



City of Charlottesville

MEMO

TO: Michael C. Rogers, Interim City Manager

Cc: Chris Cullinan, Director of Finance
Chris Engel, Director of Economic Development

FROM: Jeffrey S. Davis, City Assessor
RE: 2023 Real Estate Assessment
DATE: January 25, 2023

The Office of Real Estate Assessment is pleased to submit information for the 2023 reassessment.

The goal of the Assessor's Office is to fairly and equitably assess the City's real property. We review property assessments annually, utilizing recent sales data in order to provide current valuations.

All real property owners will receive a notice of their property value regardless of whether the value changed. The notices are to be mailed on January 27, 2023. Our office will be available to meet with property owners to discuss their assessment on or before February 28, 2023. Property owners may also request a hearing with the Board of Equalization following an Administrative Appeal.

Total taxable property increased from \$9,314,220,200 to \$10,460,742,200 which represents a total assessed value increase of \$1,146,522,000 or 12.33%. The reassessment of existing property increased by \$1,097,011,600 or 11.78%.

Exhibit 1 details the changes between residential and commercial property. The exhibit shows that existing residential property increased by a total of 11.52%. Existing commercial property increased by 12.16%

The average assessed value for taxable residential property is \$459,100

I am also enclosing the following exhibits for your review.

REAL ESTATE ASSESSMENT

INFORMATION FOR

2023

I. NEWS RELEASE

II. FREQUENTLY ASKED QUESTIONS

III. EXHIBIT NOTES

IV. ASSESSMENT INFORMATION FROM ASSESSOR

CITY OF
CHARLOTTESVILLE



Office of Real Estate Assessment

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Charlottesville, VA 22902

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Press Release
January 27, 2023

The City Assessor's Office has completed the 2023 reassessment. Of the 15,148 taxable properties, residential parcels increased by an average of 11.52%. Commercial properties (including apartments, retail, office, industrial, vacant land) increased by an average of 12.16%.

When residential, commercial, new construction are averaged together taxable properties in the City increased by 12.33% in 2023.

Additional details of this year's figures include:

- Residential properties
 - Assessments for existing residential property increased in value by 11.52%
 - 97.97% of residential assessments increased in value, 1.12% decreased, and 0.90% did not change
- Commercial properties
 - Assessments for existing commercial property increased in value by 12.16%
 - 83.62% of commercial assessments increased in value, 3.22% decreased, and 13.16% did not change
- Combined existing residential and commercial property increased in value by 11.78%
- New construction value included for 2023 is 0.56%
- When new construction and reclassifications are added to the value of the existing property, the total value of property in the city increased by 12.33%

General FAQ's about the City Assessor's Office and assessment process can be found under the "City Assessor" homepage link at www.charlottesville.gov. The City Assessor's Office can be contacted via telephone at 434-970-3136, Monday-Friday, 8 a.m. to 5 p.m.

Frequently Asked Questions—2023 Assessments

What if a property owner has not received their notice?

Property owners who have not received a notice by February 9th, or have questions, are encouraged to call the Assessor's Office. Property owners wishing to discuss their assessments for 2023 must do so on or before **February 28, 2023**, to be eligible for a review for 2023. The Assessor's office business hours are from 8 AM to 5 PM. The telephone number is **(434) 970-3136**. The assessments are accessible on the City's website at <http://realestate.Charlottesville.gov> . Appeal forms are online at www.charlottesville.gov/AssessmentAppealProcess

How does a property owner appeal an assessment?

Once the assessments are mailed, you, as a property owner, have 30 days to appeal the assessment. You may speak to an appraiser, review the data used in computing the assessment and, if necessary, schedule an inspection of the property. After this, should a dispute still exist, you may appeal to the Board of Equalization. The three-person board, appointed by the Circuit Court, is composed of City property owners. The board may affirm, reduce or raise the assessment, if in their opinion such adjustments are necessary to equalize the tax burden upon all citizens in the City. Appeal forms are online at www.charlottesville.gov/AssessmentAppealProcess and the Assessor's Office.

If you are dissatisfied with the Board's decision, you may appeal to the Circuit Court.

If you have assessment questions please call the City Assessor's Office at 434-970-3136.

Does the city offer any programs for financial assistance?

Charlottesville residents are encouraged to apply for the Real Estate Tax Relief for the Elderly or Disabled Persons. Anyone 65 years of age and older with an annual income of \$60,000 or less may qualify. Persons under 65 years of age who are permanently and totally disabled may also qualify.

Elderly or disabled renters are encouraged to apply for Rent Relief for the Elderly or Disabled. Renters who are 65 years of age or older or permanently and totally disabled, with an annual income of \$55,000 or less and a net worth of \$125,000 or less, may qualify.

Applicants have until March 1, 2023 to apply for the Real Estate Tax Relief program, and until May 1, 2023 to apply for the Rent Relief program.

Applications for the Charlottesville Housing Affordability Program (CHAP)* are mailed in early July, and applicants have until September 1st to apply. Please contact the Charlottesville Commissioner of Revenue's Office at 434-970-3160 for assistance or visit www.charlottesville.gov/COR.

*CHAP requires yearly reauthorization by City Council.

<u>Elderly and Disabled Tax Relief (RETR)</u>		<u>Chap Program (CHAP)</u>	
(Accepted Applications)		Applicants qualified	Grant Amount
Average property value	304,599	47	1000
Average tax	\$2,912.89	113	1500
Average amount of relief	\$2,309.22	95	2000
Households qualified	279	<u>360</u>	<u>2500</u>
TOTAL		615	

Exhibit Notes:

Exhibit I: Indicates the reassessment change for **TAXABLE** residential and commercial properties.

Exhibit II: Indicates the percentage change in value by neighborhood for **TAXABLE** and **EXEMPT** properties for the current and four proceeding years.

Exhibit III: Reflects the parcel count, percentage change, and average assessed value by neighborhood, of **TAXABLE** and **EXEMPT** properties.

Exhibit IV: Reflects assessments and new construction trends over a ten year period.

Exhibit V: Indicates the total assessed value after building permits and appeals of **TAXABLE** properties, by year for ten years.

Exhibit VI: Reflects residential, commercial and exempt properties stratified by value ranges.

EXHIBIT I
Assessment Changes
Tax Year 2023

	Residential	Commercial	Total
Assessment Values 2022	\$5,486,229,100	\$3,827,991,100	\$9,314,220,200
Adjustments (appeals, corrections, etc.)	(\$29,900)	(\$2,008,300)	(\$2,038,200)
Revised Values 2022	\$5,486,199,200	\$3,825,982,800	\$9,312,182,000
Increases (Decreases) for 2023			
General Reassessment % Change from Reassessment	\$631,834,000 11.52%	\$465,177,600 12.16%	\$1,097,011,600 11.78%
New Construction % Change from New Construction	\$23,588,500 0.43%	\$28,434,900 0.74%	\$52,023,400 0.56%
Total Increase (Decrease) % Change Before Reclassification	\$655,422,500 11.95%	\$493,612,500 12.91%	\$1,149,035,000 12.34%
New Total 2023	\$6,141,621,700	\$4,319,595,300	\$10,461,217,000
Reclassification (Taxable to Non-Taxable) % Change from Reclassification	(\$138,800) 0.00%	(\$336,000) -0.01%	(\$474,800) 0.00%
Total Assessed Values 2023	\$6,141,482,900	\$4,319,259,300	\$10,460,742,200
General Reassessment	11.94%	12.89%	12.33%

Reported percentage change compares taxable 2023 values to revised taxable 2022 values.

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2019-2023

RESIDENTIAL NEIGHBORHOOD	2023 % Change	2022 % Change	2021 % Change	2020 % Change	2019 % Change
1 Angus Road Area	12.01	5.26	8.29	3.30	2.26
2 Birdwood/Hillcrest Road	11.83	28.50	0.24	5.66	1.79
3 Towles/Merryden/Ivy Terrace	14.71	15.72	9.34	0.24	5.19
4 University/Maury Hills	12.67	17.75	3.16	4.14	9.45
5 Fry's Spring	12.83	10.45	4.49	0.74	13.66
6 Azalea Gardens/Green Valley	10.39	9.79	5.37	3.09	13.92
7 JPA/Shamrock Road	17.38	11.48	5.01	1.44	9.87
7H Huntley	8.75	9.25	4.29	1.92	-
8 Johnson Village	14.70	11.05	0.72	1.23	6.03
9 Ridge Street	11.41	10.08	4.88	12.40	14.41
9B Burnet Commons	5.56	13.20	0.32	1.87	8.61
9C Brookwood Carter View	6.60	14.08	3.77	4.08	7.47
10 Fifeville	18.74	9.98	3.42	2.75	10.98
11 Venable/Page/10th Street	13.29	12.64	5.78	0.87	17.80
12 Rugby	13.41	6.39	2.07	4.60	8.98
13 Venable	6.75	7.24	3.62	1.03	4.86
14 Meadowbrook Hills	11.79	5.91	0.89	1.45	3.30
15 Rutledge	15.19	8.40	0.61	12.50	3.67
16 Greenbrier	8.98	16.11	1.95	7.16	5.33
17 Greenleaf Terrace/Rose Hill/Rugby Hills	14.25	14.88	3.12	2.14	13.23
18 Rose Hill/Forrest Street	20.67	18.49	6.93	0.43	-0.35
19 North Downtown	6.56	6.22	7.25	2.45	9.14
20 IX/Belmont	16.19	11.47	2.67	0.74	11.47
21 Carlton/Belmont	20.49	13.58	9.11	2.42	6.17
22 Belmont	4.57	14.53	2.90	4.50	7.02
22S Stonehenge Extended	16.99	1.68	51.94	-	-
23 Little High Street/East Jefferson Street	13.55	4.37	4.17	5.50	7.04
23CT Coal Tower	2.86	2.26	14.06	15.33	4.74
24 Woolen Mills	8.08	12.99	4.46	6.03	2.26
25 Locust Grove	14.92	15.63	2.04	2.06	9.11
26 Locust Grove Extended	13.90	15.35	4.05	5.07	8.07
26C St Charles Place	6.31	5.89	-	-	-
27 Woodhayven	10.23	19.30	3.15	6.84	3.37
28 Holmes/North Avenue Area	8.46	17.16	4.54	2.56	8.74
28AW Ashby Place/Wilder	4.18	7.02	1.23	-	-

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2019-2023

RESIDENTIAL NEIGHBORHOOD CONTINUED	2023 % Change	2022 % Change	2021 % Change	2020 % Change	2019 % Change
29 Orangedale	6.93	24.63	0.18	15.59	4.10
30 Willoughby	4.27	7.83	2.23	2.94	1.84
40 Davis Avenue/Marshall Street Area	10.07	4.96	5.58	-0.04	11.06
43 Forest Hills	13.23	11.88	5.35	4.94	9.86
53 North Belmont	10.20	11.67	0.65	-1.01	11.76
54 North Belmont Condos	11.68	31.21	6.15	3.01	3.66
55 Melbourne Condos	9.06	15.16	0.56	0.36	1.70
56 Old 5th Circle	17.70	11.36	0.94	0.99	5.65
57 Overlook Condos	9.58	7.26	9.98	8.72	12.57
61 Walker Square Condos	15.59	0.00	6.91	6.95	3.76
62 JPA Condos	8.85	9.93	-2.56	7.12	10.67
63 Holsinger Condos	6.25	13.24	4.17	0.04	12.62
64 Cherry Hill	6.72	9.63	1.08	5.52	1.66
65 Downtown Condos	7.20	10.68	4.55	6.82	8.85
66 Johnson Village New Addition	13.66	6.35	0.80	17.95	7.37
70 Rockcreek Condos	5.91	10.69	3.98	-1.58	20.03
71 Lewis & Clark Condos ¹	6.17	11.11	10.39	-0.08	21.20
72 Lochlyn Hills	8.54	4.42	4.45	11.99	3.01
73 Belmont Station	7.99	16.29	0.00	3.07	61.18
74 Druid Avenue Condos	8.83	10.06	9.44	-	-
RESIDENTIAL AVERAGE	10.87	11.50	4.90	4.31	9.00

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2019-2023

COMMERCIAL NEIGHBORHOOD	2023 % Change	2022 % Change	2021 % Change	2020 % Change	2019 % Change
32 Preston Avenue	16.20	0.72	1.96	5.22	2.07
33 Court Square & Central Business District	15.58	2.18	-0.57	10.87	5.24
34A UVA Area Apartments	9.81	3.35	4.85	8.29	1.61
34B West Side Apartments	9.04	8.71	2.67	9.99	2.22
34C East Side Apartments	11.73	8.83	1.36	10.96	1.50
34D Downtown Apartments	18.38	3.44	2.85	8.70	2.10
36 West Main	25.55	4.96	17.45	16.71	3.77
37 29 North & Ivy Road	9.42	2.78	-1.44	7.17	6.92
38 Light Industry & Harris Steet	12.14	0.75	0.65	10.21	8.88
39 UVA Commercial/Residential	17.99	0.62	0.78	0.53	7.02
41 Fraternities	0.00	-1.05	1.08	-1.03	-1.79
44 Cherry Avenue	30.81	1.28	-1.53	13.28	13.10
45 5th Street Extended	8.96	6.46	-4.45	7.37	2.77
46 Belmont Commercial	28.20	7.03	0.94	3.92	3.31
47 River Road	14.93	0.27	0.75	1.32	1.83
48 High Street	15.59	2.43	1.51	15.76	4.11
49 Market Street	10.91	1.92	0.41	12.40	1.46
50 Carlton Commercial	20.52	0.85	0.88	10.92	7.39
51 Rose Hill Commercial	19.55	0.75	0.75	3.04	2.60
52 Fry's Spring Commercial	29.57	3.21	2.18	2.80	4.48
67 Office Condos	26.26	-0.19	1.13	1.80	49.51
COMMERCIAL AVERAGE	16.72	2.82	1.63	7.63	6.19

CITYWIDE AVERAGE	12.48	9.10	3.98	5.21	8.29
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Note: Exhibit II includes both taxable and exempt properties.

¹ Neighborhood has both residential and commercial assessment values.

EXHIBIT III - 2023 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2023 AVERAGE ASSESSED VALUE
1 Angus Road Area	203	12.01	\$314,400
2 Birdwood/Hillcrest Road	57	11.83	\$439,400
3 Towles/Merryden/Ivy Terrace	262	14.71	\$836,000
4 University/Maury Hills	451	12.67	\$456,700
5 Fry's Spring	390	12.83	\$437,500
6 Azalea Gardens/Green Valley	502	10.39	\$393,600
7 JPA/Shamrock Road	540	17.38	\$460,300
7H Huntley	115	8.75	\$494,300
8 Johnson Village	207	14.70	\$444,100
9 Ridge Street	306	11.41	\$284,600
9B Burnet Commons	131	5.56	\$458,500
9C Brookwood Carter View	203	6.60	\$445,700
10 Fifeville	541	18.74	\$350,500
11 Venable/Page/10th Street	493	13.29	\$351,800
12 Rugby	339	13.41	\$1,077,000
13 Venable	244	6.75	\$351,400
14 Meadowbrook Hills	210	11.79	\$1,284,300
15 Rutledge	584	15.19	\$696,800
16 Greenbrier	349	8.98	\$480,400
17 Greenleaf Terrace/Rose Hill/Rugby Hills	737	14.25	\$561,500
18 Rose Hill/Forrest Street	154	20.67	\$246,800
19 North Downtown	724	6.56	\$674,600
20 IX/Belmont	284	16.19	\$353,500
21 Carlton/Belmont	687	20.49	\$288,100
22 Belmont	759	4.57	\$338,800
22S Stonehenge Extended	26	16.99	\$549,600
23 Little High Street/East Jefferson Street	155	13.55	\$434,600
23CT Coal Tower	26	2.86	\$1,353,300
24 Woolen Mills	511	8.08	\$370,100
25 Locust Grove	315	14.92	\$606,000
26 Locust Grove Extended	422	13.90	\$449,200
26C St Charles Place	24	6.31	\$465,600
27 Woodhayven	119	10.23	\$345,200
28 Holmes/North Avenue Area	197	8.46	\$427,300
28AW Ashby Place/Wilder	28	4.18	\$483,000

EXHIBIT III - 2023 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD CONTINUED	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2023 AVERAGE ASSESSED VALUE
29 Orangedale	298	6.93	\$194,700
30 Willoughby	53	4.27	\$333,600
40 Davis Avenue/Marshall Street Area	106	10.07	\$556,800
43 Forest Hills	324	13.23	\$454,400
53 North Belmont	309	10.20	\$536,800
54 North Belmont Condos	46	11.68	\$605,200
55 Melbourne Condos	53	9.06	\$347,100
56 Old 5th Circle	47	17.70	\$337,800
57 Overlook Condos	48	9.58	\$190,600
61 Walker Square Condos	226	15.59	\$304,500
62 JPA Condos	233	8.85	\$206,100
63 Holsinger Condos	17	6.25	\$1,042,300
64 Cherry Hill	118	6.72	\$447,600
65 Downtown Condos	150	7.20	\$772,400
66 Johnson Village New Addition	37	13.66	\$719,300
70 Rockcreek Condos	25	5.91	\$337,000
71 Lewis & Clark Condos ¹	24	6.17	\$687,000
72 Lochlyn Hills	116	8.54	\$846,500
73 Belmont Station	41	7.99	\$465,800
74 Druid Avenue Condos	19	8.83	\$304,100
TOTAL RESIDENTIAL PARCEL COUNT	13,585		
TOTAL RESIDENTIAL AVERAGE ASSESSED VALUE			\$503,500

EXHIBIT III - 2023 ASSESSMENT CHANGES

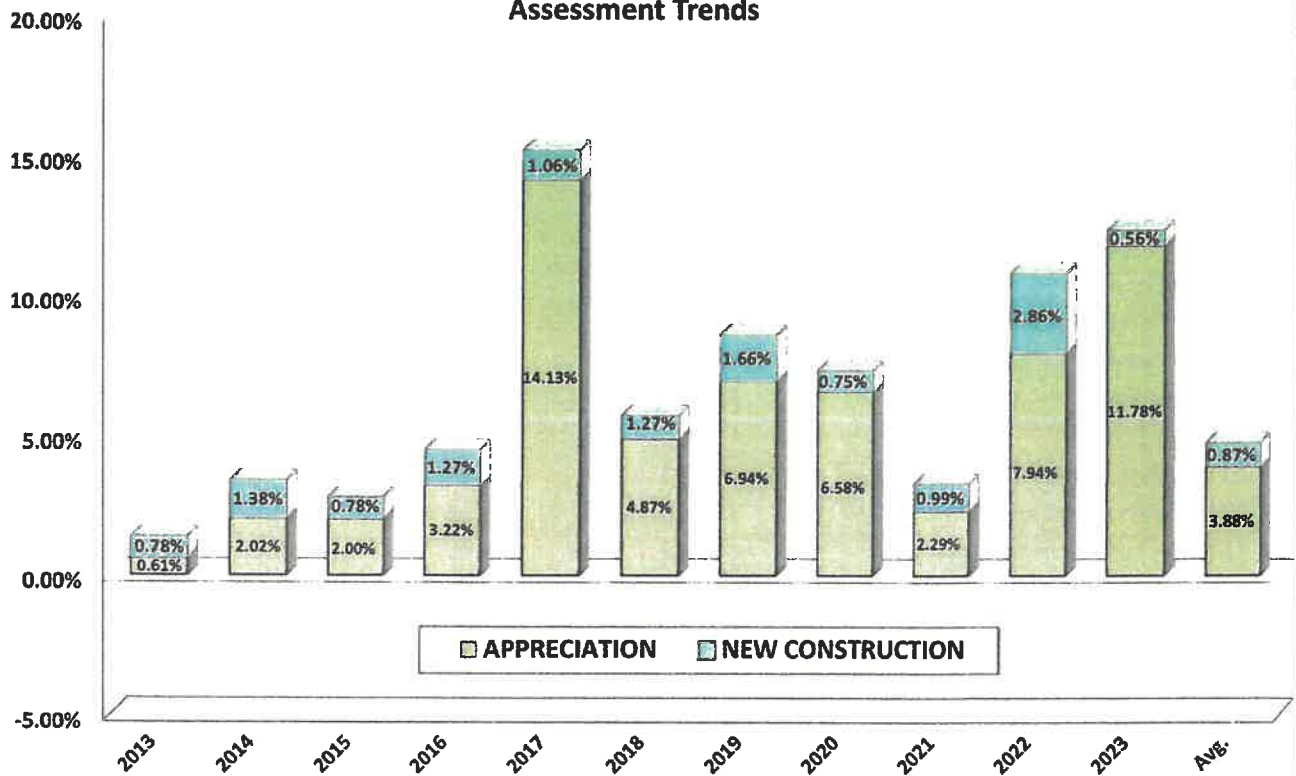
Due to General Reassessment
with Parcel Counts by Neighborhood

COMMERCIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2023 AVERAGE ASSESSED VALUE
32 Preston Avenue	107	16.20	\$2,205,800
33 Court Square & Central Business District	426	15.58	\$2,584,700
34A UVA Area Apartments	190	9.81	\$5,308,600
34B West Side Apartments	26	9.04	\$2,227,200
34C East Side Apartments	44	11.73	\$3,107,500
34D Downtown Apartments	23	18.38	\$3,042,500
36 West Main	193	25.55	\$11,391,700
37 29 North & Ivy Road	177	9.42	\$6,253,400
38 Light Industry & Harris Steet	72	12.14	\$1,073,100
39 UVA Commercial/Residential	23	17.99	\$4,674,400
41 Fraternities	49	0.00	\$1,124,900
44 Cherry Avenue	54	30.81	\$2,095,400
45 5th Street Extended	22	8.96	\$1,805,800
46 Belmont Commercial	168	28.20	\$1,115,800
47 River Road	32	14.93	\$1,924,300
48 High Street	222	15.59	\$1,301,800
49 Market Street	88	10.91	\$1,821,600
50 Carlton Commercial	30	20.52	\$1,843,700
51 Rose Hill Commercial	31	19.55	\$1,677,300
52 Fry's Spring Commercial	21	29.57	\$5,115,700
67 Office Condos	19	26.26	\$1,101,900
TOTAL COMMERCIAL PARCEL COUNT	2,017		
TOTAL COMMERCIAL AVERAGE ASSESSED VALUE			\$2,990,300

Note: Exhibit III includes both taxable and exempt properties.

¹ Neighborhood has both residential and commercial assessment values.

EXHIBIT IV **Assessment Trends**



TOTALS 1.39% 3.40% 2.78% 4.49% 15.19% 5.72% 8.60% 7.33% 3.28% 10.80% 12.34% 4.74%

Note: Exhibit IV includes only taxable properties.

Exhibit V
Assessed Real Estate Values
Residential/Commercial
Tax Years 2013 - 2023

Total Assessments

Tax Year	Residential	Commercial	Total	\$ Increase (Decrease)	% Increase
2013 ¹	\$3,319,604,800	\$1,984,149,200	\$5,303,754,000	\$70,596,400	1.35%
2013 ²	\$3,326,069,200	\$2,002,952,800	\$5,329,022,000	\$25,268,000	0.48%
2014 ¹	\$3,420,419,600	\$2,089,648,600	\$5,510,068,200	\$181,046,200	3.40%
2014 ²	\$3,423,812,600	\$2,146,740,800	\$5,570,553,400	\$60,485,200	1.10%
2015 ¹	\$3,484,305,200	\$2,225,470,600	\$5,709,775,800	\$139,222,400	2.50%
2015 ²	\$3,499,915,000	\$2,225,470,600	\$5,725,385,600	\$15,609,800	0.27%
2016 ¹	\$3,622,619,200	\$2,359,873,700	\$5,982,492,900	\$257,107,300	4.49%
2016 ²	\$3,623,090,200	\$2,360,183,100	\$5,983,273,300	\$780,400	0.01%
2017 ¹	\$3,791,491,920	\$3,097,905,000	\$6,889,396,920	\$906,123,620	15.14%
2017 ²	\$3,791,443,320	\$2,927,665,400	\$6,719,108,720	(\$170,288,200)	-2.47%
2018 ¹	\$4,063,363,224	\$3,027,226,000	\$7,090,589,224	\$371,480,504	5.53%
2018 ²	\$4,051,878,124	\$3,015,090,600	\$7,066,968,724	(\$23,620,500)	-0.33%
2019 ¹	\$4,443,561,700	\$3,222,482,700	\$7,666,044,400	\$599,075,676	8.48%
2019 ²	\$4,438,803,300	\$3,211,832,000	\$7,650,635,300	(\$15,409,100)	-0.20%
2020 ¹	\$4,640,040,000	\$3,563,084,000	\$8,203,124,000	\$552,488,700	7.22%
2020 ²	\$4,634,523,500	\$3,550,706,100	\$8,185,229,600	(\$17,894,400)	-0.22%
2021 ¹	\$4,867,058,200	\$3,586,348,400	\$8,453,406,600	\$268,177,000	3.28%
2021 ²	\$4,861,214,400	\$3,547,689,600	\$8,408,904,000	(\$44,502,600)	-0.53%
2022 ¹	\$5,486,229,100	\$3,827,991,100	\$9,314,220,200	\$905,316,200	10.77%
2022 ²	\$5,486,199,200	\$3,825,982,800	\$9,312,182,000	(\$2,038,200)	-0.02%
2023 ¹	\$6,141,482,900	\$4,319,259,300	\$10,460,742,200	\$1,148,560,200	12.33%

Note: Exhibit V includes only taxable properties.

¹ Figures shown reflect values due to general reassessment, new construction and building permits.

² Value changes prior to 2017 include changes in value due to substantially complete building permits, appeals, adjustments, and corrections. Value changes 2017 to present only include changes due to appeals, adjustments, and corrections.

New Construction Only

Tax Year	Residential	Commercial	Total
2013	\$6,985,300	\$33,937,300	\$40,922,600
2014	\$10,923,500	\$62,559,200	\$73,482,700
2015	\$14,874,800	\$28,793,600	\$43,668,400
2016	\$18,120,000	\$54,350,900	\$72,470,900
2017	\$17,950,200	\$45,689,100	\$63,639,300
2018	\$19,974,854	\$36,809,266	\$56,784,120
2019	\$41,209,900	\$76,218,800	\$117,428,700
2020	\$36,088,700	\$21,358,100	\$57,446,800
2021	\$38,235,000	\$42,553,400	\$80,788,400
2022	\$56,562,200	\$183,697,700	\$240,259,900
2023	\$23,588,500	\$28,434,900	\$52,023,400

EXHIBIT VI - 2023
ASSESSMENT INFORMATION
by Value Range
01/31/2023

	RESIDENTIAL						COMMERCIAL						EXEMPT					
	TOTAL ¹		VACANT		IMPROVED		TOTAL ¹		VACANT		IMPROVED		EDUCATIONAL ¹		OTHER ¹		TOTAL ¹	
	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES
< 50K	184	\$3,093,800	181	\$3,004,200	3	\$89,600	17	\$194,500	16	\$160,300	1	\$34,200	0	\$0	34	\$740,100	34	\$740,100
50-99K	149	\$11,871,300	116	\$8,927,900	33	\$2,943,400	14	\$1,058,700	7	\$528,300	7	\$530,400	2	\$195,600	36	\$2,574,300	38	\$2,769,900
100-149K	343	\$42,769,100	177	\$21,809,400	166	\$20,959,700	53	\$6,666,000	35	\$4,350,300	18	\$2,315,700	3	\$401,600	24	\$2,869,400	27	\$3,271,000
150-199K	646	\$117,022,500	45	\$7,489,800	601	\$109,532,700	63	\$10,816,100	26	\$4,375,400	37	\$6,440,700	1	\$172,500	14	\$2,426,000	15	\$2,598,500
200-249K	903	\$204,220,600	16	\$3,537,000	887	\$200,683,600	71	\$16,025,100	22	\$4,997,700	49	\$11,027,400	2	\$460,000	11	\$2,482,000	13	\$2,942,000
250-299K	1189	\$327,471,500	20	\$5,536,800	1,169	\$321,934,700	63	\$17,319,800	8	\$2,158,000	55	\$15,161,800	1	\$296,100	21	\$5,963,700	22	\$6,259,800
300-349K	1476	\$483,234,300	9	\$2,939,400	1,467	\$480,294,900	67	\$21,880,800	4	\$1,278,900	63	\$20,601,900	2	\$636,900	13	\$4,190,200	15	\$4,827,100
350-399K	1867	\$698,556,400	7	\$2,583,300	1,860	\$695,973,100	80	\$29,903,900	8	\$3,031,400	72	\$26,872,500	2	\$730,000	10	\$3,667,800	12	\$4,397,800
400-449K	1495	\$633,916,700	3	\$1,264,800	1,492	\$632,651,900	62	\$26,361,600	2	\$834,800	60	\$25,526,800	0	\$0	9	\$3,815,900	9	\$3,815,900
450-499K	1125	\$533,889,700	1	\$450,800	1,124	\$533,438,900	57	\$27,077,900	5	\$2,329,700	52	\$24,748,200	2	\$955,300	8	\$3,808,200	10	\$4,763,500
500-549K	856	\$448,686,400	0	\$0	856	\$448,686,400	50	\$26,138,900	3	\$1,559,200	47	\$24,579,700	2	\$1,013,200	3	\$1,538,900	5	\$2,552,100
550-599K	654	\$375,408,500	2	\$1,133,000	652	\$374,275,500	39	\$22,491,900	1	\$598,800	38	\$21,893,100	1	\$575,400	4	\$2,264,400	5	\$2,839,800
600-649K	474	\$295,650,400	0	\$0	474	\$295,650,400	58	\$36,177,700	3	\$1,874,200	55	\$34,303,500	1	\$641,900	2	\$1,247,200	3	\$1,889,100
650-699K	349	\$235,077,500	0	\$0	349	\$235,077,500	38	\$25,735,900	1	\$676,900	37	\$25,059,000	2	\$1,329,900	7	\$4,727,400	9	\$6,057,300
700-749K	297	\$215,329,300	0	\$0	297	\$215,329,300	47	\$34,027,000	1	\$732,100	46	\$33,294,900	2	\$1,428,200	0	\$0	2	\$1,428,200
750-799K	209	\$161,881,800	0	\$0	209	\$161,881,800	57	\$43,982,800	2	\$1,562,500	55	\$42,420,300	3	\$2,312,500	4	\$3,044,400	7	\$5,356,900
800-849K	181	\$149,347,500	0	\$0	181	\$149,347,500	44	\$36,376,300	3	\$2,441,800	41	\$33,934,500	3	\$2,428,000	1	\$804,800	4	\$3,232,800
850-899K	129	\$112,882,000	1	\$862,500	128	\$112,019,500	41	\$35,809,100	1	\$895,800	40	\$34,913,300	1	\$867,700	0	\$0	1	\$867,700
900-949K	115	\$106,344,500	1	\$934,600	114	\$105,409,900	44	\$40,734,500	0	\$0	44	\$40,734,500	2	\$1,865,300	1	\$914,200	3	\$2,779,500
950-999K	106	\$103,306,800	0	\$0	106	\$103,306,800	35	\$34,255,700	0	\$0	35	\$34,255,700	1	\$972,200	6	\$5,781,100	7	\$6,753,300
1 Million +	631	\$881,522,300	1	\$1,967,200	630	\$879,555,100	770	\$3,826,225,100	18	\$36,014,900	752	\$3,790,210,200	85	\$1,364,941,300	128	\$1,850,929,800	213	\$3,215,871,100
	13,378	\$6,141,482,900	580	\$62,440,700	12,798	\$6,079,042,200	1,770	\$4,319,259,300	166	\$70,401,000	1,604	\$4,248,858,300	118	\$1,382,223,600	336	\$1,903,789,800	454	\$3,286,013,400

¹ Includes vacant and improved parcels

Taxable Parcels	
Average Assessed Value	
Residential:	\$459,073.32
Commercial:	\$2,440,259.49
Assessed Values	
Residential:	\$6,141,482,900
Commercial:	\$4,319,259,300
Total:	\$10,460,742,200
Parcel Count	
Residential:	13,378
Commercial:	1,770
Total:	15,148

Exempt Parcels	
Average Assessed Value	
Exempt Educational:	\$11,713,759.32
Exempt Other:	\$5,666,041.07
Assessed Values	
Exempt Educational:	\$1,382,223,600
Exempt Other:	\$1,903,789,800
Total:	\$3,286,013,400
Parcel Count	
Exempt Educational:	118
Exempt Other:	336
Total:	454