An aerial photograph of Portsmouth, Virginia, showing the city built on a peninsula. The harbor is filled with boats and ships. The city features a mix of residential and commercial buildings, including several high-rise structures. The water is a deep blue, and the sky is clear.

# **ANNUAL Re-Assessment Report Fiscal Year 2020**

**February 26, 2019**  
City Council Briefing

# BRIEFING PURPOSE

- TO PRESENT AND DISCUSS THE METHODS, ANALYSES AND CONCLUSIONS IN THE ANNUAL REAL ESTATE RE-ASSESSMENT FOR FISCAL YEAR 2020
- TO DISCUSS MARKET CONDITIONS AND HOW THEY FACTORED INTO THE FINAL RESULTS OF THIS RE-ASSESSMENT
- TO PRESENT THE PROPOSED ASSESSMENTS
- TO PROVIDE A SUMMARY OF THE NEXT STEPS IN THE PROCESS AS WE PREPARE FOR THE FINAL PUBLICATION OF THE 2020 LAND BOOK THAT WILL BE EFFECTIVE JULY 1, 2019



# SPECIAL THANKS

- MY STAFF OF APPRAISERS AND ADMINISTRATIVE PROFESSIONALS
- DR. PATTON AND HER STAFF
- MR. ASHBY AND HIS STAFF
- DEBRA WHITE AND HER STAFF
- THE PLANNING DEPARTMENT, THE CITY ENGINEER, THE BUILDING OFFICIAL, THE ECONOMIC DEVELOPMENT AUTHORITY, THE IT DEPARTMENT, THE FINANCE DEPARTMENT, AND PUBLIC UTILITIES
- HONORABLE FRANKIE EDMONDSON
- HONORABLE PAIGE CHERRY
- HONORABLE CYNTHIA MORRISON
- CLIFF SAYLES (GIS), DONNA POOLE (IT) AND EARL CHEATHAM (CITY SURVEYOR)
- CITY COUNCIL

# AUTHORITY & RESPONSIBILITIES

- PURSUANT TO TITLE 58.1 OF THE CODE OF VIRGINIA IT IS MY DUTY TO LIST AND MAINTAIN RECORDS ON ALL REAL PROPERTY WITHIN THE CITY OF PORTSMOUTH AND TO ENSURE THAT THE BURDEN OF TAXATION SHALL REST EQUALLY UPON ALL THE CITY'S PROPERTY OWNERS
- STATE CODE REQUIRES ASSESSMENTS TO BE UNIFORM AMONG CLASSES OF PROPERTY WITHIN GEOGRAPHIC BOUNDARIES
- STATE CODE ALSO REQUIRES ASSESSORS TO STRIVE FOR 100% OF FAIR MARKET VALUE

# MARKET VALUE DEFINED

THE RECOGNIZED DEFINITION OF MARKET VALUE IN VIRGINIA AROSE FROM A 1958 SUPREME COURT CASE ENTITLED TUCKAHOE WOMEN'S CLUB V. THE CITY OF RICHMOND. THAT DEFINITION STATES THAT FAIR MARKET VALUE...

*“IS THE PRICE A PROPERTY WILL BRING WHEN IT IS OFFERED FOR SALE BY ONE WHO DESIRES, BUT IS NOT OBLIGED, TO SELL IT AND BOUGHT BY ONE WHO IS UNDER NO NECESSITY OF HAVING IT.”*

# OUR MISSION

- THE MISSION OF THE OFFICE OF THE CITY ASSESSOR IS TO APPRAISE ALL REAL PROPERTY THROUGHOUT THE CITY, IN A FAIR AND EQUITABLE MANNER AS MANDATED BY THE CODE OF THE STATE OF VIRGINIA, THE CODE OF THE CITY OF PORTSMOUTH AND IN ACCORDANCE WITH THE PROFESSIONAL GUIDELINES SET FORTH BY THE INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS
- THIS MISSION WILL BE CARRIED OUT IN A CURTEOUS, EFFICIENT AND PROFESSIONAL MANNER BY A WELL TRAINED STAFF DEDICATED TO THE SERVICE OF THE CITIZENS OF PORTSMOUTH

# DAY TO DAY FUNCTIONS

- INSPECT AND COLLECT DATA ON ALL NEW CONSTRUCTION
- REVIEW AND UPDATE RECORDS ON EXISTING PROPERTIES
- PERFORM STATISTICAL ANALYSES
- PROCESS PROPERTY TRANSFERS
- PROCESS PARCEL COMBINATIONS AND SUBDIVISIONS
- PROVIDE ASSISTANCE TO THE PUBLIC

# MAJOR OBSTACLES

- RISING MORTGAGE RATES
- POLITICAL TURMOIL
- THE RENT VERSUS BUY DECISION
- SHORTAGE IN SUPPLY
- PERCEPTION

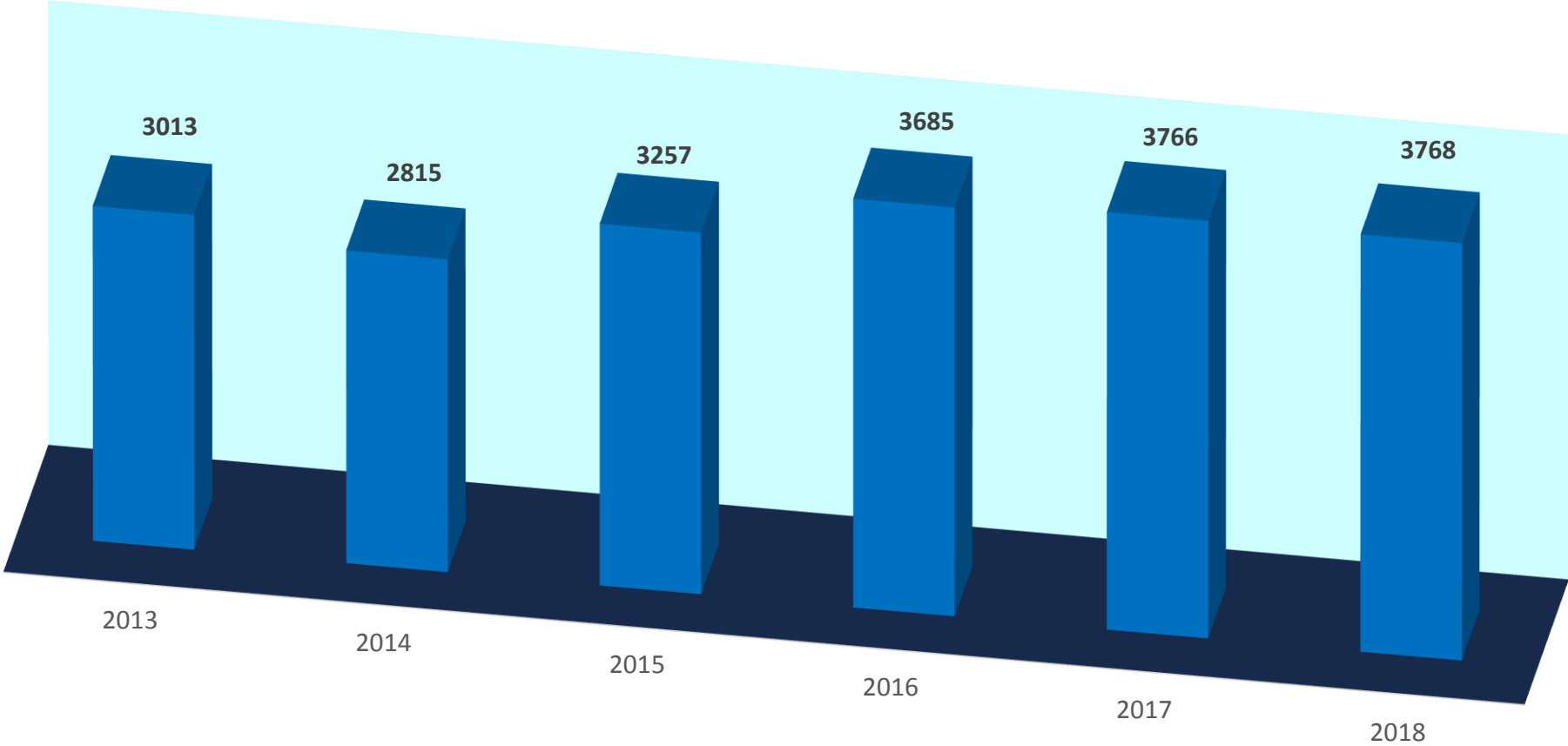


# POSITIVE SIGNS

- INTEREST RATES REMAIN LOW
- POSITIVE NATIONAL MARKET TRENDS
- CONTINUED LOOSENING OF CREDIT FOR BORROWERS
- THE HEALTHY ECONOMY
- CITY COUNCIL'S 4 BIG THINGS

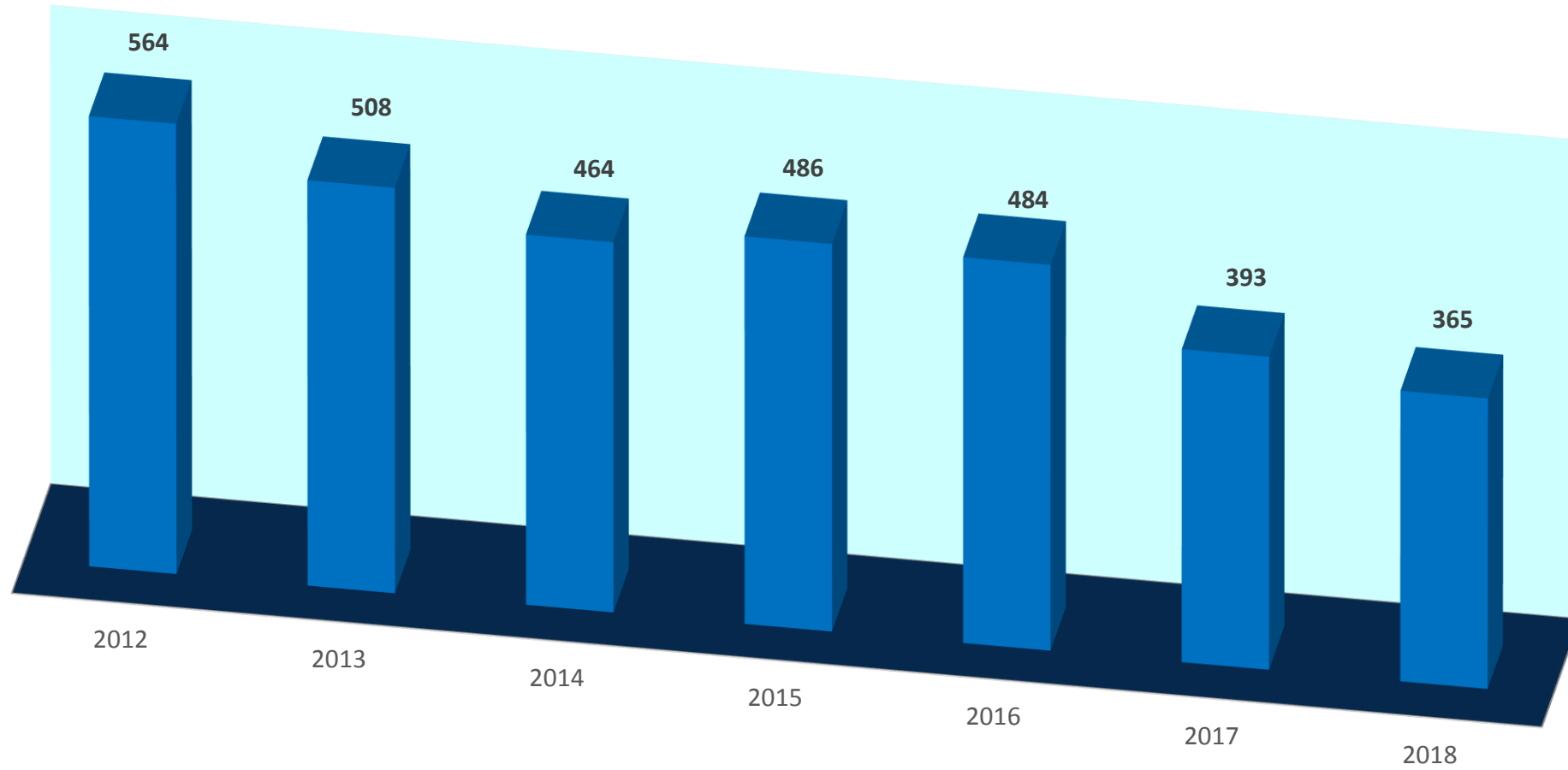
# MARKET DATA

## TOTAL TRANSFERS YEAR OVER YEAR



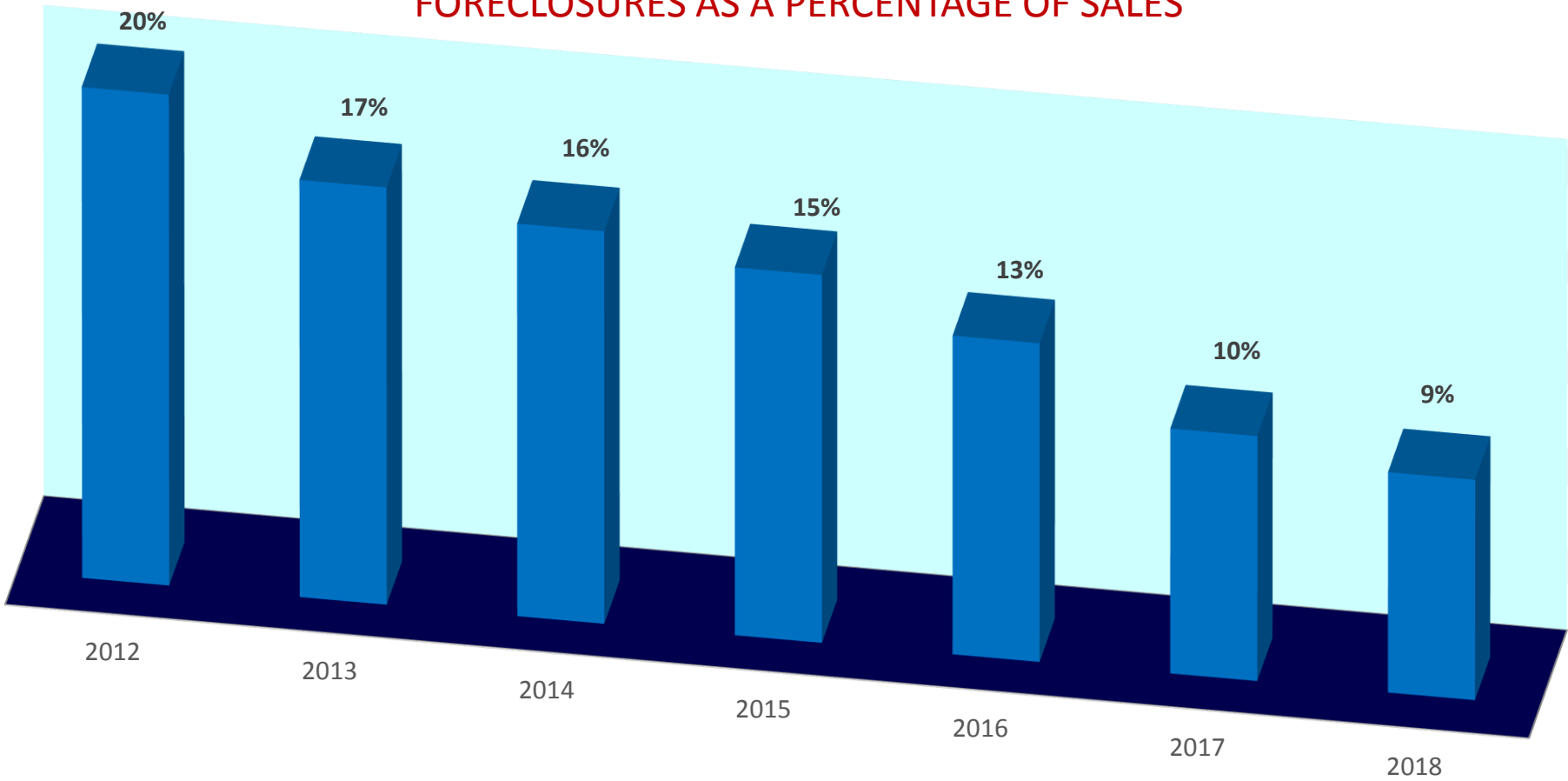
# MARKET DATA

## TOTAL FORECLOSURES



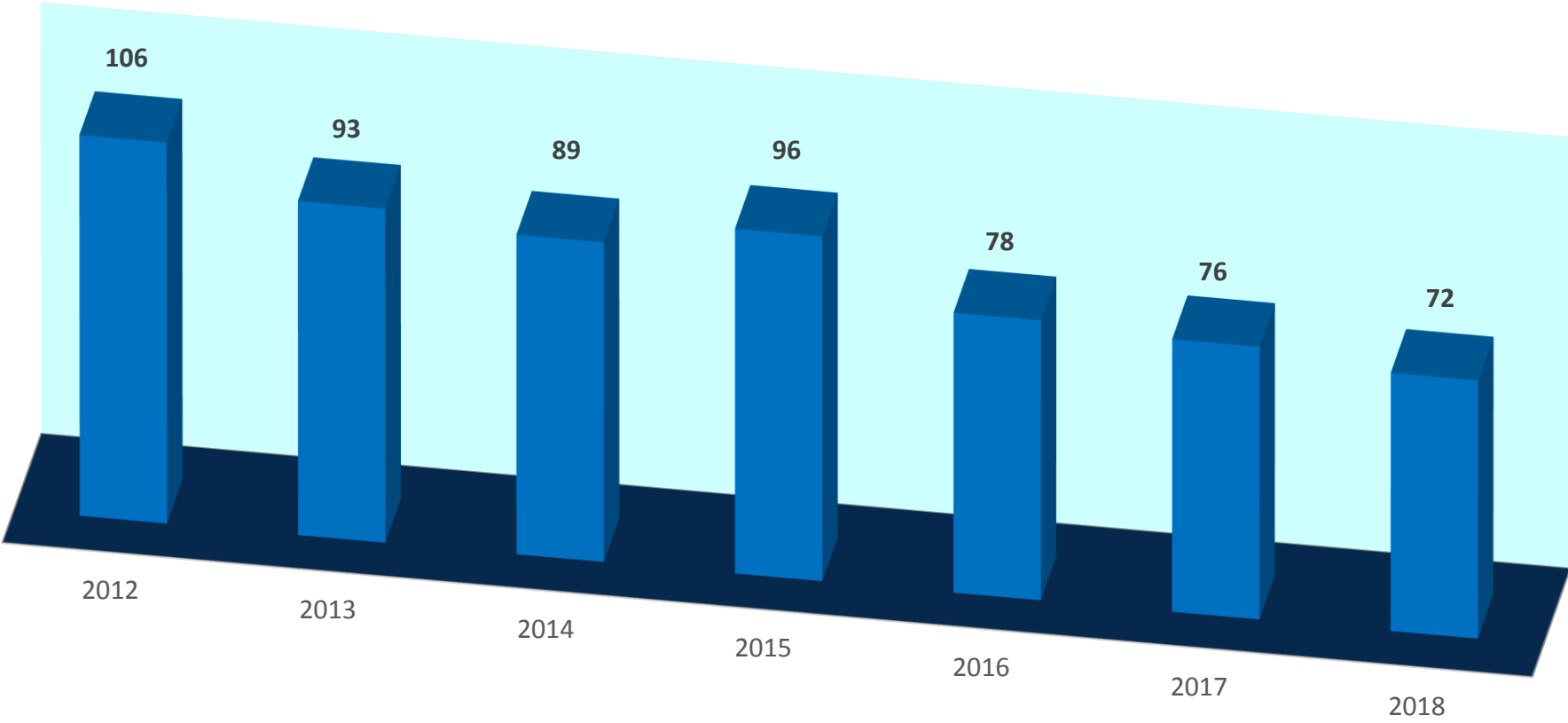
# MARKET DATA

FORECLOSURES AS A PERCENTAGE OF SALES



# MARKET DATA

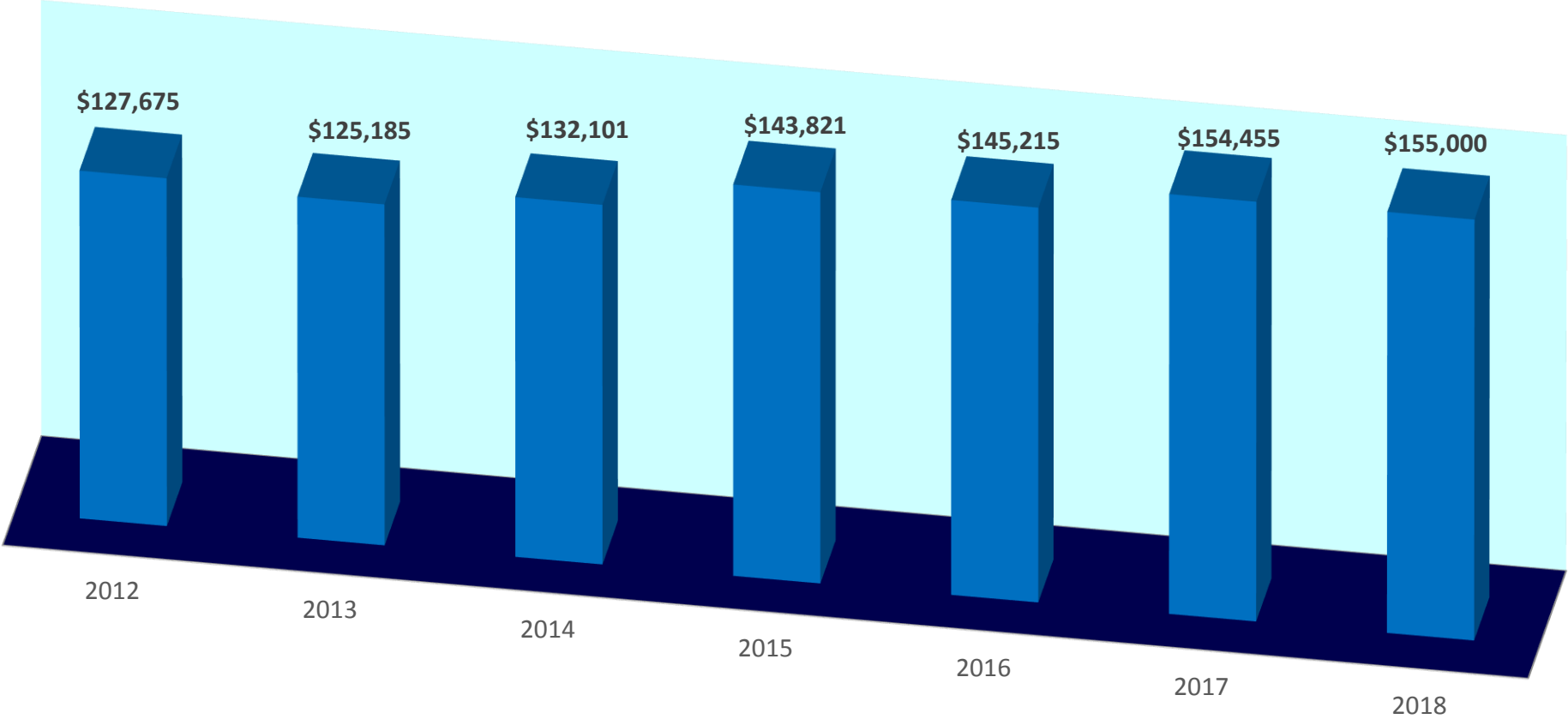
## AVERAGE DAYS ON MARKET FOR SOLD PROPERTIES





# MARKET DATA

## AVERAGE RESIDENTIAL SALES PRICE



# RE-ASSESSMENT

## PERCENTAGE CHANGE BY NEIGHBORHOOD

|                  |       |                        |       |
|------------------|-------|------------------------|-------|
| ADMIRALS LANDING | 0.00  | CENTURY HOMES          | -0.05 |
| AFTON COMMONS    | 0.00  | CHARLESTOWNE TOWNHOMES | 0.00  |
| AFTON VILLAGE    | 0.00  | CHURCHLAND CROFT       | 0.00  |
| AMELIA COVE      | 0.00  | CHURCHLAND WEST        | 1.99  |
| ARCADIA HEIGHTS  | -3.55 | COLLINSWOOD            | 2.70  |
| ARMISTEAD FOREST | -1.85 | COLUMBIA COMMONS       | 0.00  |
| ASHLEY SQUARE    | 0.00  | COLUMBIA PLACE         | 0.00  |
| BAYWOOD          | -.017 | CRADOCK                | 0.04  |
| BELMONT          | 0.00  | CRADOCK COLONIALS      | 0.00  |
| BELVEDERE        | 0.00  | CRADOCK GARDENS        | 1.36  |
| BIDE-A-WEE MANOR | 0.01  | CRADOCK HEIGHTS        | 0.00  |
| BISHOPS GREEN    | 4.91  | CRAWFORD BAY           | -7.92 |
| BRANDON SQUARE   | 24.26 | CRAWFORD SQUARE        | 0.00  |
| BRIARWOOD        | 1.36  | CREEKSIDE              | 0.00  |
| BRIGHTON         | 0.07  | CRYSTAL LAKE           | 0.00  |
| CARNEY FARM      | 1.17  | CYPRESS COVE VILLAS    | 5.87  |
| CASTLE HEIGHTS   | 2.20  | CYPRESS POINT          | 0.00  |
| CAVALIER FOREST  | 1.35  | DEEP CREEK VILLAGE     | 0.00  |
| CAVALIER MANOR   | 3.52  | DOUGLAS PARK           | 0.00  |
| CEDAR POINT      | 1.74  | DOWNTOWN               | 0.00  |
| CENTRE PORT      | 4.17  | EBONY HEIGHTS          | 0.00  |

# RE-ASSESSMENT

## PERCENTAGE CHANGE BY NEIGHBORHOOD

|                  |       |                        |       |
|------------------|-------|------------------------|-------|
| EDGEFIELD        | 0.00  | GROVE PARK             | -0.13 |
| EDGEFIELD EAST   | -8.07 | GWALTNEY ACRES         | -3.39 |
| EDGEWOOD PARK    | 6.46  | HARBORSIDE WEST CONDOS | 0.00  |
| EFFINGHAM GREEN  | 0.00  | HARDEE POINT           | 0.00  |
| EGRETS COVE      | 0.00  | HATTON POINT ESTATES   | 1.43  |
| ELIZABETH ACRES  | -0.17 | HATTON SQUARE          | 1.44  |
| ELIZABETH MANOR  | 2.72  | HATTONSVILLE ESTATES   | 0.00  |
| ELMHURST SQUARE  | 0.00  | HIDDEN COVE            | -0.01 |
| ELMS WAY CONDOS  | 0.00  | HIGHLAND BILTMORE      | 2.24  |
| FAIRVIEW HEIGHTS | 0.00  | HODGES MANOR           | 1.15  |
| FAIRVILLE        | 0.15  | HOLLY HILL             | 0.00  |
| FAIRWAY PARK     | 0.00  | HOSIERS OAKS           | -0.03 |
| FIRST WATCH      | 6.28  | HUNTERS POINT          | 0.00  |
| FORREST PARK     | 0.02  | HUNTINGTON PARK        | -6.73 |
| GARDEN HOMES     | 0.00  | JORDANSVILLE           | 0.00  |
| GLENDALE         | 0.00  | KIMBERLY ACRES         | -0.03 |
| GLENSHEALLAH     | -0.16 | KINGMAN HEIGHTS        | 0.02  |
| GREEN ACRES      | -0.05 | KINGS GATE CROSSING    | -1.65 |
| GREEN LAKES      | 2.18  | LAKE FOREST            | 0.11  |
| GREENBRIER       | -0.06 | LAKE SHORES            | -.02  |
| GREENFIELD FARMS | -0.02 | LANIER GARDENS         | 0.00  |

# RE-ASSESSMENT

## PERCENTAGE CHANGE BY NEIGHBORHOOD

|                      |       |                   |       |
|----------------------|-------|-------------------|-------|
| LAUREL PARK          | 0.00  | OLDE TOWNE SQUARE | 0.00  |
| LINCOLN GARDENS      | 0.00  | ONELIA ACRES      | 0.00  |
| LONG POINT           | -1.56 | OREGON ACRES      | 3.25  |
| LOXLEY PLACE         | 1.43  | PARK MANOR        | 1.26  |
| LYNN SHORES          | 0.00  | PARK VIEW         | -0.04 |
| MANOR VIEW           | -0.05 | PEACHTREE         | 2.77  |
| MAPLEWOOD PARK       | 0.00  |                   |       |
| MAYFLOWER PARK       | -0.10 | PINE ACRES        | 2.31  |
| MERRIFIELDS          | -0.02 | PINECROFT         | 0.11  |
| MERRIMAC POINT       | -0.03 | PINEHURST         | -0.15 |
| MIDFIELD POINTE      | 0.00  | POINTE OF VIEW    | 0.37  |
| MIMOSA COVE          | 0.00  | PORT NORFOLK      | -1.88 |
| MOUNT HERMON         | 0.00  | PORTSMOUTH ACRES  | 0.00  |
| NEW PORT             | 0.12  | PRENTIS PARK      | -0.02 |
| NORCUM PARK          | 0.00  | PRENTIS PLACE     | 0.00  |
| NORTH POINT          | 0.00  | PRIDE HOMES       | 0.00  |
| NORTH SIESTA GARDENS | 0.00  | RIVER COVE        | 0.00  |
| NORTH TRUXTON        | 0.09  | RIVER PARK        | 1.60  |
| NOTTINGHAM HOMES     | -1.13 | RIVER PEACE       | -0.34 |
| OLDE TOWNE           | -0.03 | RIVER SHORES      | 2.76  |
| OLDE TOWNE COMMONS   | 0.00  | ROLLINGWOOD       | 3.34  |

# RE-ASSESSMENT

## PERCENTAGE CHANGE BY NEIGHBORHOOD

|                             |       |                            |       |
|-----------------------------|-------|----------------------------|-------|
| SANDIE POINT                | 9.80  | THE LANTERNS               | 0.00  |
| SHEA TERRACE                | -0.06 | THE LANTERNS II            | 0.00  |
| SIESTA GARDENS              | -4.03 | THE POINTE                 | -0.24 |
| SIMONSDALE                  | -0.03 | THE VILLAS AT RIVER POINTE | 9.69  |
| SKYLAR COVE                 | 0.00  | TRUXTON                    | -0.17 |
| SOUTH FAIRVIEW HEIGHTS      | 0.11  | TWIN PINES                 | 4.17  |
| SOUTH LOXLEY PLACE          | 0.00  | UPTOWN                     | 0.00  |
| SOUTH PARK MANOR            | 4.05  | VICTORY PARK               | -0.01 |
| SOUTHHAMPTON                | 0.00  | WATERS EDGE                | 0.00  |
| SOUTHSIDE                   | 0.00  | WATERVIEW                  | 0.00  |
| STERLING COVE               | -1.54 | WEST CRADOCK               | 2.02  |
| STERLING POINT              | -0.18 | WEST GROVE/MAPLE SHADE     | 0.33  |
| STEWART MANOR               | 1.37  | WEST NORFOLK               | -0.04 |
| STONE MILL ESTATES          | 0.00  | WEST PARK HOMES            | -4.28 |
| SUGAR HILL                  | 0.00  | WEST PARK VIEW             | -0.03 |
| SWEETBRIAR                  | -0.05 | WESTBURY                   | -3.23 |
| SWEETHAVEN                  | 3.61  | WESTHAVEN                  | -0.04 |
| SWIMMING POINT              | 2.01  | WESTHAVEN PARK             | 5.54  |
| TEAL HAVEN TOWNHOMES        | 0.00  | WESTMORELAND               | 5.03  |
| THE ESTATES AT RIVER POINTE | -0.29 | WESTWOOD                   | 1.35  |
| THE GATEWAY AT STERLING PT  | 0.00  | WILLOW BREEZE              | 1.49  |



# RE-ASSESSMENT

## PERCENTAGE CHANGE BY NEIGHBORHOOD

|                    |       |                       |       |
|--------------------|-------|-----------------------|-------|
| WOODS OF HAMPTON   | 0.00  | WINDY PINES           | 0.00  |
| WORTHINGTON SQUARE | -7.93 | WISE BEACH            | 0.00  |
| PORTSMOUTH ESTATES | 2.72  | WOODBINE              | 0.00  |
| CAVALIER MANOR 2   | 0.19  |                       |       |
| CAVALIER MANOR 3   | 2.85  |                       |       |
| CAVALIER MANOR 4   | 0.48  | COMMERCIAL DISTRICT 1 | -0.03 |
| CAVALIER MANOR 5   | 0.69  | COMMERCIAL DISTRICT 2 | 0.58  |
| LAKEVIEW           | 0.23  | COMMERCIAL DISTRICT 3 | 1.59  |
| LAKE FOREST 1      | 0.00  | COMMERCIAL DISTRICT 4 | -0.27 |
| HULLS CREEK        | 5.28  | COMMERCIAL DISTRICT 5 | 0.15  |
| NEW PORT TOWNHOMES | 1.77  | COMMERCIAL DISTRICT 6 | 1.94  |
| WIMBLEDON CHASE    | 6.02  | COMMERCIAL DISTRICT 7 | .57   |
| WINCHESTER WOODS   | 0.00  |                       |       |
| WINDMILL SHORES    | 1.18  |                       |       |

# RE-ASSESSMENT

- TAXABLE RESIDENTIAL PARCELS = **31,919** IN 184 NEIGHBORHOODS
- TAXABLE COMMERCIAL PARCELS = **2,431** IN 7 DISTRICTS
- **25%** OF RESIDENTIAL NEIGHBORHOODS DECREASED IN VALUE
- **36%** OF RESIDENTIAL NEIGHBORHOODS INCREASED IN VALUE
- **39%** OF RESIDENTIAL NEIGHBORHOODS HAD NO CHANGE
- RESIDENTIAL PROPERTY VALUES INCREASED BY **.54%**
- COMMERCIAL PROPERTY VALUES INCREASED BY **1.23%**

# PROPOSED ASSESSMENT

|   |                        |
|---|------------------------|
| • RESIDENTIAL VALUE AS OF JULY 1, 2018      | \$5,159,525,040        |
| • COMMERCIAL VALUE AS OF JULY 1, 2018       | <u>\$2,335,246,362</u> |
| • TOTAL VALUE – JULY 1, 2018                | \$7,494,771,402        |
| • RESIDENTIAL VALUE AFTER REASSESSMENT      | \$5,198,013,100        |
| • COMMERCIAL VALUE AFTER                    | <u>\$2,407,407,908</u> |
| • TOTAL PROPOSED VALUE                      | \$7,605,421,008        |
| • TOTAL PERCENTAGE INCREASE                 | <b>1.48%</b>           |
| • TOTAL \$ VALUE INCREASE FROM REASSESSMENT | <b>\$ 110,649,606</b>  |
| • TOTAL IMPACT ON REVENUE AT \$1.30/100     | <b>\$ 1,438,445</b>    |

# ADDITIONAL INFORMATION

- **STATE CORPORATION COMMISSION**

- ASSESSMENTS FOR RAILROADS, PIPELINES AND UTILITY COMPANIES ARE DETERMINED BY THE SCC AND THOSE VALUES ARE TYPICALLY NOT AVAILABLE UNTIL SEPTEMBER.
- THESE PROPERTIES ARE TAXABLE AT THE SAME RATE AS OTHER REAL PROPERTY.

- **CURRENT SCC PROPERTY VALUES**

- TOTAL TAXABLE VALUE **\$127,019,135**
- TOTAL LEVIES **\$ 1,651,248**

# ADDITIONAL INFORMATION

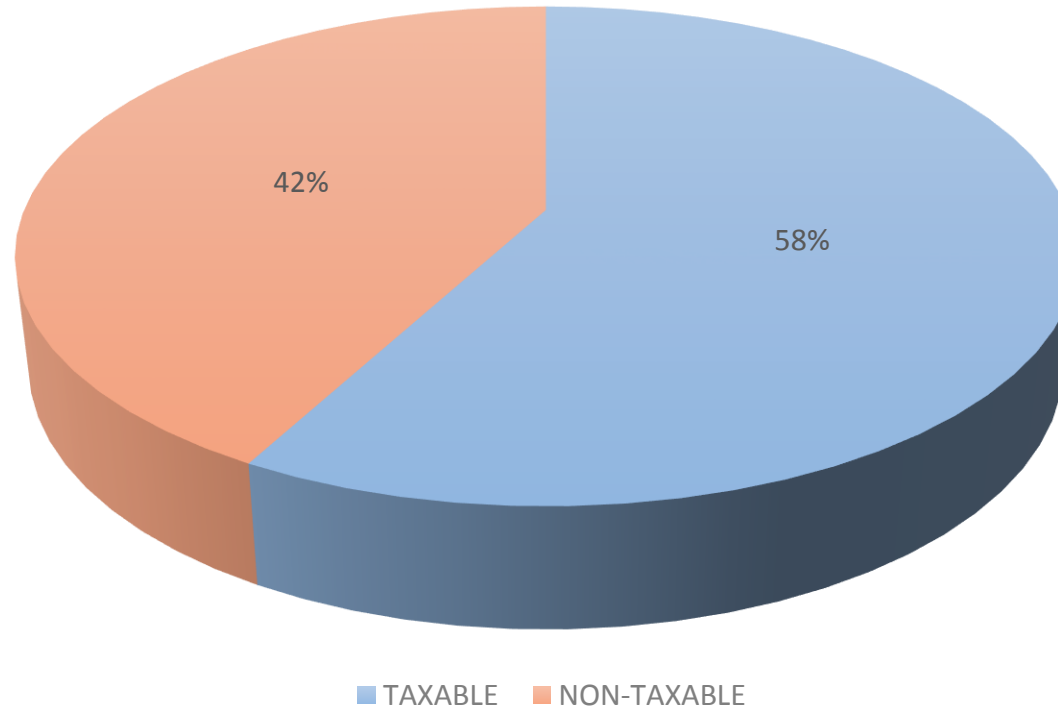
## NON TAXABLE PROPERTY REPORT

- **DISABLED VETERAN'S PROGRAM**
  - 336 RECIPIENTS
  - \$59,646,482 ASSESSED VALUE
  - \$774,845 ANNUAL EXONERATIONS
- **SENIOR CITIZEN TAX RELIEF**
  - \$122,442,110 ASSESSED VALUE
  - \$1,318,887 ANNUAL EXONERATIONS
- **SENIOR CITIZEN TAX FREEZE**
  - \$38,833,100 ASSESSED VALUE
  - \$48,818 ANNUAL EXONERATIONS

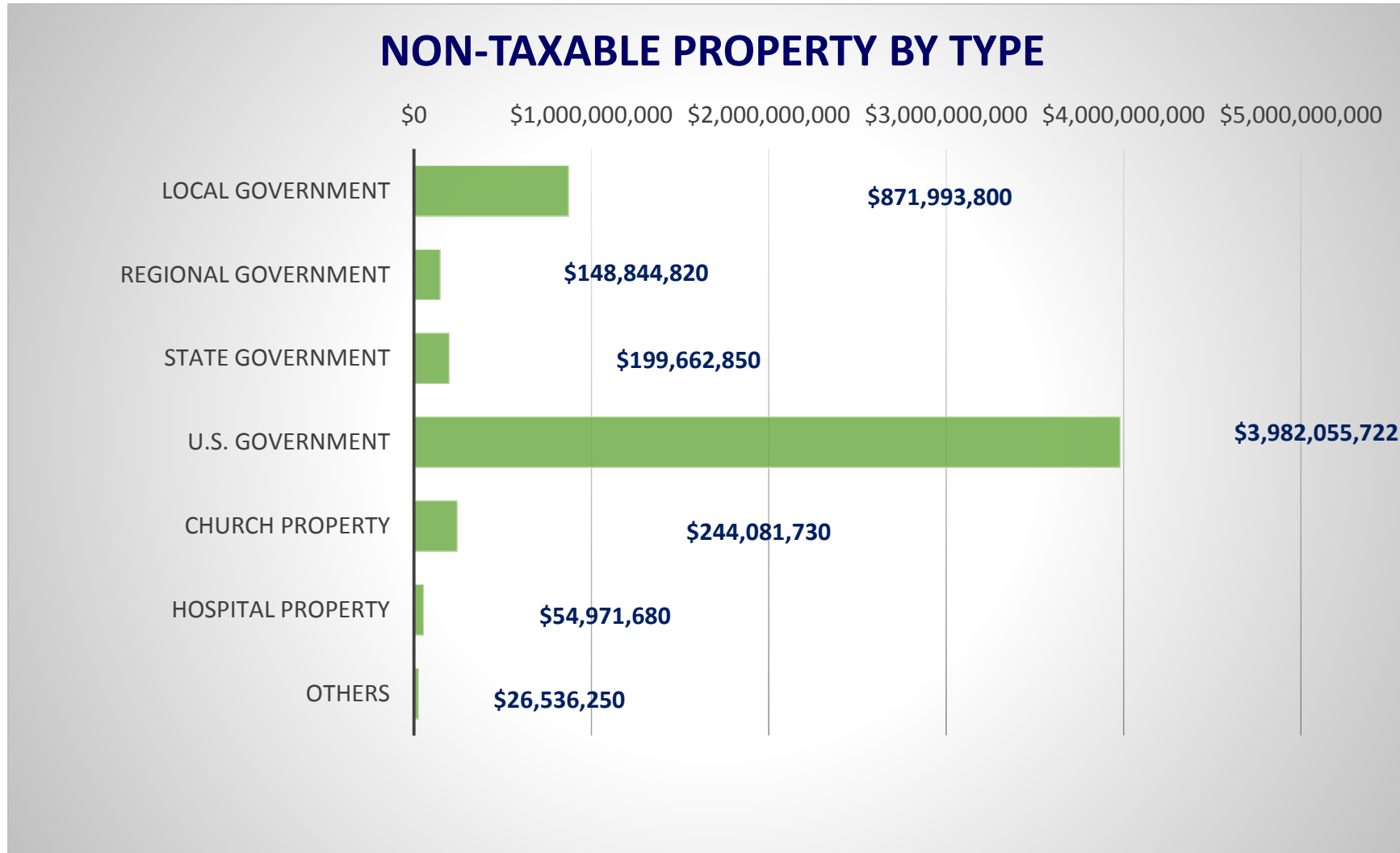


# ADDITIONAL INFORMATION

VALUE OF TAXABLE vs NON-TAXABLE



# ADDITIONAL INFORMATION



# NEXT STEPS

- ASSESSMENT NOTICES WILL BE MAILED BEGINNING THURSDAY
- INFORMAL APPEAL HEARINGS WILL BE HEARD FROM MARCH 15TH THROUGH MARCH 29TH
- STAFF WILL CONTINUE TO PROCESS NEW CONSTRUCTION AND ALTERATION VALUE ADDITIONS FOR 4TH QUARTER
- THE LAND BOOK WILL BE PRODUCED AFTER 4TH QUARTER AND WILL BE EFFECTIVE JULY 1, 2019

Q&A

