

COUNTY OF YORK

MEMORANDUM

DATE: December 4, 2019

TO: Neil A. Morgan, County Administrator

FROM: Brian Fuller, Director of Community Services *BF*

SUBJECT: Update Food Vendors in Yorktown

This memo serves as an update on food vendors in Yorktown and the Harvest Festival Extended Market that took place on November 16. I will also provide some background and address issues that Mr. Mario Buffa raised in his email to you about this event.

Background:

The County has been co-sponsoring Yorktown Market Days in Yorktown since 2007; this is part of a contractual agreement with the County, Riverwalk Landing Business Association and Village Events, LLC. This arrangement provides a first-class event that draws over a thousand visitors to the waterfront each Saturday morning. There is a Market Advisory Board that meets, communicates, and coordinates on the market operation throughout the entire year. Market Advisory Board is comprised of two Riverwalk Landing businesses, two County employees, as well as, Chanee, our artist coordinator, and Mark, the market manager. The Riverwalk Landing businesses are Riverwalk Restaurant/Water Street Grille (Sheri and Jamie) as well as Jill from Patriot Tours. This Market Advisory Committee works closely together in the coordination of the markets, especially for the extended and themed markets.

Markets:

During the busy summer season, we intentionally only run the Yorktown Market Days from 8:00 am until noon as the town is already crowded with visitors going to the beach and out of town tourists.

In support of the Board of Supervisors' strategic priorities to increase visitation to Yorktown in the shoulder season, we began offering extended and themed markets to increase visitors to Yorktown, specifically Riverwalk Landing. We only have extended markets during the shoulder seasons (April, October – December) and have seven extended markets a year. The themed markets also provide a more festival-type atmosphere, and guests are expecting food options to eat as they browse the vendors. The extended and themed markets have been well attended and have shown increases in visitation during these shoulder season times. With this success, we extend the footprint towards the shops and restaurants in Riverwalk Landing. Increasing the footprint for the event provided increased exposure for the businesses which they have wanted for some time.

When we are planning themed markets, we always invite Riverwalk Restaurant/Water Street Grille and other Riverwalk restaurants to participate. Additionally, they are invited to provide Chef's demos and participate as a vendor, which they often do for many of the themed markets such as Maritime, Fall Festival, etc. However, this year, the restaurant chose not to participate in the Harvest Festival. Also, any Riverwalk Landing businesses can participate in the markets and events free of charge and do not have to pay a vendor fee or a percentage of sales as do the market vendors.

Inclement Weather:

With any event, consistency is vital for its success. Four years ago, in working with the Market Advisory Board, we developed an inclement weather plan. This plan utilizes the lower level of the parking garage and allows the markets to be held even in bad weather. It provides consistency for our vendor and visitors and brings people to the waterfront, even on the worst weather days. Typically, we use this plan 2-3 times a year, and when we do, all the vendors park on the lower level behind the market, so parking is available on the upper level of the parking deck for visitors and staff.

Food Trucks/Vendors:

Part of any entertainment or special event today is food, and visitors coming to events expect food options to be available. The only time the County has allowed food trucks/vendors in Yorktown is for events that are either sponsored or co-sponsored by the County. If food is not quickly available, visitors may leave and not return. We try to balance our food offerings to be items that are prepared rapidly and easily transported through the venue or event.

For the regular Yorktown markets, which begin early in the morning and end at noon, we do have a few food vendors that usually have breakfast and quick-serve items. For large events, themed or extended markets, we typically have between 3,000 - 5,000 people during the event, and additional food vendors are needed to serve the visitors. When these events occur, we always first reach out to the local brick and mortar restaurants in Yorktown to see if they would like to provide food. However, some of these events require additional food options to serve the visitors and the crowd size when the restaurants typically have a wait for lunch, and this only occurs about ten times a year.

The County also receives calls regularly from food vendors wanting to set up or sell food in Yorktown, and we do not allow this and have no intention to allow vendors in Yorktown except for large events, as previously mentioned. One of the regular market vendors even requested to stay open longer on Chischiak Green and sell food through mid-afternoon/evening on Saturdays, and we denied their request and required them to stop selling when the market concludes at noon. Staff at the County's information tent for events

and markets are often asked about food options in Yorktown, and they always mention the restaurant options in Yorktown to the visitors.

Harvest Festival:

The Harvest Festival is a celebration of fall events and was a well-attended market in previous years. Beginning last year, we have been able to gauge interest in our events by tracking interest and attendance on social media platforms. While this is not a one-for-one "interested" to actual attendance, it has proven to be reliable for planning for event attendance, meaning the events with higher interest on social media, have proven to be greater attended. For the Harvest Festival this year, we had over 11,000 "interested" on social media. Even with the best planning, we cannot control the weather, and the forecast for the Harvest Festival was potential flooding, high winds (over 25 mph sustained), and an inch of rain. With this forecast, we decided on Friday to initiate our inclement weather plan and move the market under the parking deck. Typically, when we move to the parking terrace, some of the vendors cancel, and food trucks sometimes leave. In the past, we placed the food trucks that are too large to fit under the parking terrace on the paved cut out of Chischiak Green.

In this location, vendors have not had much success in sales because they are removed from the event itself, so a decision was made to try them in the pull-off where they would be in a more visible position. That did place the two vendors with vehicles directly across the street from Water Street Grille.

Future Events:

As with all events and programs, we evaluate and tweak the operation to continually improve the experience for the vendors, businesses, and visitors. With any contingency plan, there are pros and cons for each, and we continuously try to balance these and come up with the best options, which sometimes are the least bad options. We will continue to coordinate, meet, and partner with the Riverwalk Landing businesses and restaurants for the market and events and work with them to provide the best events possible. Jamie and Sheri have been valuable members of the Market Advisory Board, and we will continue to involve them and others in our event planning.

We will also be more considerate when we have inclement weather events as to the location of food trucks. The County also has no desire to allow food vendors in Yorktown, except as needed for large County-sponsored or co-sponsored events, when the local brick and mortar restaurants cannot provide all the food needs.

Please let me know if you need any additional information or if you have any questions.

BF:km

COUNTY OF YORK

MEMORANDUM

DATE: December 12, 2019
TO: York County Board of Supervisors
FROM: Neil A. Morgan, County Administrator 
SUBJECT: Update on Biennial Real Estate Reassessment

During the last week of December, Real Estate Assessment notices will begin to arrive in citizen and business owners' mailboxes. Every two years the County undergoes an extensive reassessment process which culminates with the delivery of these real estate notices. The notices cover the calendar year beginning January 1, 2020, and will include information on the current year's assessments as well as the prior two years' final assessments.

Results of Reassessment:

The two year change in total assessed values resulted in an increase of \$430 million (4.7%) which is comprised of two components: reassessment growth of 2.2% and new construction of 2.5%. New growth may increase slightly as December is finalized. The residential assessed values, which are 74% of York County's real estate base, increased by \$249 million (3.6%). The increase in total non-residential values is \$181 million (7.8%) over the final 2018 assessment value. Significant contributions to the non-residential base include: growth in apartments and timeshares of \$63 million (9.7%); the reassessment of Plains Fuel Terminal, returning \$19.6 million; and new facilities, such as, Riverside Rehabilitation (\$17.6 million), Tractor Supply (\$2.4 million), Caliber Collision Center (\$1.7 million) and Big Top Entertainment (\$1.4 million).

York County's median home value for 2020 is approximately \$319,600. The following provides information related to neighborhood changes for some of our larger neighborhoods which have more than 300 homes. Attachment 1 provides more comparative information for a larger sampling of neighborhoods; of course, individual properties will vary substantially within neighborhoods based on a variety of factors.

	Median Home Value 2018	Median Home Value 2020	Change
Edgehill	\$301,500	\$313,300	\$11,800 (3.91%)
Tabb Lakes	\$319,600	\$320,700	\$ 1,100 (0.34%)
Queens Lake	\$361,000	\$361,300	\$ 300 (.08%)
Queens Lake lakefront	\$519,100	\$522,600	\$ 3,500 (.67%)
Running Man	\$451,300	\$459,900	\$ 8,600 (1.91%)
Greenlands	\$445,300	\$445,800	\$ 500 (.11%)

Citizens who may be interested in performing their own searches can locate information from the County's home page – www.yorkcounty.gov - under "Real Estate Assessment,"

which links to the GIS Mapping Site. The site can be searched based on several criteria, but citizens are most likely to be interested in searching by owners' names, street names, and neighborhoods. The data exports easily into Excel. The January 1, 2020, reassessment values will be uploaded in early January.

Please keep in mind while assessments have increased over the two years by approximately 4.7% (2.35% per year on average), an annual increase of approximately 3.5% has already been factored into our current budget both in terms of new growth as well as reassessment growth. While the reassessment growth was lower than was projected in the current year's budget, the increased trend in new construction and the rollback tax on property converted from the agricultural land use program is expected to be sufficient to meet the FY2020 budget requirements. In January, staff from County Administration, Commissioner of Revenue, and Finance offices will be developing the FY21 revenue forecast.

Property Owner Reassessment Notice:

Required changes made to the real estate notice in 2016 by the Code of Virginia remain in place. Again, the most significant change is the inclusion of each year's tax rate, annual tax levy, and the percentage of the tax levy change. The required calculation of the tax levy amount based on the current tax rate may continue to generate more questions than in prior years, as citizens may assume the calculation is the actual tax bill for the year. To ease any confusion, a footnote has been added beside the current year levy calculation alerting the property owner that the tax rate is subject to change, and public comment on the tax rate will be received on April 21, 2020. Notification of the public hearing time and location is noted on the assessment notice. Notices will continue to reflect the prior year's assessment data and the prior two years' assessment information based on year-end final assessed values as compared with the prior assessments which have displayed the beginning of the year information. A sample real estate notice is attached (Attachment 2).

Appeal Process:

Taxpayers who may question the accuracy of their assessment on the basis of value or equity with other properties may request a review of their property value and meet with members of the County's Real Estate Assessment staff. The Administrative Appeal dates are scheduled from January 15 through January 31, 2020, from 9:00 a.m. through 3:00 p.m. During these reviews, staff will consider market information relative to the property and information provided by the taxpayer. If this information shows that the assessed value should be changed, the staff will make the necessary adjustment. If the evidence does not support a change, the staff will explain the reasons for sustaining the assessment.

Taxpayers may also appeal to the Board of Equalization (BOE) or the Circuit Court. Taxpayers are not required to appeal to the Real Estate Assessment Office before appealing to the BOE or Circuit Court. Applications for the BOE are due by February 28, 2020, at 5:00 p.m. The BOE Hearings will occur between March 19 and April 28, 2020.

York County Board of Supervisors

December 12, 2019

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Attachments:

- Attachment 1: 2020 Reassessment Comparative Change in Assessed Values by Neighborhood
- Attachment 2: Notice of Proposed Change in Real Estate Assessment

Copy to: Vivian Calkins-McGettigan, Deputy County Administrator
Mark Bellamy, Deputy County Administrator
Maria Kattmann, Real Estate Assessor
Ann Thomas, Commissioner of the Revenue

2020 Reassessment
Comparative Change in Assessed Values by Neighborhood

Number of Homes	Subdivision Name	Median Home Size	2018 Median Assessed Value	2020 Median Assessed Value	Change in Assessed Value	Percentage Change in Assessed Value	Community Type
114	ACREE ACRES	1,649	\$253,300	\$253,400	\$100	0.04%	SINGLE FAMILY
57	ALLENS MILL RD AREA	1,957	\$273,200	\$273,200	\$0	0.00%	SINGLE FAMILY
10	ALLENS MILL RD WATERFRONT	3,243	\$601,900	\$590,600	-\$11,300	-1.88%	WATERFRONT
7	AMBRITS POINT	3,272	\$594,800	\$585,100	-\$9,700	-1.63%	SINGLE FAMILY
12	ANDREW BROOKINS EST	1,000	\$121,600	\$123,600	\$2,000	1.64%	SINGLE FAMILY
57	AVERY WOODS	3,304	\$493,800	\$484,700	-\$9,100	-1.84%	SINGLE FAMILY
231	BACK CREEK AREA	1,696	\$228,100	\$223,700	-\$4,400	-1.93%	SINGLE FAMILY
58	BACK CREEK WATERFRONT	2,226	\$485,900	\$485,600	-\$300	-0.06%	WATERFRONT
119	BANBURY CROSS	2,587	\$324,000	\$330,800	\$6,800	2.10%	SINGLE FAMILY
7	BARCLAY ACRES	2,318	\$317,100	\$321,700	\$4,600	1.45%	SINGLE FAMILY
52	BARCROFT	1,837	\$269,700	\$281,300	\$11,600	4.30%	WATERFRONT
6	BARCROFT WATERFRONT	2,441	\$392,400	\$389,900	-\$2,500	-0.64%	SINGLE FAMILY
45	BATTLE PARK/NELSON HEIGHTS	1,444	\$215,500	\$222,500	\$7,000	3.25%	SINGLE FAMILY
9	BAY TREE BEACH	1,818	\$307,400	\$317,000	\$9,600	3.12%	SINGLE FAMILY
26	BAY TREE WATERFRONT	2,667	\$516,300	\$544,100	\$27,800	5.38%	WATERFRONT
16	BETHANY TERRACE	1,338	\$204,000	\$204,000	\$0	0.00%	SINGLE FAMILY
78	BIG BETHEL AREA	2,031	\$261,300	\$261,300	\$0	0.00%	SINGLE FAMILY
34	BOATHOUSE CREEK WATERFRONT	2,763	\$594,500	\$556,000	-\$38,500	-6.48%	WATERFRONT
265	BRANDYWINE	2,330	\$330,000	\$332,300	\$2,300	0.70%	SINGLE FAMILY
82	BREEZY POINT	2,638	\$351,300	\$357,600	\$6,300	1.79%	SINGLE FAMILY
25	BREEZY POINT WATERFRONT	3,341	\$686,100	\$694,800	\$8,700	1.27%	WATERFRONT
87	BRUTON GLEN	1,624	\$218,400	\$221,800	\$3,400	1.56%	SINGLE FAMILY
16	BUNTING POINT ESTATES	4,229	\$634,800	\$691,000	\$56,200	8.85%	SINGLE FAMILY
6	BURCHER ROAD	1,744	\$268,000	\$268,000	\$0	0.00%	SINGLE FAMILY
127	BURNT BRIDGE RUN	1,633	\$180,200	\$182,000	\$1,800	1.00%	CONDO
19	BURTS ROAD AREA	1,482	\$150,900	\$150,900	\$0	0.00%	SINGLE FAMILY
28	CALLAHAN VILLAGE DUPLEXES	1,518	\$185,100	\$185,000	-\$100	-0.05%	DUPLEX
54	CALTHROP NECK	2,069	\$305,700	\$324,500	\$18,800	6.15%	SINGLE FAMILY
3	CALTHROP NECK ACREAGE	1,440	\$691,000	\$618,400	-\$72,600	-10.51%	SINGLE FAMILY
36	CALTHROP NECK WATERFRONT	3,557	\$860,500	\$801,900	-\$58,600	-6.81%	WATERFRONT
19	CARDINAL LANE	1,885	\$279,400	\$279,400	\$0	0.00%	SINGLE FAMILY
20	CARRAWAY TERRACE	1,461	\$223,800	\$219,900	-\$3,900	-1.74%	SINGLE FAMILY
177	CARVER GARDENS	1,050	\$114,800	\$121,700	\$6,900	6.01%	SINGLE FAMILY
11	CARVER PLACE	1,033	\$169,700	\$159,700	-\$10,000	-5.89%	SINGLE FAMILY
100	CARYS CHAPEL	1,748	\$243,000	\$245,900	\$2,900	1.19%	SINGLE FAMILY
32	CASTELLOW HEIGHTS	2,549	\$349,400	\$355,900	\$6,500	1.86%	SINGLE FAMILY
77	CHARLESTON HEIGHTS	1,469	\$172,600	\$181,300	\$8,700	5.04%	SINGLE FAMILY
107	CHEADLE HEIGHTS	1,697	\$235,600	\$235,600	\$0	0.00%	SINGLE FAMILY
36	CHEADLE HEIGHTS WATERFRONT	3,214	\$625,700	\$576,800	-\$48,900	-7.82%	WATERFRONT
10	CHEYENNE HILLS	2,659	\$368,800	\$368,900	\$100	0.03%	SINGLE FAMILY
15	CHISCHIAK WATCH	2,358	\$495,000	\$504,200	\$9,200	1.86%	SINGLE FAMILY
94	CHISMAN CREEK WATERFRONT	2,438	\$561,800	\$500,400	-\$61,400	-10.93%	WATERFRONT
22	CHISMAN LANDING	2,578	\$343,700	\$349,200	\$5,500	1.60%	SINGLE FAMILY
10	CHISMAN WOODS	3,050	\$407,400	\$407,400	\$0	0.00%	SINGLE FAMILY
80	CHURCHILL ESTATES	1,832	\$273,000	\$273,000	\$0	0.00%	SINGLE FAMILY
12	CLEARWATER COVE	3,093	\$470,400	\$470,400	\$0	0.00%	SINGLE FAMILY
82	COBBLE CREEK	1,876	\$248,300	\$261,300	\$13,000	5.24%	SINGLE FAMILY
10	COBURN COURT	1,240	\$160,200	\$165,200	\$5,000	3.12%	SINGLE FAMILY

2020 Reassessment
Comparative Change in Assessed Values by Neighborhood

Number of Homes	Subdivision Name	Median Home Size	2018 Median Assessed Value	2020 Median Assessed Value	Change in Assessed Value	Percentage Change in Assessed Value	Community Type
17	COLBERT TRACE	3,399	\$509,800	\$514,100	\$4,300	0.84%	SINGLE FAMILY
27	COOPERS LANDING	2,315	\$329,900	\$334,900	\$5,000	1.52%	SINGLE FAMILY
122	COUNTRY CLUB ACRES	2,155	\$275,000	\$275,000	\$0	0.00%	SINGLE FAMILY
73	COVE HOMES	1,826	\$261,600	\$269,900	\$8,300	3.17%	SINGLE FAMILY
4	CRAB NECK AREA	1,136	\$357,700	\$349,900	-\$7,800	-2.18%	SINGLE FAMILY
265	CREEKSIDE LANDING	3,028	\$366,200	\$376,700	\$10,500	2.87%	SINGLE FAMILY
18	CRESTWOODS	2,393	\$340,300	\$340,300	\$0	0.00%	SINGLE FAMILY
131	DANDY LOOP	1,873	\$256,000	\$277,200	\$21,200	8.28%	SINGLE FAMILY
83	DANDY LOOP						
83	WATERFRONT	2,480	\$567,400	\$566,600	-\$800	-0.14%	WATERFRONT
51	DARBY - FIRBY AREA	1,516	\$203,400	\$208,700	\$5,300	2.61%	SINGLE FAMILY
16	DARBY ESTATES	3,368	\$425,000	\$425,000	\$0	0.00%	SINGLE FAMILY
5	DARE ACREAGE	867	\$476,300	\$475,400	-\$900	-0.19%	SINGLE FAMILY
40	DARE HEIGHTS	2,189	\$311,400	\$311,100	-\$300	-0.10%	SINGLE FAMILY
	DARE POQUOSON RIVER						
36	WATERFRONT	3,249	\$727,400	\$723,000	-\$4,400	-0.60%	WATERFRONT
128	DARE ROAD	1,767	\$262,500	\$244,400	-\$18,100	-6.90%	SINGLE FAMILY
3	DARE ROAD WEST	2,280	\$322,600	\$322,600	\$0	0.00%	SINGLE FAMILY
80	DAVIS FORGE	2,139	\$315,400	\$321,200	\$5,800	1.84%	SINGLE FAMILY
8	DEER TRACE	2,729	\$388,400	\$401,100	\$12,700	3.27%	SINGLE FAMILY
58	DUNMOORE/TERREBONNE	1,736	\$247,100	\$254,900	\$7,800	3.16%	SINGLE FAMILY
124	EAGLE SOUND	1,108	\$118,800	\$124,100	\$5,300	4.46%	CONDO
10	EAST YORKTOWN ROAD	1,628	\$242,300	\$240,500	-\$1,800	-0.74%	SINGLE FAMILY
514	EDGEHILL	2,204	\$301,500	\$313,300	\$11,800	3.91%	SINGLE FAMILY
82	EDGEWOOD	2,411	\$354,100	\$361,500	\$7,400	2.09%	SINGLE FAMILY
33	ENDVIEW WOODS	1,608	\$214,600	\$214,600	\$0	0.00%	SINGLE FAMILY
33	EVERGREEN SHORES	1,458	\$213,100	\$208,200	-\$4,900	-2.30%	SINGLE FAMILY
	EVERGREEN SHORES						
37	WATERFRONT	2,065	\$438,800	\$394,300	-\$44,500	-10.14%	WATERFRONT
78	FAISON GREEN	1,981	\$294,300	\$299,400	\$5,100	1.73%	SINGLE FAMILY
31	FALCON CREST	2,641	\$341,600	\$360,200	\$18,600	5.44%	SINGLE FAMILY
92	FELGATES WOODS	2,698	\$288,100	\$296,500	\$8,400	2.92%	SINGLE FAMILY
67	FENTON MILL AREA	1,474	\$177,100	\$184,300	\$7,200	4.07%	SINGLE FAMILY
154	FERGUSON GLADE	1,483	\$207,900	\$207,900	\$0	0.00%	DUPLEX
145	FINCH TERRACE	1,788	\$218,600	\$225,000	\$6,400	2.93%	DUPLEX
187	FOXWOOD	1,894	\$265,700	\$273,000	\$7,300	2.75%	SINGLE FAMILY
	FT EUSTIS/DENBIGH BLVD						
5	AREA	2,457	\$355,300	\$366,900	\$11,600	3.26%	SINGLE FAMILY
13	GAINES ESTATES	2,433	\$351,300	\$351,300	\$0	0.00%	SINGLE FAMILY
264	GLEN LAUREL	1,647	\$208,800	\$219,900	\$11,100	5.32%	TOWNHOME
23	GOFFIGAN GARDENS	1,339	\$212,500	\$221,700	\$9,200	4.33%	SINGLE FAMILY
3	GOODWIN NECK ROAD AREA	1,676	\$209,400	\$209,400	\$0	0.00%	SINGLE FAMILY
13	GOOSLEY AREA	1,656	\$173,200	\$181,600	\$8,400	4.85%	SINGLE FAMILY
38	GRAFTON BRANCH	1,518	\$232,900	\$248,600	\$15,700	6.74%	SINGLE FAMILY
253	GRAFTON WOODS	1,426	\$185,700	\$185,700	\$0	0.00%	TOWNHOME
29	GRAND OAKS	2,252	\$255,500	\$263,800	\$8,300	3.25%	SINGLE FAMILY
67	GREEN SPRINGS	1,630	\$190,800	\$196,200	\$5,400	2.83%	SINGLE FAMILY
299	GREENLANDS	3,125	\$445,300	\$445,800	\$500	0.11%	SINGLE FAMILY
69	HARRIS GROVE	1,784	\$258,300	\$258,300	\$0	0.00%	SINGLE FAMILY
167	HARWOOD MILL AREA	1,903	\$272,500	\$283,200	\$10,700	3.93%	SINGLE FAMILY
31	HAWKS LANDING	3,744	\$492,900	\$492,900	\$0	0.00%	SINGLE FAMILY
90	HEATHER LEA	1,300	\$162,400	\$166,800	\$4,400	2.71%	TOWNHOME
109	HERITAGE HAMLET	1,716	\$261,500	\$277,600	\$16,100	6.16%	SINGLE FAMILY
	HERITAGE HAMLET						
63	WATERFRONT	2,039	\$328,700	\$319,700	-\$9,000	-2.74%	WATERFRONT

2020 Reassessment
Comparative Change in Assessed Values by Neighborhood

Number of Homes	Subdivision Name	Median Home Size	2018 Median Assessed Value	2020 Median Assessed Value	Change in Assessed Value	Percentage Change in Assessed Value	Community Type
110	HICKORY HILLS	1,132	\$120,900	\$109,300	-\$11,600	-9.59%	SINGLE FAMILY
67	HIGH GROVE	2,272	\$277,400	\$279,400	\$2,000	0.72%	SINGLE FAMILY
54	HIGHLANDS	2,245	\$348,400	\$362,400	\$14,000	4.02%	SINGLE FAMILY
7	HILLSIDE ESTATES	2,317	\$243,300	\$254,300	\$11,000	4.52%	SINGLE FAMILY
36	HODGES COVE	2,408	\$336,900	\$333,800	-\$3,100	-0.92%	SINGLE FAMILY
38	HODGES COVE WATERFRONT	2,815	\$487,500	\$452,300	-\$35,200	-7.22%	WATERFRONT
58	HOLLINGSWORTH	2,579	\$385,700	\$386,500	\$800	0.21%	SINGLE FAMILY
21	HOLLY POINT	3,146	\$412,000	\$412,000	\$0	0.00%	SINGLE FAMILY
16	HOLLYMEADE	2,477	\$374,400	\$378,700	\$4,300	1.15%	SINGLE FAMILY
36	HOLLYWOOD ESTATES	1,872	\$280,400	\$284,200	\$3,800	1.36%	SINGLE FAMILY
12	HOMESTEAD	3,160	\$440,100	\$443,100	\$3,000	0.68%	SINGLE FAMILY
78	HORNSBYVILLE RD AREA	1,792	\$208,800	\$213,700	\$4,900	2.35%	SINGLE FAMILY
9	HORSEMANS HILL	3,139	\$391,900	\$391,900	\$0	0.00%	SINGLE FAMILY
13	HOWARDS LANDING	3,434	\$478,600	\$481,100	\$2,500	0.52%	SINGLE FAMILY
11	HOWARDS LANDING WATERFRONT	3,277	\$883,900	\$868,000	-\$15,900	-1.80%	WATERFRONT
7	HUNTERS ESTATES	3,522	\$555,600	\$555,600	\$0	0.00%	SINGLE FAMILY
12	HUNTFIELD	1,447	\$152,100	\$162,100	\$10,000	6.57%	SINGLE FAMILY
26	ILEX ACRES	2,189	\$313,700	\$330,700	\$17,000	5.42%	SINGLE FAMILY
11	IRA CHURCHVILLE	1,634	\$260,200	\$268,700	\$8,500	3.27%	SINGLE FAMILY
51	JACOBS SPRINGS	2,888	\$396,000	\$396,000	\$0	0.00%	SINGLE FAMILY
10	JAMES MILL	2,344	\$364,300	\$361,500	-\$2,800	-0.77%	SINGLE FAMILY
23	JOHN HUNDLEY EST	1,683	\$172,600	\$175,600	\$3,000	1.74%	SINGLE FAMILY
118	JUSTINIAN GROVE	2,168	\$319,000	\$324,500	\$5,500	1.72%	SINGLE FAMILY
23	KENTUCKY FARMS	1,550	\$199,600	\$199,600	\$0	0.00%	SINGLE FAMILY
123	KINGS VILLA	2,150	\$311,100	\$323,600	\$12,500	4.02%	SINGLE FAMILY
171	LACKEY AREA	1,510	\$189,000	\$194,000	\$5,000	2.65%	SINGLE FAMILY
165	LAKES AT DARE	3,480	\$499,200	\$504,900	\$5,700	1.14%	SINGLE FAMILY
113	LAKESIDE FOREST	2,461	\$346,400	\$347,300	\$900	0.26%	SINGLE FAMILY
23	LAKESIDE HEIGHTS	1,450	\$229,900	\$241,500	\$11,600	5.05%	SINGLE FAMILY
25	LAKESIDE ROAD	2,488	\$332,700	\$338,400	\$5,700	1.71%	SINGLE FAMILY
48	LAMBS CREEK	2,001	\$288,300	\$298,300	\$10,000	3.47%	SINGLE FAMILY
37	LAMBS CREEK WATERFRONT	2,426	\$475,400	\$479,800	\$4,400	0.93%	WATERFRONT
23	LARKIN WOODS	2,470	\$351,000	\$361,800	\$10,800	3.08%	SINGLE FAMILY
53	LEES VILLAGE/SOUTHALL BATTERY	2,433	\$335,700	\$342,600	\$6,900	2.06%	SINGLE FAMILY
25	LEWIS DRIVE AREA	1,610	\$255,100	\$254,300	-\$800	-0.31%	SINGLE FAMILY
52	LEXINGTON	2,485	\$386,600	\$374,500	-\$12,100	-3.13%	SINGLE FAMILY
63	LILBURNE MEADOWS	2,073	\$294,300	\$299,300	\$5,000	1.70%	SINGLE FAMILY
38	LINDSAY LANDING	1,999	\$289,700	\$284,800	-\$4,900	-1.69%	SINGLE FAMILY
24	LINDSAY LANDING WATERFRONT	2,191	\$507,800	\$508,400	\$600	0.12%	WATERFRONT
17	LINK ROAD	2,366	\$354,800	\$377,200	\$22,400	6.31%	SINGLE FAMILY
18	LOTZ ACRES, SEC 1 & 3	2,938	\$383,600	\$383,600	\$0	0.00%	SINGLE FAMILY
50	LOTZ ACRES/TABB MEADOWS	2,530	\$362,700	\$370,900	\$8,200	2.26%	SINGLE FAMILY
33	MAGNOLIA PARK	2,811	\$328,900	\$326,800	-\$2,100	-0.64%	SINGLE FAMILY
5	MAGRUDER FIVE	1,808	\$231,600	\$241,700	\$10,100	4.36%	SINGLE FAMILY
22	MAGRUDER WOODS	2,661	\$273,600	\$281,600	\$8,000	2.92%	SINGLE FAMILY
10	MALONEY ESTATES	2,275	\$317,500	\$356,000	\$38,500	12.13%	SINGLE FAMILY
79	MARLBANK AREA WATERFRONT	2,770	\$626,500	\$600,700	-\$25,800	-4.12%	WATERFRONT
162	MARLBANK COVE	3,161	\$430,200	\$447,400	\$17,200	4.00%	SINGLE FAMILY
243	MARLBANK FARM	2,581	\$357,700	\$350,900	-\$6,800	-1.90%	SINGLE FAMILY
6	MARSHALL COOK SUB	2,856	\$376,000	\$376,000	\$0	0.00%	SINGLE FAMILY
12	MASSIE LANE	2,848	\$423,700	\$418,600	-\$5,100	-1.20%	SINGLE FAMILY

2020 Reassessment
Comparative Change in Assessed Values by Neighborhood

Number of Homes	Subdivision Name	Median Home Size	2018 Median Assessed Value	2020 Median Assessed Value	Change in Assessed Value	Percentage Change in Assessed Value	Community Type
12	MAYS HOLLOW	3,141	\$379,800	\$379,800	\$0	0.00%	SINGLE FAMILY
35	MCDONALD BLUFFS	3,111	\$477,200	\$470,500	-\$6,700	-1.40%	SINGLE FAMILY
100	MEADOWBROOK PARK	1,570	\$255,700	\$255,700	\$0	0.00%	SINGLE FAMILY
103	MEADOWLAKE FARMS	1,760	\$273,300	\$278,500	\$5,200	1.90%	SINGLE FAMILY
23	MEADOWVIEW	1,616	\$238,500	\$217,700	-\$20,800	-8.72%	SINGLE FAMILY
17	MELODY HEIGHTS	1,428	\$215,700	\$224,900	\$9,200	4.27%	SINGLE FAMILY
106	MIDDLETOWN FARMS	1,402	\$173,200	\$177,600	\$4,400	2.54%	SINGLE FAMILY
41	MILL COVE	2,320	\$312,700	\$310,200	-\$2,500	-0.80%	SINGLE FAMILY
31	MILL COVE WATERFRONT	2,526	\$354,600	\$354,600	\$0	0.00%	WATERFRONT
49	MILL FARM	1,677	\$253,100	\$257,000	\$3,900	1.54%	SINGLE FAMILY
38	MILLSIDE	2,250	\$329,500	\$328,600	-\$900	-0.27%	SINGLE FAMILY
5	MOORES CREEK	2,264	\$369,300	\$369,300	\$0	0.00%	SINGLE FAMILY
22	MOORES CREEK WATERFRONT	3,324	\$648,400	\$632,900	-\$15,500	-2.39%	WATERFRONT
20	MOORETOWN RD	1,420	\$160,600	\$160,600	\$0	0.00%	SINGLE FAMILY
134	NELSON PARK	1,152	\$143,900	\$154,900	\$11,000	7.64%	SINGLE FAMILY
77	NELSONS GRANT	2,075	\$317,300	\$307,000	-\$10,300	-3.25%	TOWNHOME & CONDO
27	NORTH CALTHROP NECK	3,298	\$554,300	\$553,100	-\$1,200	-0.22%	SINGLE FAMILY
48	OAK AREA	1,277	\$202,400	\$200,000	-\$2,400	-1.19%	SINGLE FAMILY
14	OAK TREE	1,352	\$158,400	\$158,400	\$0	0.00%	SINGLE FAMILY
53	OAKS AT FENTON MILL	2,756	\$456,200	\$456,200	\$0	0.00%	SINGLE FAMILY
48	OAKWOOD	3,098	\$403,600	\$420,200	\$16,600	4.11%	SINGLE FAMILY
47	OLD LAKESIDE ROAD	2,109	\$298,500	\$298,500	\$0	0.00%	SINGLE FAMILY
92	OLD QUAKER	2,066	\$257,900	\$258,900	\$1,000	0.39%	SINGLE FAMILY
16	OLD WORMLEY CREEK WATERFRONT	2,155	\$579,500	\$545,900	-\$33,600	-5.80%	WATERFRONT
28	OLD WORMLEY CREEK ROAD AREA	2,083	\$367,000	\$367,000	\$0	0.00%	SINGLE FAMILY
46	OLD YORK - HAMPTON AREA	1,943	\$291,000	\$303,400	\$12,400	4.26%	SINGLE FAMILY
77	OLDE PORT COVE	3,920	\$624,000	\$617,800	-\$6,200	-0.99%	SINGLE FAMILY
15	OSBORN LANDING	3,994	\$677,000	\$680,800	\$3,800	0.56%	WATERFRONT
3	OSBORN LANDING	3,193	\$479,600	\$516,200	\$36,600	7.63%	SINGLE FAMILY
50	OVERLOOK POINT	2,583	\$408,100	\$411,800	\$3,700	0.91%	SINGLE FAMILY
38	PANTHER PLACE	1,548	\$218,900	\$227,800	\$8,900	4.07%	SINGLE FAMILY
30	PARKWAY ESTATES	1,766	\$225,300	\$235,600	\$10,300	4.57%	SINGLE FAMILY
9	PATRICKS CREEK ESTATES	3,003	\$466,100	\$490,000	\$23,900	5.13%	SINGLE FAMILY
11	PATRICKS CREEK ROAD	2,194	\$330,700	\$326,100	-\$4,600	-1.39%	SINGLE FAMILY
42	PATRICKS CREEK WATERFRONT	2,293	\$533,700	\$528,200	-\$5,500	-1.03%	WATERFRONT
14	PATRICKS LANDING	3,052	\$437,100	\$447,300	\$10,200	2.33%	SINGLE FAMILY
78	PATRIOT VILLAGE	2,681	\$370,800	\$373,400	\$2,600	0.70%	SINGLE FAMILY
79	PENNIMAN - PARKWAY AREA	1,275	\$139,800	\$143,600	\$3,800	2.72%	SINGLE FAMILY
72	PENNIMAN EAST	1,738	\$220,800	\$237,600	\$16,800	7.61%	SINGLE FAMILY
31	PENNIMAN WOODS	1,898	\$238,700	\$238,700	\$0	0.00%	SINGLE FAMILY
5	PINEHURST CREEK FRONT	2,700	\$361,500	\$356,600	-\$4,900	-1.36%	SINGLE FAMILY
162	PINEY POINT AREA	2,235	\$320,500	\$330,900	\$10,400	3.24%	SINGLE FAMILY
40	PINEY POINT WATERFRONT	2,739	\$616,100	\$562,000	-\$54,100	-8.78%	WATERFRONT
76	PLANTATION ACRES	1,602	\$245,900	\$256,300	\$10,400	4.23%	SINGLE FAMILY
15	PLANTATION HEIGHTS	1,859	\$214,700	\$219,200	\$4,500	2.09%	SINGLE FAMILY
11	POQUOSON RIVER WATERFRONT1	2,737	\$638,200	\$673,000	\$34,800	5.45%	WATERFRONT

2020 Reassessment
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	POQUOSON RIVER						
25	WATERFRONT2	2,495	\$425,600	\$442,600	\$17,000	3.99%	WATERFRONT
18	POQUOSON SHORES	2,704	\$348,400	\$360,900	\$12,500	3.59%	SINGLE FAMILY
45	PORT MYERS	3,140	\$468,600	\$493,900	\$25,300	5.40%	SINGLE FAMILY
75	PRESSON ARBOR	3,173	\$485,900	\$485,900	\$0	0.00%	SINGLE FAMILY
20	PROSPECT PARK	2,916	\$374,600	\$403,900	\$29,300	7.82%	SINGLE FAMILY
19	PROVIDENCE GROVE	2,546	\$374,800	\$379,100	\$4,300	1.15%	SINGLE FAMILY
60	QUAIL HOLLOW	1,256	\$191,200	\$212,200	\$21,000	10.98%	SINGLE FAMILY
	QUARTERMARSH CREEK						
40	WATERFRONT	2,412	\$396,000	\$385,400	-\$10,600	-2.68%	WATERFRONT
25	QUARTERMARSH EST. 3A & 3B	3,277	\$454,600	\$465,800	\$11,200	2.46%	SINGLE FAMILY
37	QUARTERMARSH ESTATES	2,568	\$343,700	\$361,500	\$17,800	5.18%	SINGLE FAMILY
70	QUEENS CREEK ESTATES	2,600	\$291,300	\$300,100	\$8,800	3.02%	SINGLE FAMILY
412	QUEENS LAKE	2,605	\$361,000	\$361,300	\$300	0.08%	SINGLE FAMILY
120	QUEENS LAKE (LAKEFRONT)	2,900	\$519,100	\$522,600	\$3,500	0.67%	WATERFRONT
103	QUEENSWOOD (NEW)	2,033	\$258,800	\$272,700	\$13,900	5.37%	SINGLE FAMILY
50	QUEENSWOOD (OLD)	1,837	\$235,200	\$246,900	\$11,700	4.97%	SINGLE FAMILY
19	QUEENSWOOD HUBBARD	1,500	\$186,200	\$194,300	\$8,100	4.35%	SINGLE FAMILY
91	RAILWAY ROAD	2,175	\$316,900	\$323,400	\$6,500	2.05%	SINGLE FAMILY
164	RAINBROOK VILLAS	1,512	\$210,500	\$217,800	\$7,300	3.47%	CONDO
9	RED DIRT ROAD	1,323	\$148,600	\$153,600	\$5,000	3.36%	SINGLE FAMILY
48	RICH ACRES	1,526	\$215,400	\$218,400	\$3,000	1.39%	SINGLE FAMILY
40	RIVER HAVEN	1,751	\$250,100	\$259,700	\$9,600	3.84%	SINGLE FAMILY
215	RIVERWALK TOWNES	1,781	\$222,800	\$227,900	\$5,100	2.29%	TOWNHOME
40	ROBANNA SHORES	2,047	\$291,800	\$291,800	\$0	0.00%	SINGLE FAMILY
	ROBANNA SHORES						
29	WATERFRONT	2,334	\$518,700	\$495,500	-\$23,200	-4.47%	WATERFRONT
32	ROBERTS TRACE	2,632	\$377,800	\$377,800	\$0	0.00%	SINGLE FAMILY
65	ROCK CREEK	2,946	\$420,700	\$427,600	\$6,900	1.64%	SINGLE FAMILY
50	ROSEWOOD PLACE	1,797	\$273,100	\$276,300	\$3,200	1.17%	SINGLE FAMILY
66	ROYAL COLVEN	2,706	\$397,100	\$397,300	\$200	0.05%	SINGLE FAMILY
48	ROYAL GRANT	2,592	\$351,500	\$363,900	\$12,400	3.53%	SINGLE FAMILY
589	RUNNING MAN	3,019	\$451,300	\$459,900	\$8,600	1.91%	SINGLE FAMILY
80	SANCTUARY	2,154	\$284,000	\$284,600	\$600	0.21%	DUPLEX
65	SCHENCK ESTATES	1,611	\$189,000	\$191,600	\$2,600	1.38%	SINGLE FAMILY
81	SCOTCH TOMS WOOD	1,953	\$285,500	\$287,600	\$2,100	0.74%	SINGLE FAMILY
63	SEAFORD ROAD AREA	1,727	\$226,700	\$232,900	\$6,200	2.73%	SINGLE FAMILY
11	SEAFORD ROAD WATERFRONT	1,934	\$476,800	\$464,800	-\$12,000	-2.52%	WATERFRONT
43	SEAFORD SHORES	1,837	\$281,300	\$281,300	\$0	0.00%	SINGLE FAMILY
	SEAFORD SHORES						
99	WATERFRONT	2,138	\$397,500	\$398,600	\$1,100	0.28%	WATERFRONT
14	SEANS GLEN	2,416	\$292,200	\$300,400	\$8,200	2.81%	SINGLE FAMILY
83	SETTLERS CROSSING	2,520	\$361,000	\$361,000	\$0	0.00%	SINGLE FAMILY
22	SEVEN HOLLIES	2,882	\$396,700	\$400,900	\$4,200	1.06%	SINGLE FAMILY
49	SHADY BANKS	1,648	\$229,200	\$242,000	\$12,800	5.58%	CONDO
70	SHERWOOD FOREST	2,573	\$362,600	\$371,200	\$8,600	2.37%	SINGLE FAMILY
11	SHIP POINT WATERFRONT	2,491	\$493,100	\$493,700	\$600	0.12%	WATERFRONT
36	SHIP POINT SHIP LANDING	2,262	\$341,000	\$341,000	\$0	0.00%	SINGLE FAMILY
74	SHOWALTER ROAD	1,742	\$256,300	\$262,100	\$5,800	2.26%	SINGLE FAMILY
8	SINCLAIR MANOR	2,119	\$314,500	\$314,500	\$0	0.00%	SINGLE FAMILY
72	SKIMINO AREA	1,810	\$236,800	\$251,900	\$15,100	6.38%	SINGLE FAMILY
45	SKIMINO FARMS	1,477	\$164,300	\$165,100	\$800	0.49%	SINGLE FAMILY

2020 Reassessment
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40	SKIMINO FARMS INTERIOR	1,764	\$243,600	\$244,600	\$1,000	0.41%	SINGLE FAMILY
160	SKIMINO HILLS	1,614	\$204,600	\$219,100	\$14,500	7.09%	SINGLE FAMILY
93	SKIMINO LANDINGS	3,400	\$528,800	\$503,400	-\$25,400	-4.80%	SINGLE FAMILY
18	SKIMINO RANCHES	1,864	\$272,300	\$275,400	\$3,100	1.14%	SINGLE FAMILY
35	SMITHVILLE TERRACE	1,621	\$248,400	\$248,400	\$0	0.00%	SINGLE FAMILY
315	SMITHY GLEN	1,430	\$177,300	\$178,300	\$1,000	0.56%	TOWNHOME
142	SOMMERVILLE	2,589	\$356,800	\$359,300	\$2,500	0.70%	SINGLE FAMILY
10	SONSHINE ACRES	2,463	\$315,300	\$325,800	\$10,500	3.33%	SINGLE FAMILY
89	SPRINGFIELD TERRACE	1,447	\$174,700	\$186,200	\$11,500	6.58%	SINGLE FAMILY
34	STERLING SPRINGS	2,834	\$344,900	\$344,900	\$0	0.00%	SINGLE FAMILY
13	SUMMERS CROSSING	2,529	\$297,500	\$297,500	\$0	0.00%	SINGLE FAMILY
22	SUNSET MEADOWS	1,456	\$210,900	\$222,700	\$11,800	5.60%	SINGLE FAMILY
446	TABB LAKES	2,241	\$319,600	\$320,700	\$1,100	0.34%	SINGLE FAMILY
37	TABB TERRACE	2,001	\$293,900	\$293,900	\$0	0.00%	SINGLE FAMILY
54	TAYLOR FARMS	4,356	\$847,400	\$853,000	\$5,600	0.66%	SINGLE FAMILY
26	TEMPLE FARM	2,168	\$265,200	\$265,200	\$0	0.00%	SINGLE FAMILY
18	TEMPLE FARM WATERFRONT	2,597	\$813,500	\$773,800	-\$39,700	-4.88%	SINGLE FAMILY
164	THE GABLES OF YORK	1,699	\$209,900	\$209,900	\$0	0.00%	TOWNHOME
17	THE GROVE AT MARLBANK	3,061	\$409,200	\$421,000	\$11,800	2.88%	SINGLE FAMILY
68	THE QUARTERS	1,744	\$202,600	\$209,200	\$6,600	3.26%	TOWNHOME
124	THE RESERVE AT WILLIAMSBURG	1,811	\$281,500	\$284,500	\$3,000	1.07%	SINGLE FAMILY
71	THE WOODS ON MANSION ROAD	3,284	\$488,500	\$499,900	\$11,400	2.33%	SINGLE FAMILY
45	TIDE MILL	2,366	\$302,300	\$303,700	\$1,400	0.46%	SINGLE FAMILY
39	TIDE MILL/SANCTUARY	3,712	\$599,800	\$599,800	\$0	0.00%	SINGLE FAMILY
35	TOWNHOMES AT MARTIN FARM	1,852	\$262,900	\$278,100	\$15,200	5.78%	TOWNHOME
69	TRADEWINDS	2,748	\$398,500	\$409,800	\$11,300	2.84%	SINGLE FAMILY
37	TREBOR PASTURES	2,625	\$391,700	\$393,700	\$2,000	0.51%	SINGLE FAMILY
11	UPPERSHIRE	2,863	\$397,500	\$398,800	\$1,300	0.33%	SINGLE FAMILY
29	VICTORY ESTATES	2,982	\$460,400	\$496,400	\$36,000	7.82%	SINGLE FAMILY
33	VICTORY MEADOWS	3,090	\$422,700	\$425,600	\$2,900	0.69%	SINGLE FAMILY
84	VILLAS AT SHADY BANKS	1,553	\$241,400	\$244,400	\$3,000	1.24%	SINGLE FAMILY
72	VILLAS AT YORKTOWN	1,763	\$311,200	\$311,200	\$0	0.00%	CONDO
109	VINEYARD HEIGHTS	1,720	\$217,400	\$236,800	\$19,400	8.92%	SINGLE FAMILY
46	WALLER MILL AREA	1,401	\$164,900	\$166,300	\$1,400	0.85%	SINGLE FAMILY
17	WASHINGTON RIDGE WATERVIEW TERRACE AND AREA	2,326	\$283,500	\$298,300	\$14,800	5.22%	SINGLE FAMILY
49	WASHINGTON RIDGE WATERVIEW TERRACE	1,583	\$232,500	\$232,900	\$400	0.17%	SINGLE FAMILY
27	WASHINGTON RIDGE WATERFRONT	2,638	\$557,900	\$557,500	-\$400	-0.07%	WATERFRONT
23	WHISPERING PINES	2,965	\$399,400	\$385,500	-\$13,900	-3.48%	SINGLE FAMILY
116	WHISPERING WINDS	1,324	\$128,100	\$141,700	\$13,600	10.62%	MODULAR
23	WHITE OAK	2,278	\$337,700	\$339,600	\$1,900	0.56%	SINGLE FAMILY
22	WHITES SUBDIVISION	1,396	\$202,200	\$205,700	\$3,500	1.73%	SINGLE FAMILY
31	WHITTAKERS MILL	3,118	\$444,200	\$444,200	\$0	0.00%	SINGLE FAMILY
44	WHITTAKERS MILL TOWNHOMES	2,165	\$304,100	\$304,100	\$0	0.00%	TOWNHOME
30	WILDEY - SPIVEY WATERFRONT	2,644	\$504,100	\$465,900	-\$38,200	-7.58%	WATERFRONT
62	WILDEY RD - HANSFORD RD AREA	1,460	\$209,800	\$203,300	-\$6,500	-3.10%	SINGLE FAMILY

2020 Reassessment
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11	WILLIAMS TERRACE	1,420	\$138,800	\$139,100	\$300	0.22%	SINGLE FAMILY
52	WILLIAMS TERRACE	1,136	\$140,400	\$146,700	\$6,300	4.49%	SINGLE FAMILY
133	WILLIAMSBURG BLUFFS	2,150	\$279,700	\$279,700	\$0	0.00%	SINGLE FAMILY
	WILLIAMSBURG						
200	COMMONS	1,150	\$123,600	\$121,900	-\$1,700	-1.38%	CONDO
248	WILLOW LAKES	1,663	\$225,300	\$229,000	\$3,700	1.64%	TOWNHOME & SINGLE FAMILY
70	WINDER POND	2,630	\$369,800	\$369,800	\$0	0.00%	SINGLE FAMILY
35	WINTERFIELD	2,944	\$408,900	\$412,000	\$3,100	0.76%	SINGLE FAMILY
48	WOLFTRAP ESTATES	2,346	\$322,000	\$330,800	\$8,800	2.73%	SINGLE FAMILY
51	WOLFTRAP ROAD AREA	1,391	\$195,900	\$200,200	\$4,300	2.19%	SINGLE FAMILY
275	WOODLAKE CROSSING	2,656	\$365,100	\$369,500	\$4,400	1.21%	SINGLE FAMILY
229	WOODS OF TABB	2,783	\$400,200	\$402,500	\$2,300	0.57%	SINGLE FAMILY
15	WOODS OF TABB NEW	3,440	\$551,100	\$551,100	\$0	0.00%	SINGLE FAMILY
138	WOODTOWN QUARTERS	1,235	\$148,100	\$158,700	\$10,600	7.16%	TOWNHOME
	WSBURG COMMONS						
156	CARRIAGE HOMES	1,894	\$247,000	\$254,800	\$7,800	3.16%	DUPLEX
178	WYTHE CREEK FARMS	2,992	\$428,100	\$433,900	\$5,800	1.35%	SINGLE FAMILY
30	YORK COLONY	2,422	\$367,900	\$367,000	-\$900	-0.24%	SINGLE FAMILY
242	YORK CROSSING	1,295	\$144,300	\$144,900	\$600	0.42%	TOWNHOME
58	YORK MANOR	1,420	\$218,100	\$220,000	\$1,900	0.87%	SINGLE FAMILY
126	YORK MEADOWS	2,585	\$349,700	\$361,900	\$12,200	3.49%	SINGLE FAMILY
73	YORK POINT WATERFRONT	2,297	\$434,400	\$425,800	-\$8,600	-1.98%	WATERFRONT
292	YORK TERRACE	1,043	\$136,100	\$142,500	\$6,400	4.70%	SINGLE FAMILY
60	YORKSHIRE	1,887	\$280,300	\$272,400	-\$7,900	-2.82%	SINGLE FAMILY
145	YORKSHIRE COMMONS	2,258	\$331,600	\$341,100	\$9,500	2.86%	SINGLE FAMILY
41	YORKSHIRE DOWNS	1,990	\$288,300	\$290,400	\$2,100	0.73%	SINGLE FAMILY
	YORKSHIRE DOWNS -						
120	GEORGIANS	1,272	\$121,400	\$127,700	\$6,300	5.19%	CONDO
	YORKSHIRE DOWNS						
105	TOWNHOUSES	1,400	\$187,900	\$187,900	\$0	0.00%	TOWNHOME
42	YORKSHIRE PARK	1,815	\$258,200	\$265,500	\$7,300	2.83%	SINGLE FAMILY
	YORKSHIRE PARK						
26	WATERFRONT	2,560	\$455,000	\$463,400	\$8,400	1.85%	WATERFRONT
6	YORKTOWN CRESCENT	2,170	\$304,500	\$304,500	\$0	0.00%	TOWNHOME
58	YORKTOWN ROAD	1,826	\$267,400	\$279,400	\$12,000	4.49%	SINGLE FAMILY
35	YORKTOWN TRACE	1,906	\$236,400	\$252,700	\$16,300	6.90%	SINGLE FAMILY
42	YORKTOWN VILLAGE	2,005	\$406,100	\$427,000	\$20,900	5.15%	SINGLE FAMILY
	YORKTOWN VILLAGE						
18	TWO	1,774	\$256,000	\$261,300	\$5,300	2.07%	SINGLE FAMILY
17	YORKVILLE ROAD	1,829	\$313,300	\$313,300	\$0	0.00%	SINGLE FAMILY



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PO Box 532
Yorktown, VA 23690

COUNTY OF YORK, VIRGINIA
OFFICE OF REAL ESTATE ASSESSMENTS
(757) 890-3720

Report Mailing Address Changes to the
Commissioner of the Revenue's Office
(757) 890-3382

PARCEL GPIN NUMBER:

PROPERTY ADDRESS:

GOVERNMENT DISTRICT:

OWNER OF RECORD:

**NOTICE OF PROPOSED CHANGE IN REAL ESTATE ASSESSMENT EFFECTIVE
JANUARY 1, 2020 THROUGH DECEMBER 31, 2021
ASSESSMENT REPRESENTS 100% OF FAIR MARKET VALUE AND DOES NOT REFLECT
CREDITS ASSOCIATED WITH TAX RELIEF OR VETERAN'S RELIEF**

THIS IS NOT A BILL

	2018 Final Assessment	2019 Final Assessment	2020 Assessment
Market Land Value			
Improvement Value			
Total Fair Market Value			
Tax Rate (per \$100)			***
Annual Tax Levy			***
% Tax Levy Change	%	%	%***

The 2020 tax rate and estimated tax noted above are subject to change***

A public hearing on the budget and tax rate is scheduled, on Tuesday, April 21, 2020 at 7:00 pm
The public hearing will take place at York Hall, 301 Main Street, Yorktown, VA 23690

YOUR RIGHT TO APPEAL AND REVIEW ASSESSMENT RECORDS

Property owners or authorized agents who disagree with the proposed assessment have the legal right to appeal the 2020 proposed assessment or agricultural value, for properties qualifying for a special use assessment, to the Real Estate Assessment Division and/or to the Board of Equalization. The appeal process begins with owners contacting the Real Estate Assessment Division for an informal review. Owners should call (757) 890-3720, Monday through Friday from 8:30 am to 4:00 pm to discuss the assessed value with a real estate appraiser or schedule an appointment. Appointments for informal reviews are available **January 15, 2020** through **January 31, 2020** between 9:00 am and 4:00 pm, Monday through Friday and will be located at 120 Alexander Hamilton Boulevard, Yorktown, VA 23690.

Code of Virginia Code §58.1-3331 requires all property appraisal cards or sheets within the custody of a county, city or town assessing officer, except those cards or sheets containing information made confidential by § 58.1-3, shall be open for inspection, after the notice of reassessment is mailed, as provided by in § 58.1-3330, during normal office hours Monday through Friday 8:15 am to 5:00 pm excluding observed holidays.

Board of Equalization:

Property owners or their authorized representative pursuing a formal appeal before the Board of Equalization must submit a completed application to the Assessor's Office no later than 5:00 pm, Friday, **February 28, 2020**. The Board of Equalization hearing dates will be published in the Daily Press and available on the Assessor's website. www.yorkcounty.gov

Appealing Your Assessment:

A successful appeal, of the proposed assessment, is achievable by demonstrating one or more of the points listed below:

- An error in assessment record's land area (acreage) or the structures square footage
- A lack of uniformity or equity with similar properties
- Proof the property is assessed in excess of its fair market value
- You have the right under § 58.1-3331 to review and obtain copies of all assessment records pertaining to the fair market value of such property and request the Assessor/ Appraiser make a physical inspection of the subject property

Providing a copy of one or more of the following documents will assist you in establishing an erroneous assessment:

- A recorded survey
- Building plans
- An appraisal of the property with an effective valuation date between January 1, 2019 and December 31, 2019

For information on Tax Relief Programs:

- Veterans with 100% service connected disability, contact the Commissioner of Revenue for application and information (757) 890-3382
- Tax relief for owners 65 years of age and older or permanently or totally disabled, please contact the Commissioner of Revenue (757) 890-3382
- Agricultural Program contact the Real Estate Assessor (757) 890-3720 for information and application. Applications for 2021 are due November 1, 2020