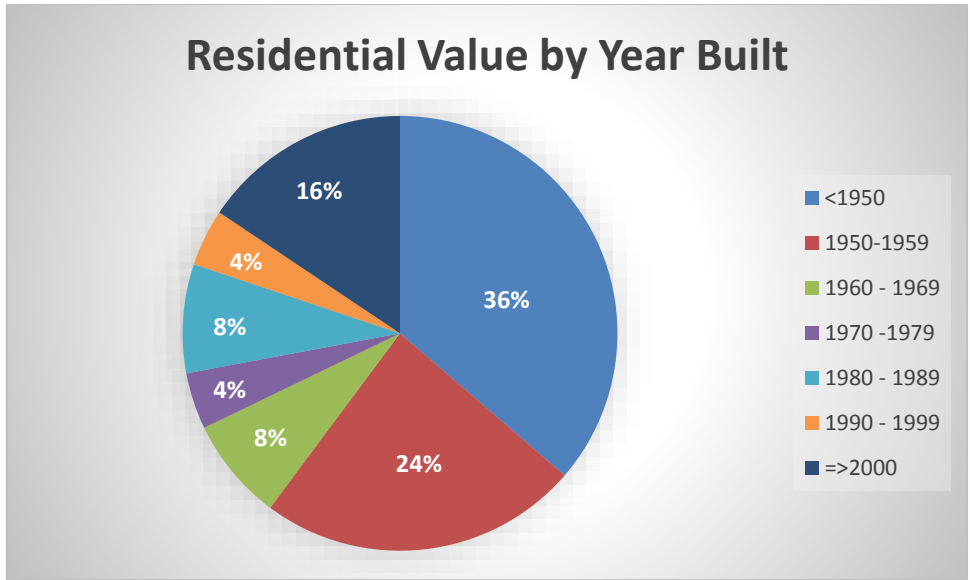
Net Increase \$ 217,186,800

Residences by Year Built

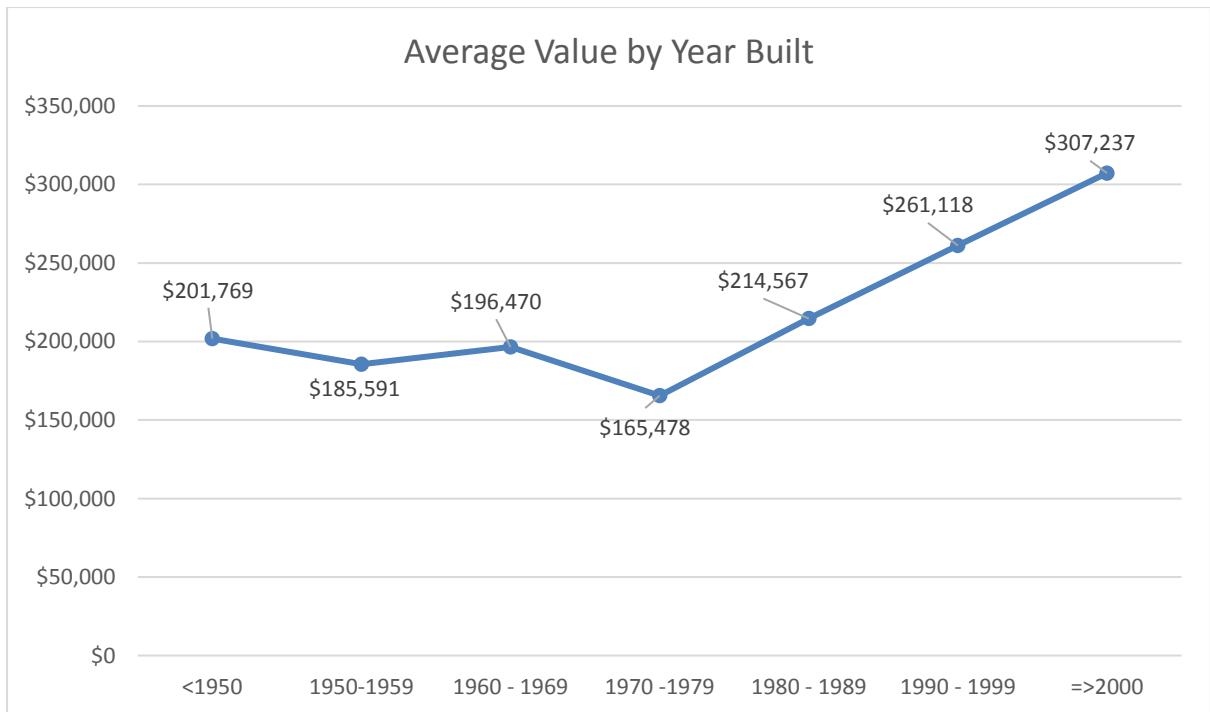
Period	Parcels	% of Total	Assessed Value	% of Total	Mean
<1950	21,758	37.68%	\$4,390,085,400	36.33%	\$201,768
1950-1959	15,532	26.90%	\$2,882,593,700	23.85%	\$185,590
1960 - 1969	4,714	8.16%	\$926,161,500	7.66%	\$196,470
1970 -1979	3,071	5.32%	\$508,181,900	4.20%	\$165,477
1980 - 1989	4,561	7.90%	\$978,642,100	8.10%	\$214,567
1990 - 1999	1,964	3.40%	\$512,835,600	4.24%	\$261,117
=>2000	6,142	10.64%	\$1,887,051,900	15.61%	\$307,237
Total	57,742	100.00%	\$12,085,552,100	100.00%	\$209,302



Residential Value by Year Built



Average Value by Year Built



Commercial Improvements

The assessed value of 3,148 **commercial/industrial properties**, effective July 1, 2017, is \$4,531,731,900. This figure represents an increase of \$196,119,200 or 4.52% over the year. During this time eleven (11) new commercial/industrial buildings were completed. Alterations and additions were completed on twenty-one (21) 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 -\$7,196,100.

New Buildings	(11)	\$ 72,577,500
Additions & Repairs	(21)	\$ 26,597,400
Partials	(5)	\$ 4,741,000
Demolitions	(20)	<u>\$ (4,996,100)</u>
Total Growth		\$ 98,919,800
Reassessment		\$ 97,199,600
Total Change		<u>\$196,119,400</u>
<u>Adjustments to Land Book</u>		
Board of Review	(10)	\$ (7,196,100)
-		
Net Change		<u>\$ 188,923,300</u>

Apartments

The 2017 assessed value of 950 **apartment** properties is \$2,002,486,000. This figure represents an increase of \$41,441,500 or 2.11% over the year. During this time eight (8) new apartment properties were added to the tax rolls. Changes after the printing of the Land Book, due to Board of Review actions, amount to -\$375,700.

New Buildings	(8)	\$ 25,978,900
Additions & Repairs	(4)	\$ 1,528,600
Partials	(1)	<u>\$ 1,942,600</u>
Total Growth		\$ 29,450,100
Reassessment		\$ 11,991,400
Total Change		<u>\$ 41,441,500</u>
<u>Adjustments to Land Book</u>		
Board of Review	(2)	\$ (375,700)
Net Increase		<u>\$ 41,065,800</u>

Reassessment v. Growth Recap

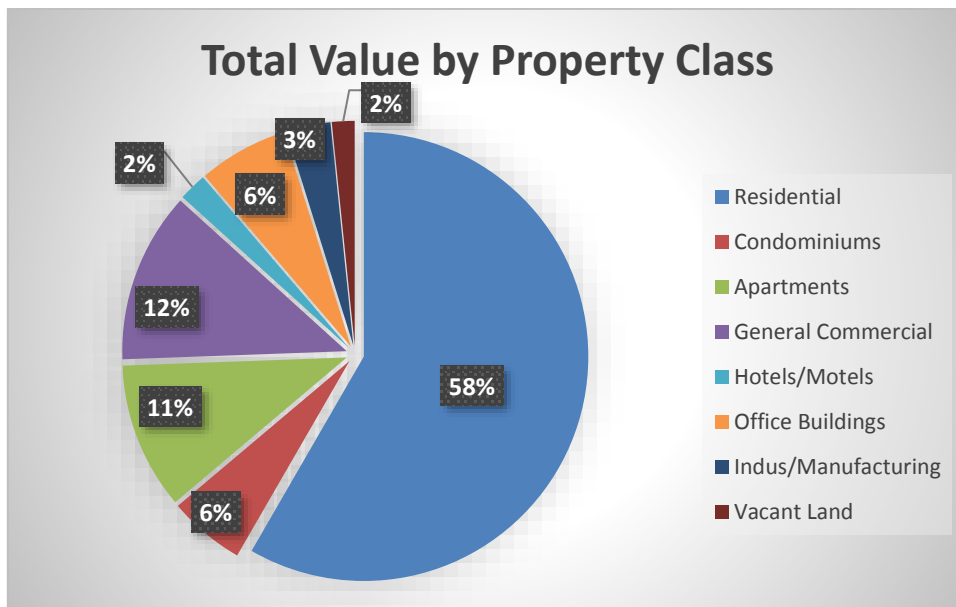
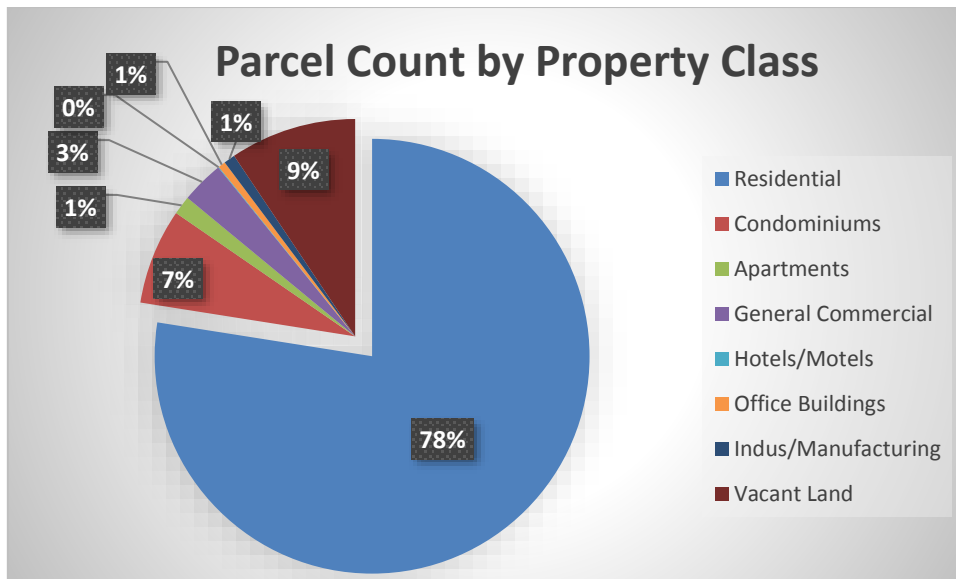
	2016	2017	\$ Change	% Change
Residential	\$11,868,745,000	\$12,085,552,100	\$216,807,100	1.83%
Commercial	\$4,335,612,700	\$4,531,731,900	\$196,119,400	4.52%
Apartments	\$1,961,044,500	\$2,002,486,000	\$41,441,500	2.11%
Vacant	\$313,781,600	\$307,153,100	-\$6,628,500	-2.11%
All Types Overall	\$18,479,183,800	\$18,926,923,100	\$447,739,300	2.42%

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%
2017	\$ 18,926,923,100	\$ 447,739,300	2.42%

July 1, 2017 Assessments by Property Class

Class	# Parcels	% Total Parcels	Assessed Value	% Total Value
Residential	52,873	77.49%	\$11,042,003,200	58.34%
Condominiums	4,848	7.11%	\$1,042,642,800	5.51%
Apartments	950	1.39%	\$2,002,486,000	10.58%
General Commercial	2,164	3.17%	\$2,325,640,700	12.29%
Hotels/Motels	39	0.06%	\$381,422,700	2.02%
Office Buildings	371	0.54%	\$1,219,687,500	6.44%
Indus/Manufacturing	574	0.84%	\$604,981,000	3.20%
Vacant Land	6,413	9.40%	\$308,059,200	1.63%
Total	68,232	100.00%	18,926,923,100	100%



Property Transfers

Of the 4,979 total property transfers occurring during the 2017 reassessment, 454 were **foreclosures**, representing an aggregate sale price of \$103,070,785. The 2017 aggregate assessment for those same parcels is \$113,375,200. In addition to actual lending institution mortgage foreclosures, there were also 136 recorded **short sales** and 497 **bank sales after a foreclosure**. The total number of distressed sales for 2016-17 was 1,087. It is encouraging to note the number of foreclosures within the City have decreased to pre-recession levels.

Foreclosures

Year	Number of Foreclosures	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2016-2017	497	\$79,666,005	\$91,843,500	1.15
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

Short Sales

Year	Number of Short Sales	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2016-2017	136	\$21,274,894	\$26,910,200	1.27
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

After-Foreclosure Sales

Year	Number of After Foreclosure Sales	Aggregate Sale Price	Aggregate Assessment	Overall Ratio
2016-2017	454	\$103,070,785	\$113,375,200	1.10
2015-2016	563	\$73,425,242	\$144,442,000	1.56
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

Appeals 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. It is not unusual for the property owner to provide new or corrected information that will result in a value change. However, if 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 by both the Assessor’s office and the Board of Review. There was a total of 67 appeals filed for 2017, compared to 53 appeals in the previous year. By property class, the appeals break down as follows:

Residential Condos	1 appeal
Residential	17 appeals
Commercial/Industrial	38 appeals
Apartments	9 appeals

Of these 57 appeals considered, 38 were sustained, 14 were awarded reductions, and 1 was awarded an increase. 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 net amount of -\$7,192,100.

Value Reductions Awarded by Category

Property Type	# Parcels	Proposed Value	BOR Value	Value Change
Residential Condos	0	\$ 0	\$ 0	0.00%
Residential	2	\$ 1,814,600	\$ 1,668,800	-8.03%
Commercial/Industrial	10	\$ 114,356,200	\$ 107,160,100	-6.29%
Apartments	2	\$ 11,886,500	\$ 11,510,800	-3.16%
Totals	14	\$ 128,057,300	\$ 120,339,700	-6.03%

Value Increases Awarded by Category

Property Type	# Parcels	Proposed Value	BOR Value	Value Change
Residential Condos	0	\$ 0	\$ 0	0.00%
Residential	1	\$ 576,000	\$ 1,101,500	91.23%
Commercial/Industrial	0	\$ 0	\$ 0	0.00%
Apartments	0	\$ 0	\$ 0	0.00%
Totals	1	\$ 576,000	\$ 1,101,500	91.23%

Exempt Properties

The Constitution requires that all property, except that specifically exempted, is subject to taxation. 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 2017 reassessment year, there were 4,997 exempt parcels and 43 parcels reclassified from taxable to exempt status, resulting in \$4,015,400 of assessed value being removed from the tax rolls. Additionally, a total of 53 parcels were reclassified from exempt to taxable status, resulting in \$1,279,600 in assessed value being added to the tax rolls.

	Number of Parcels	Assessment Change
Exempt to Taxable	53	\$ 1,279,600
Taxable to Exempt	43	\$ -4,015,400
Net Results	96	\$ -2,735,800

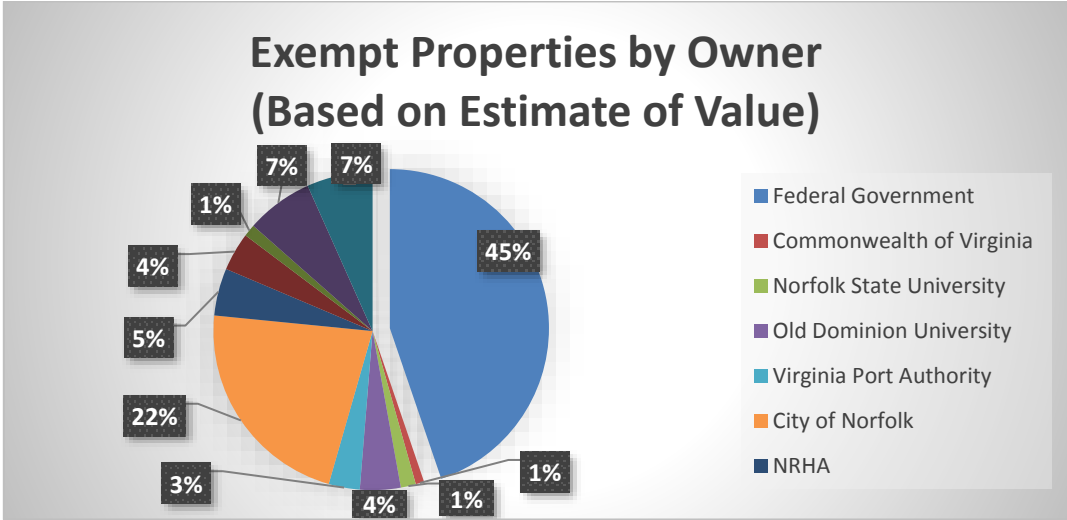
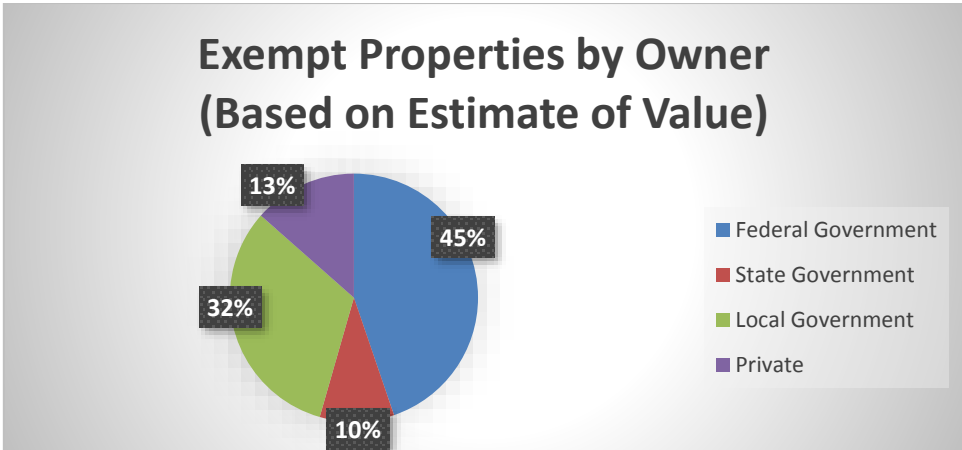
The above changes resulted in an annual net loss of approximately \$-2,735,800 in value.

The next triannual review for the recertification of exempt properties is scheduled for January 2019. This process is under review with consideration being given to a brief site visit to confirm the qualifying use of exempt properties. This would be in addition to several mailings to the owners of existing nontax properties.

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

Main Category	Total Assessment
Federal Government	\$5,041,313,100
State Government	\$1,090,728,200
Local Government	\$3,611,608,400
Private	\$1,519,132,500
TOTAL EXEMPT	\$11,262,782,200

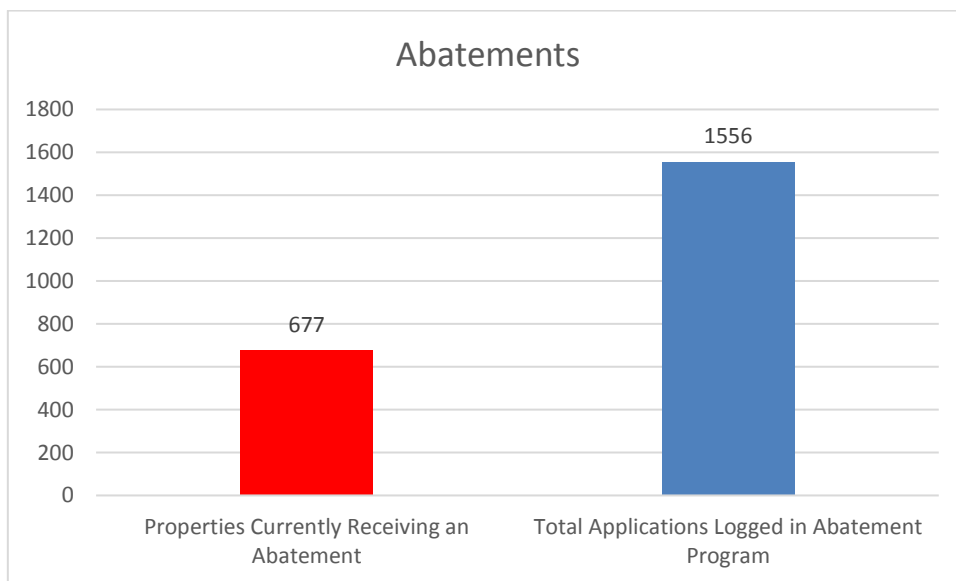
Sub Category	Total Assessment
Federal Government	\$5,041,313,100
Commonwealth of Virginia	\$97,043,600
Norfolk State University	\$172,373,200
Old Dominion University	\$465,538,300
Virginia Port Authority	\$355,773,100
City of Norfolk	\$2,491,583,200
NRHA	\$541,901,500
Norfolk Airport Authority	\$438,599,900
Regional General Municipal	\$139,523,800
Religious	\$765,890,400
Secular Organizations	\$753,242,100
TOTAL EXEMPT	\$11,262,782,200



Tax Abatement Program

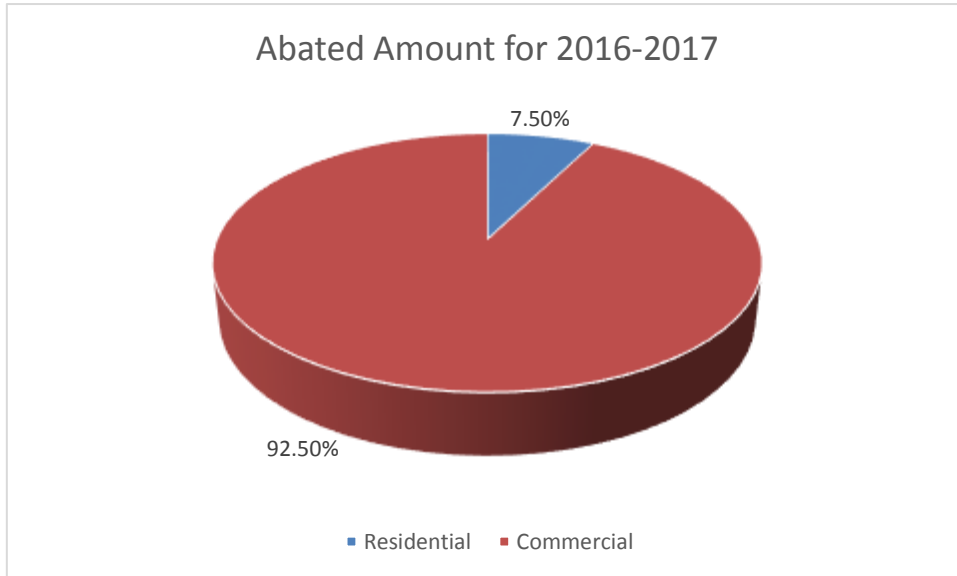
This office continues to administer the Tax Abatement Program for rehabilitated properties first adopted in 1998. Entry to this program is gained by filing an application with the Real Estate Assessor prior to the start of renovation activities. Upon receipt of the application, the type and extent of 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, 677 properties are enjoying abated assessments in the amount of \$8,252,000. During the past year, 1556 applications for the Tax Abatement Program were received. Approximately \$1.9 million in revenue will be abated under this program for 2017.



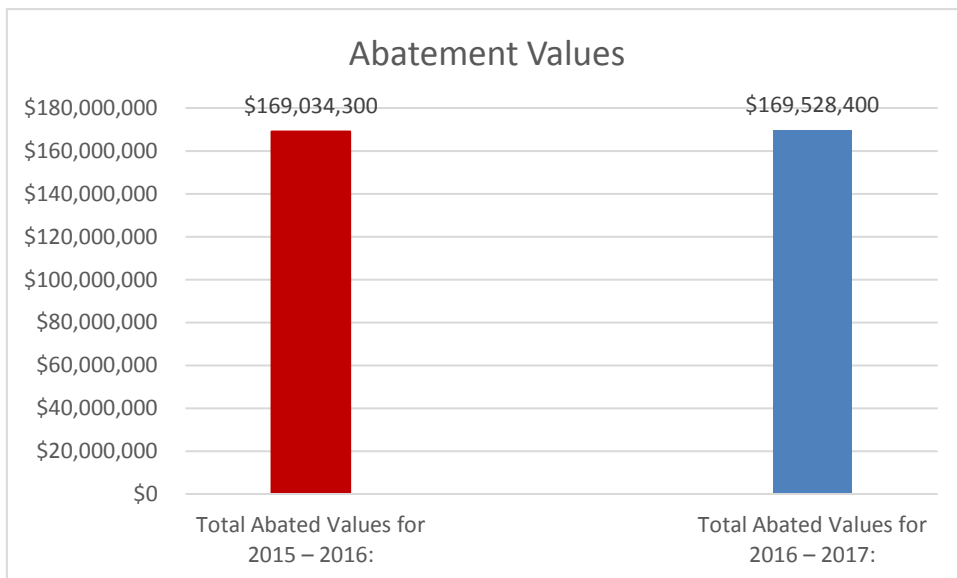
The breakdown of properties **approved** for the program **during this past year** is:

Residential	\$ 618,600
Commercial	\$ 7,633,400
Abated Amount for 2016 - 2017	\$ 8,252,000

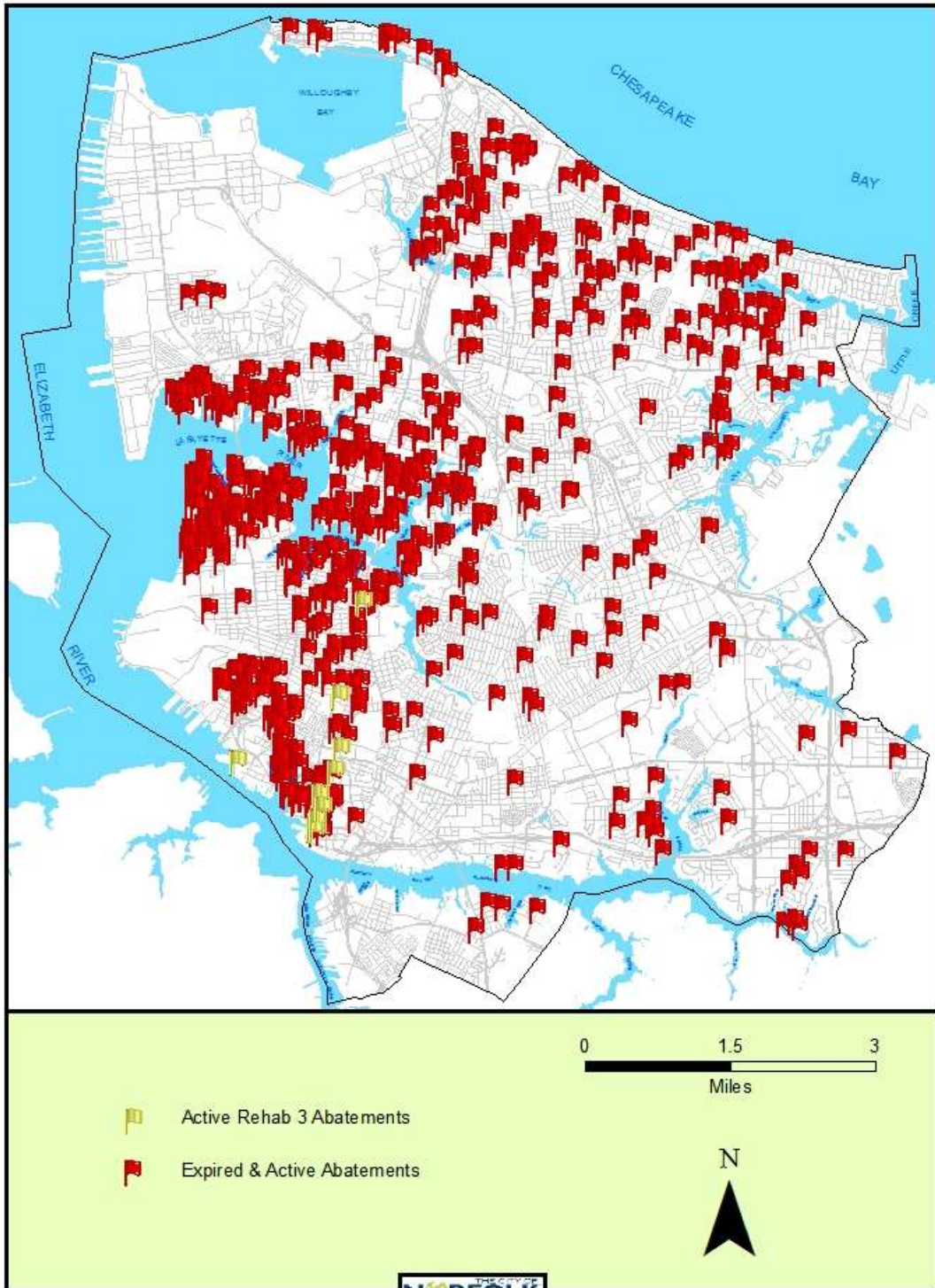


Total Amount Abated (Excluding Removals)

Total Abated Values for 2015 – 2016:	\$169,034,300
Total Abated Values for 2016 – 2017:	\$169,528,400



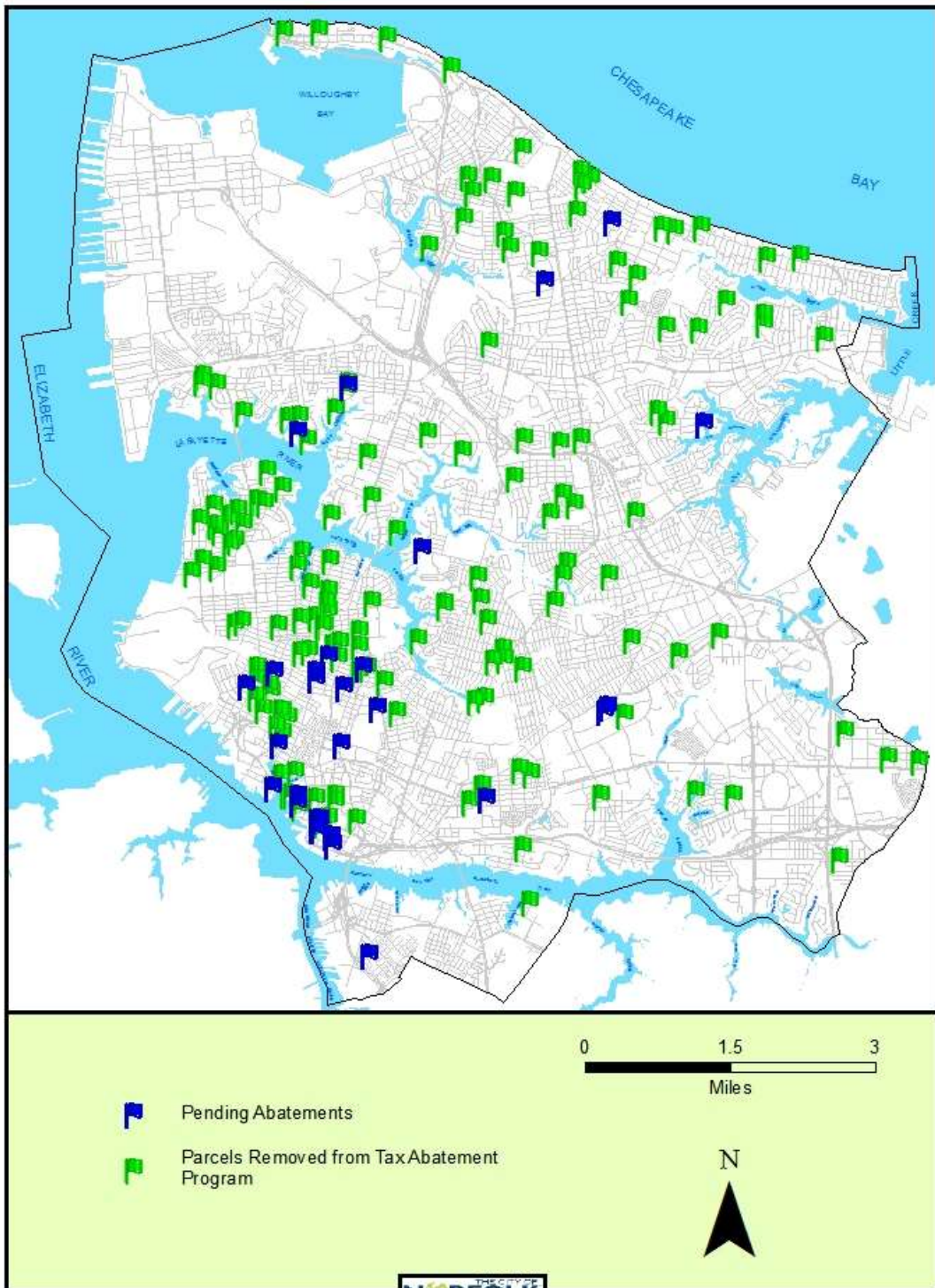
City of Norfolk Tax Abatement Program July 2017



Author: Daniel Huneycutt

Date: 11/6/2017

City of Norfolk Tax Abatement Program July 2017



Author: Daniel Huneycutt



Date: 11/6/2017

Sales Verification and Validation

The integrity of our assessment program is dependent on the availability, quality and quantity of sales information. This is accomplished by collecting and analyzing recent property sales to develop valid indicators of market behavior. Appraisal accuracy is dependent upon proper verification and adjustment of sales data. Our staff has begun to analyze 2017 sales for the 2018 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.

Public Relations

Speaking Engagements

We believe that public education regarding the assessment process is a benefit to both the City and the property owners. Our senior staff will continue 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 **9,500** customers, including property owners, fee appraisers, title searchers, attorneys and real estate agents. Approximately **629** citizens were served at our counter and another **9,057** 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.

Electronic Media

One of my goals is to examine additional strategies for outreach to our citizens. An improved web presence, a more robust version of Norfolk Air, easier access to online data and the use of YouTube video links could provide more information for our property owners for use at their convenience. I hope to provide the users of this report additional information as we develop our plans and ideas in this area.

Assessment Changes by Neighborhood

The following is a breakdown by neighborhood of the percentage change from 2016 to 2017. 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).

NHBD	Neighborhood Name	Change
110100	WILLOUGHBY	1.69%
110150	WILLOUGHBY	1.36%
110200	OCEAN VIEW	0.47%
110250	OCEAN VIEW	0.02%
110300	PINEWELL	2.75%
110400	PINEWELL BY THE BAY	8.33%
110450	PINEWELL BY THE BAY	0.00%
110500	BAYVIEW	4.95%
110550	BAYVIEW	-6.58%
110600	CAPEVIEW	4.93%
110650	CAPEVIEW	0.98%
110700	SHORE DRIVE (WEST)	7.27%
110750	SHORE DRIVE (WEST)	-6.94%
110800	EAST OCEAN VIEW (NEW)	5.31%
110850	EAST OCEAN VIEW (NEW)	6.65%
110900	BAYBREEZE	4.79%
110950	BAYBREEZE	0.10%
120100	RIDGEWELL (OCEAN VIEW)	3.65%
120200	PAMILCO	0.47%
120300	LENOX	0.62%
120400	COMMODORE PARK	0.72%
120450	COMMODORE PARK - WATERRONT	-1.01%
120500	HAMPTON GARDENS	7.09%
120600	ALBEMARLE	4.26%
120700	OCEANAIR	0.32%
120800	BAYVIEW PARK	3.70%
120850	BAYVIEW PARK	0.66%
120900	WILLOUGHBY TERRACE	-0.79%
130100	GLENWOOD PARK	0.91%
130300	LOCHHAVEN	-0.38%
130350	LOCHHAVEN	-0.19%
130355	LOCHHAVEN (WATERVIEW)	0.00%
130400	NORTH MEADOWBROOK	-1.91%
130500	MEADOWBROOK	0.12%
130550	MEADOWBROOK	-0.32%
130600	RIVERFRONT	0.51%
130650	RIVERFRONT	-0.19%
130700	NORTH TITUSTOWN	5.53%
130800	NORTH SHORE POINT	-2.47%
130850	NORTH SHORE POINT	0.30%
130900	ROSE GARDENS	2.33%

131000	PINEHURST	0.29%
131055	PINEHURST	-1.15%
131100	COLONY POINT	3.10%
131150	COLONY POINT	-0.16%
131200	SOUTH TITUSTOWN	-0.15%
131300	OAK GROVE	6.64%
131350	OAK GROVE	5.40%
131400	TALBOT PARK	-5.13%
131450	TALBOT PARK	0.00%
131500	RIVER POINT	4.24%
131550	RIVER POINT	-0.22%
140100	EDGEWATER	1.90%
140150	EDGEWATER	-0.91%
140155	EDGEWATER	0.00%
140200	WEST LARCHMONT	3.77%
140255	WEST LARCHMONT	2.50%
140300	EAST LARCHMONT	3.21%
140350	EAST LARCHMONT	-2.71%
140400	EDGEMERE	-2.44%
140500	LAMBERTS POINT	5.52%
140600	COLLEY AVENUE	0.83%
140650	COLLEY AVENUE	0.18%
140700	NORTH COLONIAL PLACE	1.63%
140750	NORTH COLONIAL PLACE	0.63%
140755	NORTH COLONIAL PLACE	4.79%
140800	RIVERVIEW	4.38%
140850	RIVERVIEW	0.48%
140900	SOUTH COLONIAL PLACE	0.06%
140955	SOUTH COLONIAL PLACE	0.00%
141000	VIRGINIA PLACE	1.44%
141100	VILLA HEIGHTS	3.38%
141200	PARK PLACE	1.77%
141300	GLEN HAVEN	4.69%
141350	GLEN HAVEN	4.72%
141400	CRUSER PLACE	0.02%
141500	NORTH LARCHMONT	2.17%
141550	NORTH LARCHMONT	3.94%
141600	RIVERSIDE PARK	3.46%
141650	RIVERSIDE PARK - WATERFRONT	0.00%
141655	RIVERSIDE PARK - WATERVIEW	1.72%
150100	WEST GHENT	3.17%
150300	GHENT	2.34%
150400	BOTETOURT GARDENS	2.29%
150600	MOWBRAY ARCH	-0.42%
150650	MOWBRAY ARCH	-10.79%
150700	DOWNTOWN COLLEGE PLACE	-0.03%
150755	DOWNTOWN COLLEGE PLACE	-0.48%
150800	GHENT COMMONS	0.02%

151000	HISTORIC DOWNTOWN	-2.53%
151050	HISTORIC DOWNTOWN	0.00%
160100	WEST BERKLEY	8.63%
160200	EAST BERKLEY	1.07%
160300	CAMPOSTELLA	2.39%
160400	CAMPOSTELLA HEIGHTS	1.78%
160450	CAMPOSTELLA HEIGHTS	-3.48%
160500	NEWTON PARK	1.54%
170100	MONTICELLO VILLAGE	0.72%
170200	OAKDALE	3.59%
170300	COLONIAL HEIGHTS	0.51%
170400	SNUG HARBOR	0.31%
170450	SNUG HARBOR- WATERFRONT	0.35%
170500	CHEROKEE HEIGHTS	6.29%
170550	CHEROKEE HEIGHTS- WATERFRONT	5.67%
170600	FORREST PARK	2.63%
170650	FORREST PARK- WATERFRONT	1.35%
170700	SOUTH BAYVIEW	4.50%
170800	DENBY PARK	1.34%
170900	LINCOLN PARK	9.93%
171000	MILLER HEIGHTS	0.00%
171100	MAMIE PROPERTIES	1.82%
171200	WASHINGTON PARK	3.15%
180100	SUBURBAN PARK	1.18%
180200	SUBURBAN ACRES	0.13%
180250	SUBURBAN ACRES	6.26%
180300	GRANBY PARK	2.27%
180400	CROMWELL FARMS	-2.23%
180450	CROMWELL FARMS	-0.44%
180500	ROLAND PARK	4.83%
180550	ROLAND PARK	4.70%
180600	LAKWOOD	2.20%
180650	LAKWOOD	1.03%
180700	BOLLING BROOK	2.73%
180800	ELLSWORTH	0.13%
180850	ELLSWORTH- WATERFRONT	0.00%
180900	EAST BELVEDERE	5.19%
180950	EAST BELVEDERE - WATERFRONT	2.38%
190150	BAECHER PT	0.00%
190200	NEW LAFAYETTE SHORES	4.10%
190250	NEW LAFAYETTE SHORES	0.00%
190300	KENT PARK	0.46%
190350	KENT PARK	0.00%
190400	OLD LAFAYETTE SHORES	-3.44%
190500	WINONA	3.56%
190550	WINONA	0.00%
190600	WILLARD PARK	1.87%
190700	LAFAYETTE RESIDENCE PARK	3.51%

190750	LAFAYETTE RESIDENCE PARK	0.06%
190800	GOWRIE PARK	0.96%
190850	GOWRIE PARK	8.39%
190900	LAFAYETTE TERRACE	4.09%
191000	LAFAYETTE PARK	4.35%
191100	LINDENWOOD	0.36%
191200	BELMONT PLACE	5.84%
191300	WEST BALLENTINE	5.08%
191400	EAST BALLENTINE	0.41%
191550	HOLLY POINT	9.64%
191600	SUNSHINE HOMES	0.72%
191700	BARRARD PARK	2.15%
200100	HUNTERSVILLE	2.52%
200200	ST JULIAN - PRINCESS ANNE ROAD	0.54%
200300	HAYNES TRACT	0.50%
200400	NORTH BRAMBLETON	3.43%
200500	MIDDLETOWNE ARCH	0.01%
200600	SOUTH BRAMBLETON	0.00%
200700	CHESTERFIELD	4.75%
200755	CHESTERFIELD	-0.09%
200800	STONEBRIDGE	0.31%
200900	BROAD CREEK	0.04%
201000	ATTUCKS SQUARE	0.00%
201100	NEW HUNTERSVILLE	0.10%
201200	SPARTAN VILLAGE	-0.02%
201300	THE VILLAGE OF BROADCREEK	0.00%
210100	BELAIRE	3.53%
210150	BELAIRE- WATERFRONT	0.33%
210200	WEDGEWOOD	1.63%
210300	TARRALLTON	0.55%
210350	TARRALLTON	2.38%
210400	NORTH CAMELLIA ACRES	0.29%
210450	NORTH CAMELLIA ACRES	0.25%
210500	CAMELLIA GARDENS	2.24%
210550	CAMELLIA GARDENS	1.55%
210600	EAST OCEAN VIEW - REDMON ROAD	1.89%
210650	EAST OCEAN VIEW - REDMON ROAD	0.00%
210655	EAST OCEAN VIEW - REDMON ROAD	0.83%
220100	EAST LITTLE CREEK ROAD	0.00%
220200	LARRYMORE	3.74%
220300	HUNTERS CHASE	0.61%
220350	HUNTERS CHASE	0.98%
220400	SARATOGA	-3.11%
220450	SARATOGA	0.00%
220500	SOUTH CAMELLIA ACRES	-3.22%
220600	CAMELIA SHORES	0.32%
220650	CAMELIA SHORES	-3.02%
220700	EAST LYNN	0.16%

220750	EAST LYNN	0.00%
220800	MEADOWBROOK FORREST	4.32%
220850	MEADOWBROOK FORREST	0.12%
220900	LAKELAND/BROMLEY	-2.05%
220950	LAKELAND/BROMLEY - WATERFRONT	-2.10%
221000	GLENGARIFF	0.49%
221050	GLENGARIFF	0.39%
221100	AZALEA ACRES	2.35%
221150	AZALEA ACRES	0.00%
221155	AZALEA ACRES	0.00%
221200	IDLEWOOD/LOAM STREET	-0.23%
221300	SOUTH AZALEA ACRES	0.03%
221350	SOUTH AZALEA ACRES	0.00%
221500	WILBURN FARMS	0.21%
221550	WILBURN FARMS	3.45%
221600	THE GARDENS	0.09%
221650	THE GARDENS	8.60%
230100	OAKWOOD TERRACE	0.00%
230200	OAKMONT - SAINT ANDREWS PLACE	-5.04%
230300	CORONADO	0.50%
230400	NORVIEW/TOWNHOUSES	-12.14%
230500	ROSEMONT	0.19%
230600	GREENHILL FARMS	2.28%
230700	SEWELLS GARDENS	2.88%
230800	NORFOLK GARDENS	4.03%
230900	EAST NORVIEW	3.09%
231000	NORVIEW	1.37%
240100	ESTABROOK	0.33%
240200	GREENWOOD	4.37%
240300	BRANDON PLACE	2.13%
240400	NORVELLA HEIGHTS	1.31%
240500	ELMHURST	5.38%
240600	OVERBROOK	1.01%
240700	PENNSYTOWN	4.98%
240800	NORTH FOX HALL	0.02%
240900	COLEMAN PLACE	5.95%
241000	FOX HALL	1.01%
241100	NORVELLA HEIGHTS SOUTH	0.05%
241200	WEST ESTABROOK	5.77%
241300	SOUTH COLEMAN PLACE	1.27%
241400	ESTABROOK PARK	-4.03%
250100	LANSDALE	0.13%
250200	LANSDALE EAST	0.31%
250400	FOX HALL/NORCOVA	0.94%
250450	FOX HALL/NORCOVA	0.00%
250500	RIVER OAKS	0.64%
250600	RABY ROAD	1.48%
250700	TUCKER PLACE	1.06%

250900	BROAD CREEK SHORES-ANNA STREET	-0.17%
250950	BROAD CREEK SHORES-ANNA STREET	0.14%
251000	POPLAR HALLS	0.21%
251050	POPLAR HALLS	0.00%
251100	INGLESIDE TERRACE	0.40%
251200	WAVERLY- STUART CIRCLE	0.54%
251250	WAVERLY- STUART CIRCLE	31.04%
251300	SANDY BAY - HALTER LANE	0.15%
251350	SANDY BAY - HALTER LANE	0.00%
251400	INGLESIDE	0.52%
251450	INGLESIDE	1.87%
251500	ELIZABETH PARK	0.43%
251550	ELIZABETH PARK	2.12%
251600	WAYSIDE MANOR	0.32%
251700	SOUTH EASTON PLACE	0.00%
251800	NORTH EASTON PLACE	0.35%
251900	WOODBINE	-0.47%
251950	WOODBINE	3.00%
252000	RIVER FOREST SHORES	1.76%
252050	RIVER FOREST SHORES	0.32%
252100	PLEASANT POINT	2.46%
252150	PLEASANT POINT	2.18%
252200	ARCH COVE COURT	0.00%
252250	ARCH COVE COURT	0.00%
252300	SOUTH INGLESIDE	2.43%
252350	SOUTH INGLESIDE	0.27%
252400	LANSDALE NORTH	0.44%
252550	RIVERS EDGE - WATERFRONT	0.00%
260100	JANAF PLACE	0.02%
260200	ADMIRALTY ACRES	-0.18%
260300	LAKE TERRACE	-0.07%
260350	LAKE TERRACE	9.08%
260500	FAIRLAWN ESTATES	2.23%
260600	MAPLE HALL - HOLLYWOOD	3.72%
260800	STONEY POINT	6.33%
260900	NORTH GLENROCK	1.46%
261000	SOUTH GLENROCK	0.81%