



City of Charlottesville

MEMO

TO: Sam Sanders, City Manager

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

FROM: Jeffrey S. Davis, City Assessor

RE: 2024 Real Estate Assessment

DATE: January 26, 2024

The Office of Real Estate Assessment is pleased to submit information for the 2024 reassessment.

The goal of the Assessor's Office is to assess the City's real property fairly and equitably. Property assessments are reviewed annually, utilizing recent sales data to provide current market 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 30, 2024. Assessor's Office personnel will be available to discuss assessments with property owners on or before February 29, 2024. Property owners may also request a hearing with the Board of Equalization following an Administrative Appeal.

Total taxable property increased from \$10,460,742,200 to \$10,923,926,200 which represents a total assessed value increase of \$463,184,000 or 5%. The reassessment of existing property increased by \$477,000,700 or 4.5%.

Exhibit 1 details the changes between residential and commercial property. The exhibit shows that existing residential property increased by a total of 5.61%. Existing commercial property increased by 3.11%.

The average assessed value for taxable residential property is \$486,300.

I am also enclosing the following exhibits for your review.

REAL ESTATE ASSESSMENT

INFORMATION FOR

2024

I. NEWS RELEASE

II. FREQUENTLY ASKED QUESTIONS

III. EXHIBIT NOTES

IV. ASSESSMENT INFORMATION FROM ASSESSOR

CITY OF
CHARLOTTESVILLE



Office of Real Estate Assessment

PO Box 911, City Hall

Charlottesville, VA 22902

Telephone: 434-970-3136

FAX: 434-970-3232

Website: www.charlottesville.gov

Press Release
January 26, 2024

The City Assessor's Office has completed the 2024 reassessment. Of the 15,114 taxable properties, residential parcels increased by an average of 5.61%. Commercial properties (including apartments, retail, office, industrial, vacant land) increased by an average of 3.11%.

When residential, commercial, new construction are averaged together taxable properties in the City increased by 5.0% in 2024.

Additional details of this year's figures include:

- Residential properties
 - Assessments for existing residential property increased in value by 5.61%
 - 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 3.11%
 - 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 4.58%
- New construction value included for 2024 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 5.01%

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. Please call the City Assessor's Office at 434-970-3136, Monday-Friday, 8 a.m. to 5 p.m. to discuss your assessment.

Frequently Asked Questions—2024 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 2024 must do so on or before **February 29, 2024**, to be eligible for a review for 2024. The Assessor's office business hours are from 8 AM to 5 PM. The telephone number is **(434) 970-3136**. Assessments are accessible on the City's online [GIS viewer](#). [Appeal forms](#) are online at <https://www.charlottesville.gov/210/City-Assessor>.

How does a property owner appeal an assessment?

Once assessments are mailed, a property owner, has 30 days to appeal the assessment. You may speak to an appraiser 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. [Appeal forms](#) are online and hard copies are available at the Assessor's Office.

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

Should 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 \$61,650 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 April 1, 2024 to apply for the Real Estate Tax Relief program, and until May 1, 2024 to apply for the Rent Relief program.

Applications for the Charlottesville Homeowner Assistance 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.

How much tax relief has been given in the past?

Real Estate Tax Relief

This is the average scenario based on 2023 figures:

Elderly and Disabled Tax Relief (RETR)

(Accepted Applications)

Average property value	\$354,730
Average tax	\$ 3,405
Average amount of relief	\$ <u>3,251</u>
Households qualified	\$ 312

Chap Program (CHAP)

Applicants qualified	Grant
333	\$2,500
101	\$2,000
106	\$1,500
<u>36</u>	<u>\$1,000</u>
TOTAL	576

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 2024

	Residential	Commercial	Total
Assessment Values 2023	\$6,141,482,900	\$4,319,259,300	\$10,460,742,200
Adjustments (appeals, corrections, etc.)	(\$5,974,400)	(\$50,852,300)	(\$56,826,700)
Revised Values 2023	\$6,135,508,500	\$4,268,407,000	\$10,403,915,500
Increases (Decreases) for 2024			
General Reassessment % Change from Reassessment	\$344,373,100 5.61%	\$132,627,600 3.11%	\$477,000,700 4.58%
New Construction % Change from New Construction	\$19,655,000 0.32%	\$22,258,800 0.52%	\$41,913,800 0.40%
Total Increase (Decrease) % Change Before Reclassification	\$364,028,100 5.93%	\$154,886,400 3.64%	\$518,914,500 4.99%
New Total 2024	\$6,499,536,600	\$4,423,293,400	\$10,922,830,000
Reclassification (Taxable to Non-Taxable) % Change from Reclassification	\$875,100 0.01%	\$221,100 0.00%	\$1,096,200 0.01%
Total Assessed Values 2024	\$6,500,411,700	\$4,423,514,500	\$10,923,926,200
General Reassessment	5.95%	3.63%	5.00%

Reported percentage change compares taxable 2024 values to revised taxable 2023 values.

EXHIBIT II
Five-Year Assessment History by Neighborhood
Due to General Reassessment
Tax Years 2020-2024

RESIDENTIAL NEIGHBORHOOD	2024 % Change	2023 % Change	2022 % Change	2021 % Change	2020 % Change
1 Angus Road Area	4.10	12.01	5.26	8.29	3.30
2 Birdwood/Hillcrest Road	2.20	11.83	28.50	0.24	5.66
3 Towles/Merryden/Ivy Terrace	7.92	14.71	15.72	9.34	0.24
4 University/Maury Hills	1.85	12.67	17.75	3.16	4.14
5 Fry's Spring	7.01	12.83	10.45	4.49	0.74
6 Azalea Gardens/Green Valley	3.58	10.39	9.79	5.37	3.09
7 JPA/Shamrock Road	3.47	17.38	11.48	5.01	1.44
7H Huntley	4.05	8.75	9.25	4.29	1.92
8 Johnson Village	4.58	14.70	11.05	0.72	1.23
9 Ridge Street	6.30	11.41	10.08	4.88	12.40
9B Burnet Commons	6.81	5.56	13.20	0.32	1.87
9C Brookwood Carter View	6.99	6.60	14.08	3.77	4.08
10 Fifeville	5.35	18.74	9.98	3.42	2.75
11 Venable/Page/10th Street	3.44	13.29	12.64	5.78	0.87
12 Rugby	8.13	13.41	6.39	2.07	4.60
13 Venable	8.48	6.75	7.24	3.62	1.03
14 Meadowbrook Hills	2.69	11.79	5.91	0.89	1.45
15 Rutledge	5.29	15.19	8.40	0.61	12.50
16 Greenbrier	7.86	8.98	16.11	1.95	7.16
17 Greenleaf Terrace/Rose Hill/Rugby Hills	3.54	14.25	14.88	3.12	2.14
18 Rose Hill/Forrest Street	2.59	20.67	18.49	6.93	0.43
19 North Downtown	4.33	6.56	6.22	7.25	2.45
20 IX/Belmont	5.13	16.19	11.47	2.67	0.74
21 Carlton/Belmont	7.02	20.49	13.58	9.11	2.42
22 Belmont	8.10	4.57	14.53	2.90	4.50
22S Stonehenge Extended	5.51	16.99	1.68	51.94	-
23 Little High Street/East Jefferson Street	6.61	13.55	4.37	4.17	5.50
23CT Coal Tower	0.95	2.86	2.26	14.06	15.33
24 Woolen Mills	6.21	8.08	12.99	4.46	6.03
25 Locust Grove	7.07	14.92	15.63	2.04	2.06
26 Locust Grove Extended	5.75	13.90	15.35	4.05	5.07
26C St Charles Place	4.10	6.31	5.89	-	-
27 Woodhayven	12.62	10.23	19.30	3.15	6.84
28 Holmes/North Avenue Area	2.41	8.46	17.16	4.54	2.56
28AW Ashby Place/Wilder	3.97	4.18	7.02	1.23	-

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2020-2024

RESIDENTIAL NEIGHBORHOOD CONTINUED	2024 % Change	2023 % Change	2022 % Change	2021 % Change	2020 % Change
29 Orangedale	18.70	6.93	24.63	0.18	15.59
30 Willoughby	6.11	4.27	7.83	2.23	2.94
40 Davis Avenue/Marshall Street Area	5.09	10.07	4.96	5.58	-0.04
43 Forest Hills	2.72	13.23	11.88	5.35	4.94
53 North Belmont	6.92	10.20	11.67	0.65	-1.01
54 North Belmont Condos	5.24	11.68	31.21	6.15	3.01
55 Melbourne Condos	6.19	9.06	15.16	0.56	0.36
56 Old 5th Circle	3.30	17.70	11.36	0.94	0.99
57 Overlook Condos	7.49	9.58	7.26	9.98	8.72
61 Walker Square Condos	5.44	15.59	0.00	6.91	6.95
62 JPA Condos	14.34	8.85	9.93	-2.56	7.12
63 Holsinger Condos	0.23	6.25	13.24	4.17	0.04
64 Cherry Hill	3.41	6.72	9.63	1.08	5.52
65 Downtown Condos	1.62	7.20	10.68	4.55	6.82
66 Johnson Village New Addition	9.90	13.66	6.35	0.80	17.95
70 Rockcreek Condos	3.57	5.91	10.69	3.98	-1.58
71 Lewis & Clark Condos ¹	0.62	6.17	11.11	10.39	-0.08
72 Lochlyn Hills	5.74	8.54	4.42	4.45	11.99
73 Belmont Station	4.21	7.99	16.29	0.00	3.07
74 Druid Avenue Condos	5.40	8.83	10.06	9.44	-
RESIDENTIAL AVERAGE	5.49	10.87	11.50	4.90	4.31

EXHIBIT II
Five-Year Assessment History by Neighborhood
Due to General Reassessment
Tax Years 2020-2024

COMMERCIAL NEIGHBORHOOD	2024 % Change	2023 % Change	2022 % Change	2021 % Change	2020 % Change
32 Preston Avenue	6.72	16.20	0.72	1.96	5.22
33 Court Square & Central Business District	0.72	15.58	2.18	-0.57	10.87
34A UVA Area Apartments	4.05	9.81	3.35	4.85	8.29
34B West Side Apartments	6.30	9.04	8.71	2.67	9.99
34C East Side Apartments	1.00	11.73	8.83	1.36	10.96
34D Downtown Apartments	0.74	18.38	3.44	2.85	8.70
36 West Main	1.08	25.55	4.96	17.45	16.71
37 29 North & Ivy Road	4.87	9.42	2.78	-1.44	7.17
38 Light Industry & Harris Steet	3.42	12.14	0.75	0.65	10.21
39 UVA Commercial/Residential	-0.92	17.99	0.62	0.78	0.53
41 Fraternities	3.37	0.00	-1.05	1.08	-1.03
44 Cherry Avenue	1.59	30.81	1.28	-1.53	13.28
45 5th Street Extended	4.45	8.96	6.46	-4.45	7.37
46 Belmont Commercial	1.03	28.20	7.03	0.94	3.92
47 River Road	0.55	14.93	0.27	0.75	1.32
48 High Street	-1.46	15.59	2.43	1.51	15.76
49 Market Street	2.35	10.91	1.92	0.41	12.40
50 Carlton Commercial	-0.52	20.52	0.85	0.88	10.92
51 Rose Hill Commercial	4.46	19.55	0.75	0.75	3.04
52 Fry's Spring Commercial	1.37	29.57	3.21	2.18	2.80
67 Office Condos	0.00	26.26	-0.19	1.13	1.80
COMMERCIAL AVERAGE	2.15	16.72	2.82	1.63	7.63

CITYWIDE AVERAGE	4.57	12.48	9.10	3.98	5.21
-------------------------	-------------	--------------	-------------	-------------	-------------

Note: Exhibit II includes both taxable and exempt properties.

¹ Neighborhood has both residential and commercial assessment values.

EXHIBIT III - 2024 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2024 AVERAGE ASSESSED VALUE
1 Angus Road Area	203	4.10	\$327,200
2 Birdwood/Hillcrest Road	57	2.20	\$449,000
3 Towles/Merryden/Ivy Terrace	262	7.92	\$910,400
4 University/Maury Hills	452	1.85	\$472,300
5 Fry's Spring	390	7.01	\$468,100
6 Azalea Gardens/Green Valley	502	3.58	\$408,500
7 JPA/Shamrock Road	536	3.47	\$476,000
7H Huntley	115	4.05	\$514,500
8 Johnson Village	207	4.58	\$465,700
9 Ridge Street	307	6.30	\$301,400
9B Burnet Commons	131	6.81	\$489,500
9C Brookwood Carter View	203	6.99	\$476,800
10 Fifeville	541	5.35	\$369,500
11 Venable/Page/10th Street	493	3.44	\$364,100
12 Rugby	338	8.13	\$1,165,900
13 Venable	244	8.48	\$381,200
14 Meadowbrook Hills	210	2.69	\$1,322,900
15 Rutledge	584	5.29	\$733,700
16 Greenbrier	349	7.86	\$517,900
17 Greenleaf Terrace/Rose Hill/Rugby Hills	740	3.54	\$577,800
18 Rose Hill/Forrest Street	154	2.59	\$252,900
19 North Downtown	724	4.33	\$706,100
20 IX/Belmont	284	5.13	\$371,600
21 Carlton/Belmont	687	7.02	\$309,000
22 Belmont	759	8.10	\$371,200
22S Stonehenge Extended	26	5.51	\$579,900
23 Little High Street/East Jefferson Street	155	6.61	\$463,400
23CT Coal Tower	26	0.95	\$1,366,200
24 Woolen Mills	511	6.21	\$393,100
25 Locust Grove	315	7.07	\$647,400
26 Locust Grove Extended	422	5.75	\$475,600
26C St Charles Place	24	4.10	\$484,700
27 Woodhayven	119	12.62	\$391,400
28 Holmes/North Avenue Area	197	2.41	\$437,800
28AW Ashby Place/Wilder	28	3.97	\$500,500

EXHIBIT III - 2024 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD CONTINUED	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2024 AVERAGE ASSESSED VALUE
29 Orangedale	298	18.70	\$231,100
30 Willoughby	53	6.11	\$354,000
40 Davis Avenue/Marshall Street Area	106	5.09	\$588,900
43 Forest Hills	328	2.72	\$463,900
53 North Belmont	309	6.92	\$563,900
54 North Belmont Condos	46	5.24	\$636,900
55 Melbourne Condos	53	6.19	\$368,600
56 Old 5th Circle	47	3.30	\$348,900
57 Overlook Condos	48	7.49	\$204,800
61 Walker Square Condos	226	5.44	\$321,000
62 JPA Condos	233	14.34	\$235,000
63 Holsinger Condos	17	0.23	\$1,044,700
64 Cherry Hill	118	3.41	\$462,700
65 Downtown Condos	150	1.62	\$784,900
66 Johnson Village New Addition	37	9.90	\$795,300
70 Rockcreek Condos	25	3.57	\$349,100
71 Lewis & Clark Condos ¹	24	0.62	\$691,300
72 Lochlyn Hills	122	5.74	\$862,600
73 Belmont Station	41	4.21	\$485,300
74 Druid Avenue Condos	19	5.40	\$320,600
TOTAL RESIDENTIAL PARCEL COUNT	13,595		
TOTAL RESIDENTIAL AVERAGE ASSESSED VALUE			\$528,300

EXHIBIT III - 2024 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

COMMERCIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2024 AVERAGE ASSESSED VALUE
32 Preston Avenue	107	6.72	\$2,350,600
33 Court Square & Central Business District	427	0.72	\$2,605,500
34A UVA Area Apartments	189	4.05	\$5,512,700
34B West Side Apartments	26	6.30	\$2,367,600
34C East Side Apartments	44	1.00	\$3,105,200
34D Downtown Apartments	23	0.74	\$2,997,900
36 West Main	194	1.08	\$11,467,200
37 29 North & Ivy Road	177	4.87	\$6,396,300
38 Light Industry & Harris Steet	72	3.42	\$1,104,000
39 UVA Commercial/Residential	23	-0.92	\$4,631,200
41 Fraternities	49	3.37	\$1,168,700
44 Cherry Avenue	54	1.59	\$2,102,400
45 5th Street Extended	21	4.45	\$1,941,300
46 Belmont Commercial	154	1.03	\$1,323,900
47 River Road	32	0.55	\$1,887,200
48 High Street	224	-1.46	\$1,274,200
49 Market Street	88	2.35	\$1,864,400
50 Carlton Commercial	30	-0.52	\$1,616,200
51 Rose Hill Commercial	31	4.46	\$1,952,700
52 Fry's Spring Commercial	21	1.37	\$5,176,800
67 Office Condos	19	0.00	\$1,101,900
TOTAL COMMERCIAL PARCEL COUNT	2,005		
TOTAL COMMERCIAL AVERAGE ASSESSED VALUE			\$3,045,100

Note: Exhibit III includes both taxable and exempt properties.

¹ Neighborhood has both residential and commercial assessment values.

EXHIBIT IV Assessment Trends

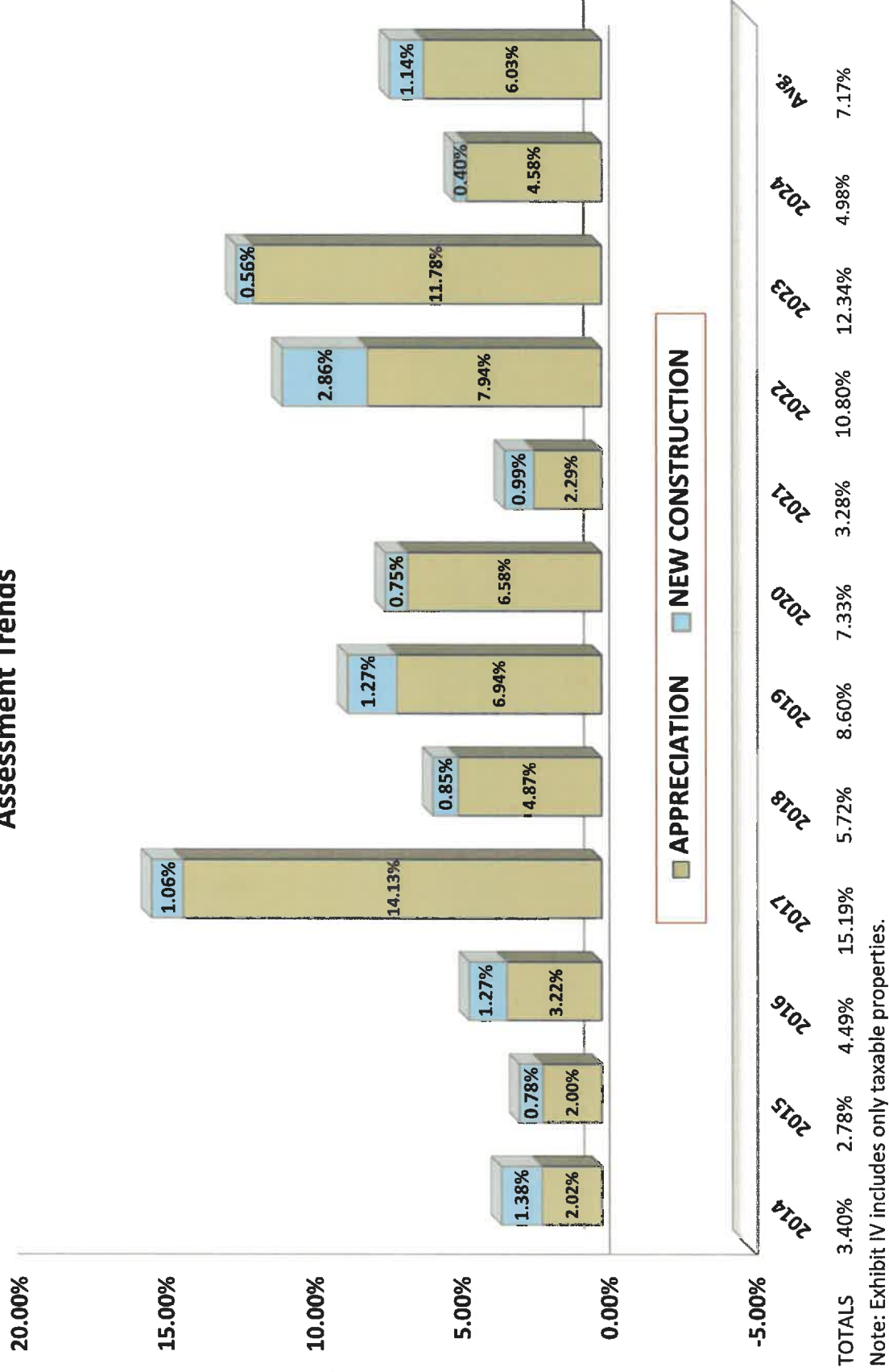


Exhibit V
Assessed Real Estate Values
Residential/Commercial
Tax Years 2014 - 2024

Total Assessments

Tax Year	Residential	Commercial	Total	\$ Increase (Decrease)	% Increase
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%
2023 ²	\$6,135,508,500	\$4,268,407,000	\$10,403,915,500	(\$56,826,700)	-0.54%
2024 ¹	\$6,500,411,700	\$4,423,514,500	\$10,923,926,200	\$520,010,700	5.00%

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
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
2024	\$19,655,000	\$22,258,800	\$41,913,800

EXHIBIT VI - 2024
ASSESSMENT INFORMATION
by Value Range
01/31/2024

	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	
< 50K	155	\$2,117,300	152	\$2,019,300	3	\$98,000	21	\$244,100	19	\$171,000	2	\$73,100	0	\$0	32	\$673,400	\$673,400
50-99K	132	\$10,156,400	106	\$7,797,700	26	\$2,358,700	14	\$1,077,400	7	\$545,600	7	\$531,800	0	\$0	37	\$2,597,600	\$2,597,600
100-149K	292	\$35,649,700	175	\$21,335,600	117	\$14,314,100	36	\$4,604,200	21	\$2,636,700	15	\$1,967,500	4	\$484,600	28	\$3,426,200	\$3,910,800
150-199K	289	\$50,211,700	77	\$12,716,500	212	\$37,495,200	51	\$8,840,700	25	\$4,293,700	26	\$4,547,000	2	\$350,600	9	\$1,631,400	\$1,982,000
200-249K	914	\$205,269,500	15	\$3,262,700	899	\$202,006,800	66	\$15,065,200	19	\$4,401,800	47	\$10,663,400	0	\$0	14	\$3,214,900	\$3,214,900
250-299K	1214	\$333,640,200	16	\$4,416,300	1,198	\$329,223,900	64	\$17,698,600	10	\$2,695,400	54	\$15,003,200	2	\$500,000	19	\$5,317,200	\$5,817,200
300-349K	1213	\$395,849,100	16	\$5,247,100	1,197	\$390,602,000	61	\$19,943,100	4	\$1,294,100	57	\$18,649,000	3	\$964,600	22	\$6,948,200	\$7,912,800
350-399K	1843	\$692,258,200	5	\$1,858,300	1,838	\$690,399,900	67	\$25,212,800	5	\$1,906,500	62	\$23,306,300	2	\$785,900	18	\$6,876,100	\$7,662,000
400-449K	1580	\$670,343,300	5	\$2,160,400	1,575	\$668,182,900	76	\$32,068,800	5	\$2,055,900	71	\$30,012,900	0	\$0	7	\$2,997,700	\$2,997,700
450-499K	1158	\$548,578,400	2	\$973,000	1,156	\$547,605,400	62	\$29,348,300	6	\$2,837,200	56	\$26,511,100	1	\$480,600	14	\$6,541,000	\$7,021,600
500-549K	930	\$486,545,700	0	\$0	930	\$486,545,700	41	\$21,578,700	3	\$1,617,500	38	\$19,961,200	2	\$1,074,100	7	\$3,637,400	\$4,711,500
550-599K	783	\$449,968,200	2	\$1,146,300	781	\$448,821,900	46	\$26,320,400	0	\$0	46	\$26,320,400	2	\$1,162,000	5	\$2,802,700	\$3,964,700
600-649K	541	\$338,048,900	2	\$1,273,900	539	\$336,775,000	56	\$35,224,700	2	\$1,286,700	54	\$33,938,000	2	\$1,291,200	6	\$3,766,200	\$5,057,400
650-699K	394	\$265,448,200	0	\$0	394	\$265,448,200	40	\$27,070,000	2	\$1,373,500	38	\$25,696,500	0	\$0	4	\$2,712,600	\$2,712,600
700-749K	330	\$238,879,800	0	\$0	330	\$238,879,800	51	\$37,073,000	1	\$700,200	50	\$36,372,800	3	\$2,144,600	4	\$2,849,100	\$4,993,700
750-799K	264	\$204,517,400	0	\$0	264	\$204,517,400	50	\$38,774,200	1	\$798,700	49	\$37,975,500	1	\$473,300	3	\$2,340,200	\$3,119,700
800-849K	179	\$147,704,400	0	\$0	179	\$147,704,400	48	\$39,665,500	3	\$2,493,900	45	\$37,171,600	3	\$2,432,300	0	\$0	\$3,432,300
850-899K	170	\$148,496,700	0	\$0	170	\$148,496,700	36	\$31,481,400	1	\$851,800	35	\$30,629,600	1	\$856,200	0	\$0	\$856,200
900-949K	131	\$121,136,100	1	\$937,500	130	\$120,198,600	42	\$38,849,100	1	\$935,600	41	\$37,913,500	1	\$924,500	2	\$1,887,500	\$2,812,000
950-999K	117	\$114,102,500	0	\$0	117	\$114,102,500	41	\$40,072,800	0	\$0	41	\$40,072,800	4	\$3,915,200	3	\$2,960,000	\$6,875,200
1 Million +	739	\$1,041,490,000	2	\$3,021,800	737	\$1,038,468,200	777	\$3,933,301,500	19	\$36,569,100	758	\$3,896,732,400	88	\$1,384,472,700	131	\$1,858,168,600	\$3,242,641,300
	13,368	\$6,500,411,700	576	\$68,166,400	12,792	\$6,432,245,300	1,746	\$4,423,514,500	154	\$69,464,900	1,592	\$4,354,049,600	121	\$1,402,618,600	365	\$1,921,348,000	\$3,323,966,600

¹ Includes vacant and improved parcels

Taxable Parcels		
Average Assessed Value		
Residential:	\$486,266.58	
Commercial:	\$2,533,513.46	
Assessed Values		
Residential:	\$6,500,411,700	
Commercial:	\$4,423,514,500	
Total:	\$10,923,926,200	
Parcel Count		
Residential:	13,368	
Commercial:	1,746	
Total:	15,114	

Exempt Parcels	
Average Assessed Value	
Exempt Educational:	\$11,591,889.26
Exempt Other:	\$5,263,967.12
Assessed Values	
Exempt Educational:	\$1,402,618,600
Exempt Other:	\$1,921,348,000
Total:	\$3,323,966,600
Parcel Count	
Exempt Educational:	121
Exempt Other:	365
Total:	486