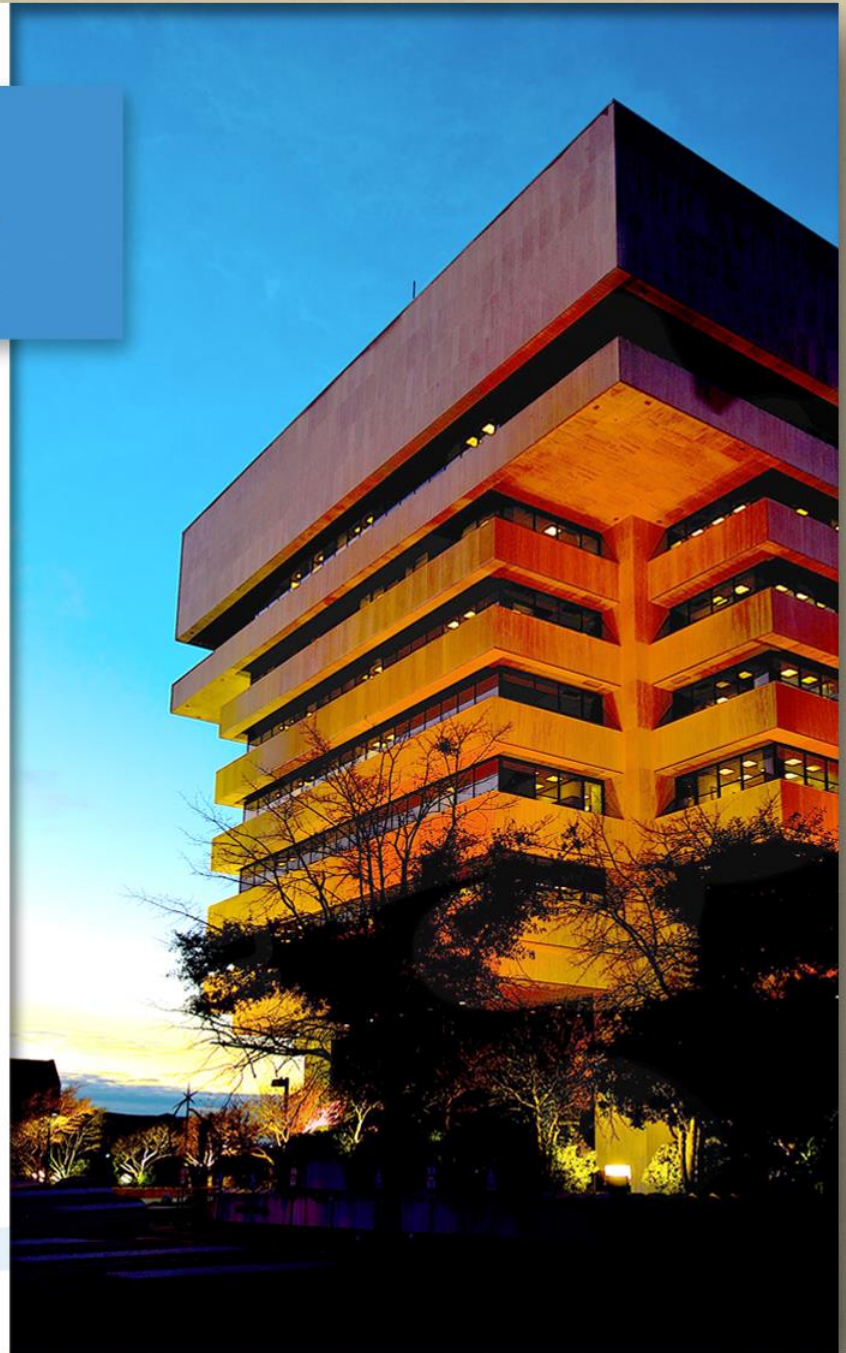


# HAMPTON VA

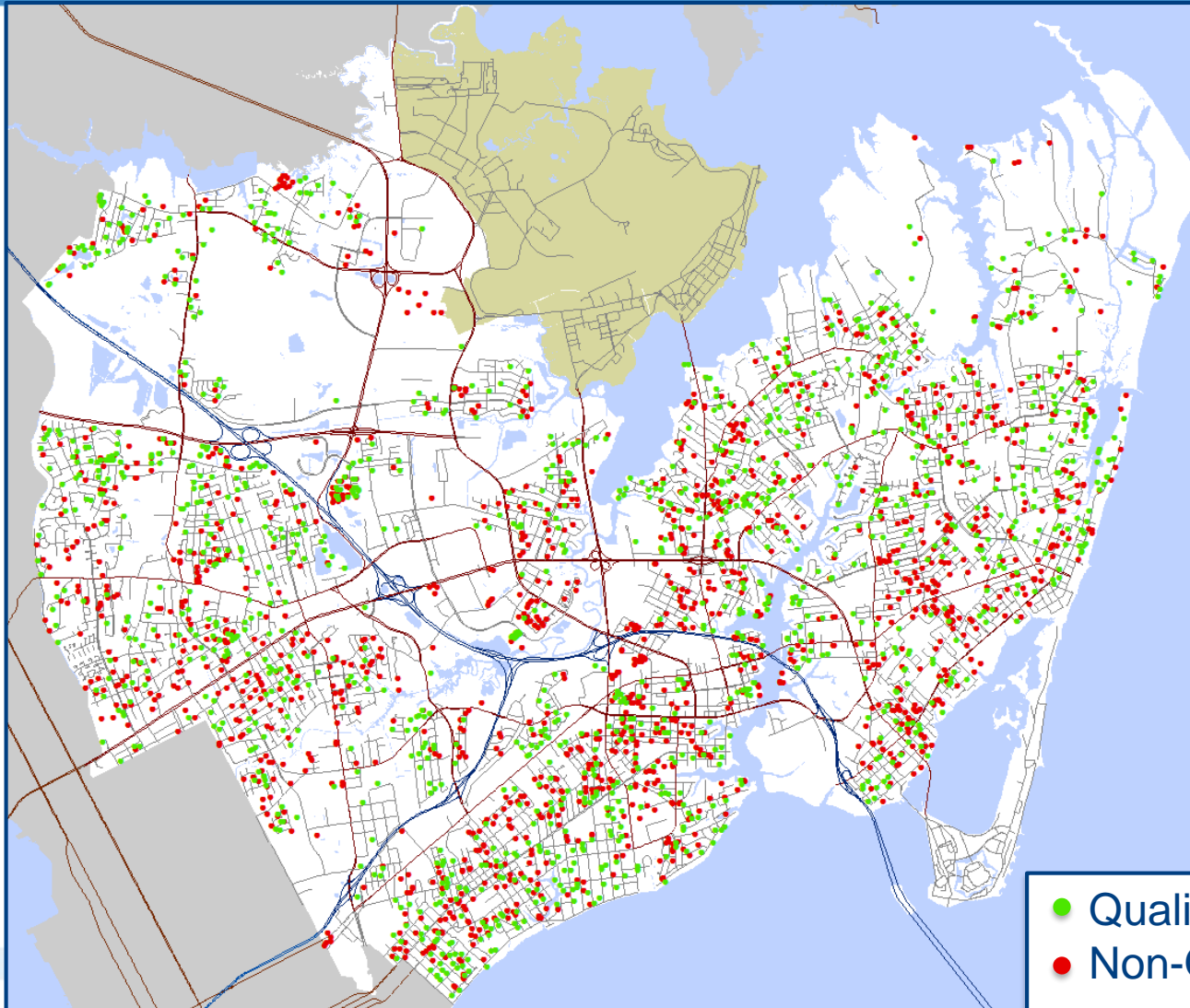
**Preliminary Land Book  
FY2020**

**Office of the  
Assessor of Real  
Estate**

**January 23, 2019**



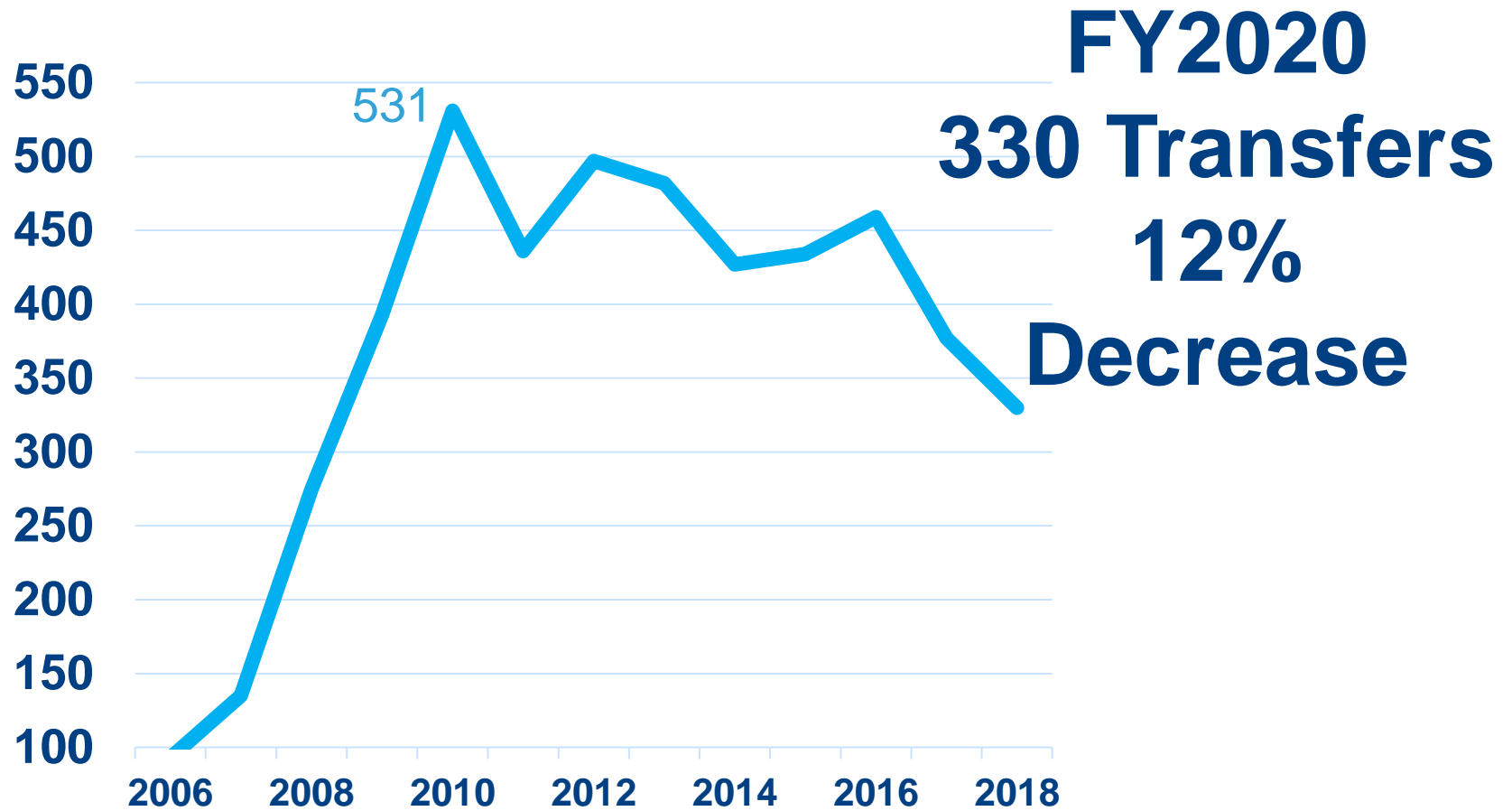
# 2018 Transfers



# Transfers

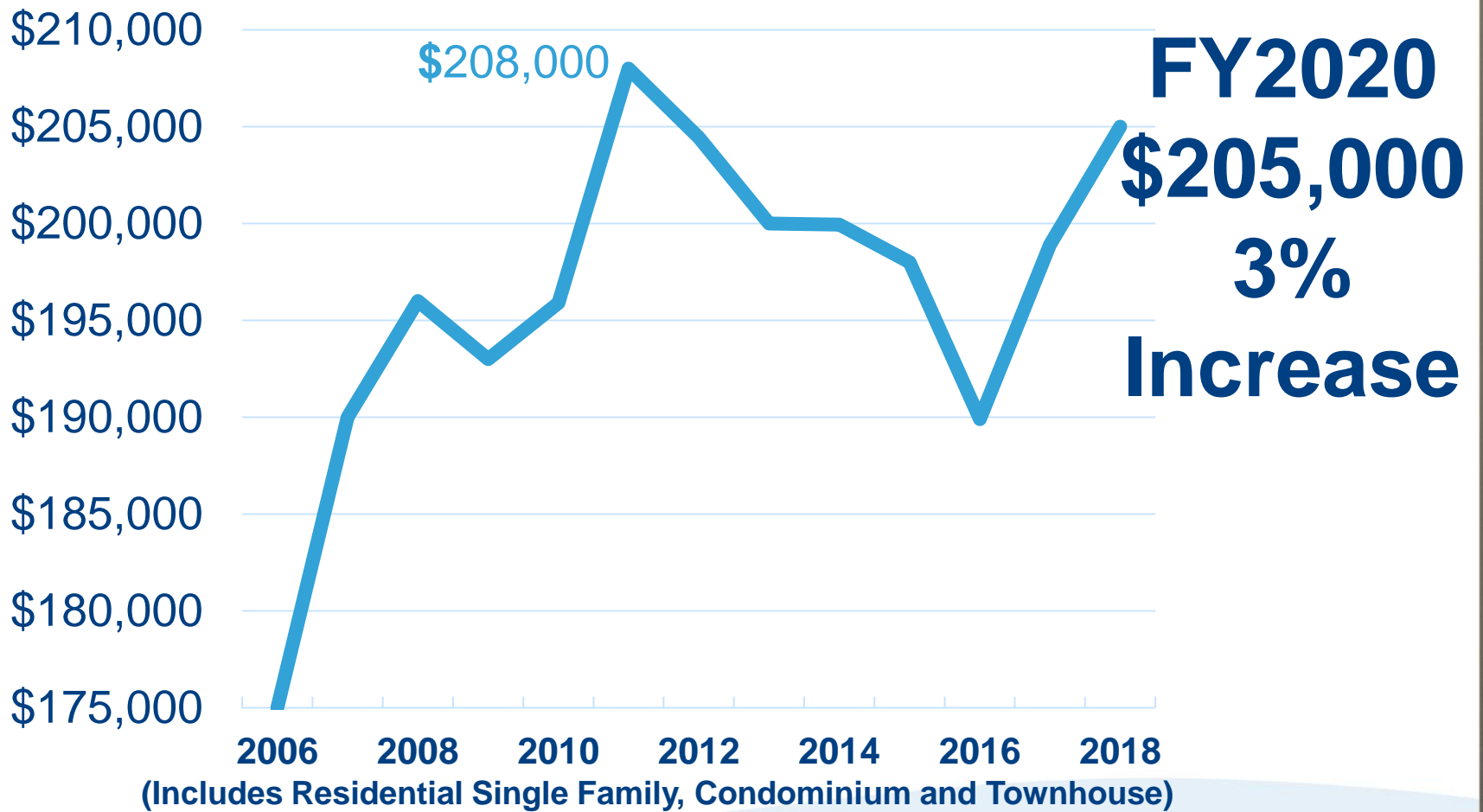
	2017	2018
<b>Total Transfers</b>	4,434	4,385
<b>0\$ Transfers</b>	1,379	1,312
<b>Qualifying Arm Length Sales</b> (Includes Remodels, Flips, New Construction)	1,281	1,442
<b>Foreclosures</b>	376	330
<b>Other Non-Qualifying</b> (Includes Bank Sales, Related Parties, Incorrect Data)	1,398	1,301
<b>Median Sale Price</b> (Includes Residential Single Family, Condominium and Townhouse)	\$199,400	\$205,000

# Foreclosures



**FY2019 377 Transfers 18% Decrease**

# Median Residential Sales Price



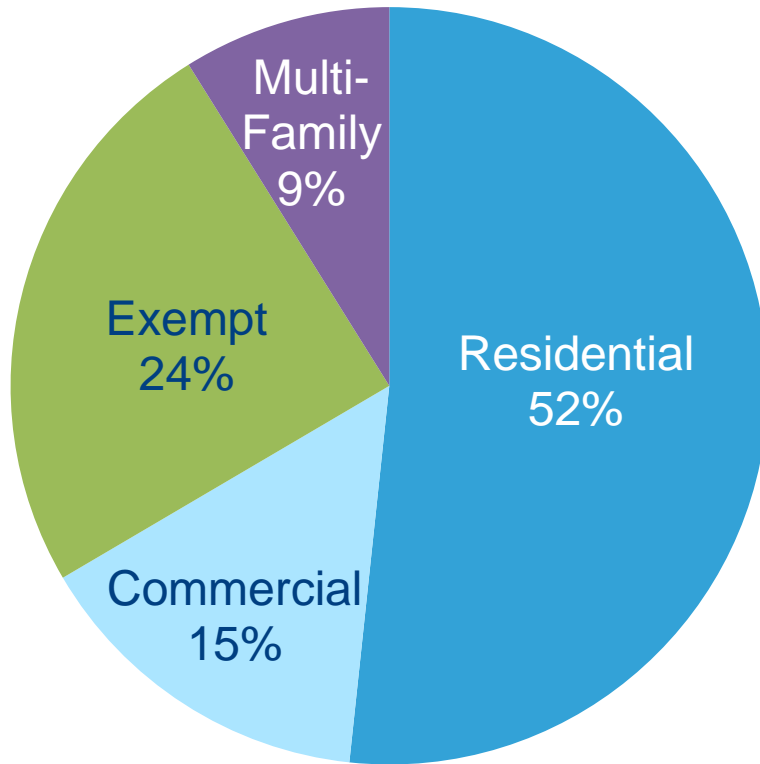
**FY2019 \$198,900 5% Increase**

# Change of Assessment Notices

	Notice				
	Parcels	Changes	Increases	No Change	Decreases
<b>Residential</b>	45,996	35,436	59%	23%	18%
<b>Multi-Family</b>	669	199	23%	70%	7%
<b>Commercial</b>	2,497	739	15%	70%	15%
<b>Exempt</b>	2,024	20	1%	99%	0%
<b>Total</b>	51,186	36,394	54%	29%	17%

**FY2019 14,693 Changes**

# Total Market Value



<b>Residential</b>	<b>\$7,564,326,900</b>
<b>Multi-Family</b>	<b>\$1,301,092,500</b>
<b>Commercial</b>	<b>\$2,174,601,300</b>
<hr/>	
<b>Total Taxable</b>	<b>\$11,040,020,700</b>
<b>Exempt</b>	<b>\$3,595,880,100</b>
<hr/>	
<b>Total Market</b>	<b>\$14,635,900,800</b>

# Residential Change

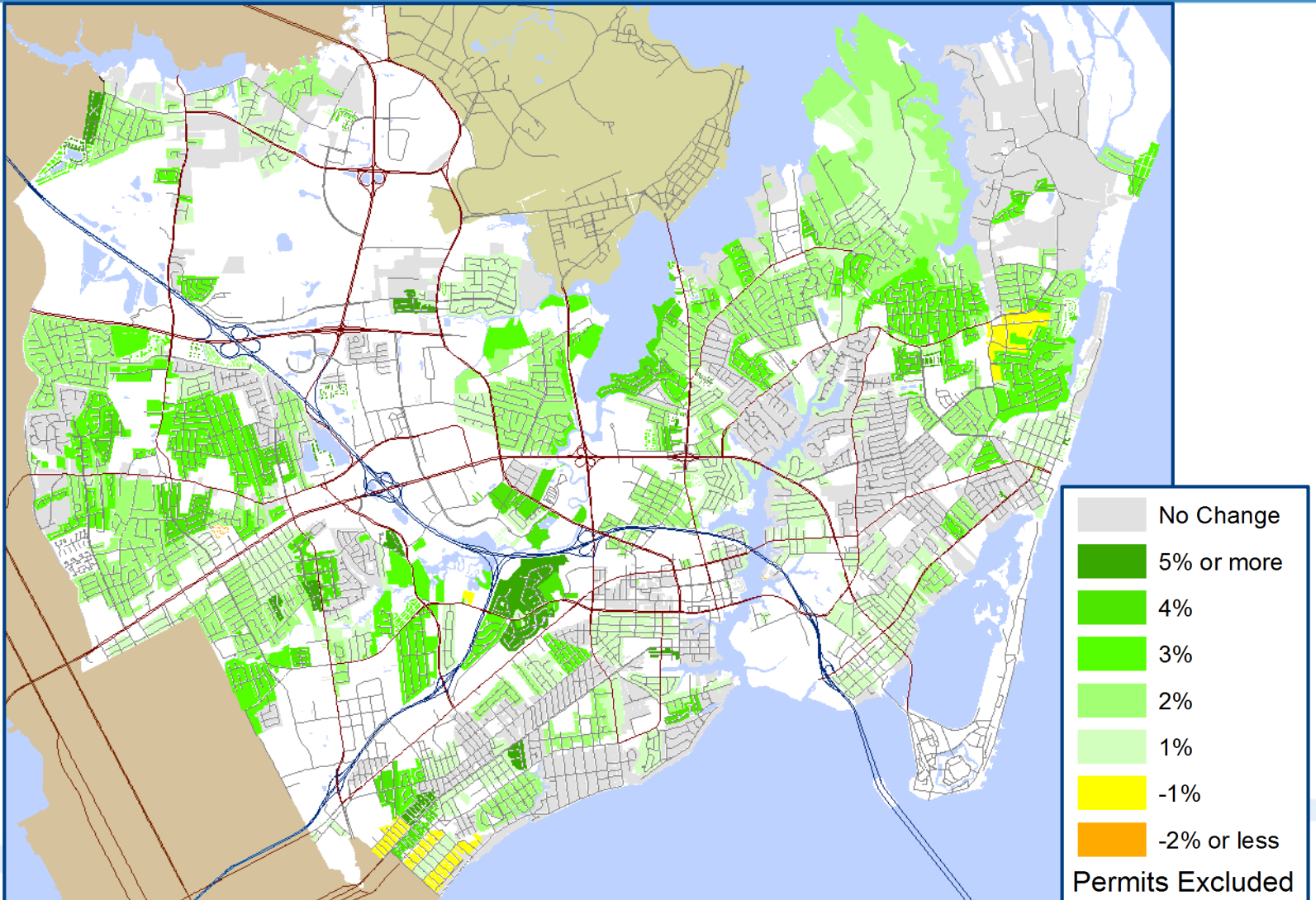
	Parcel Count	Assessment Value
FY2019	45,951	\$7,434,936,200
FY2020	45,996	\$7,564,326,900
Change	0.1%	\$129,390,700

**Value Increase 1.74%**

FY2019 Value Increase 0.64%



# Residential Change



# Multi-Family Change

	Parcel Count	Assessment Value
FY2019	593	\$1,252,671,500
FY2020	669	\$1,301,092,500
Change	12.8%	\$48,421,000

**Value Increase 3.87%**

FY2019 Value Increase 2.49%

# Commercial Change

	Parcel Count	Assessment Value
FY2019	2,506	\$2,151,291,500
FY2020	2,497	\$2,174,601,300
Change	-0.4%	\$23,309,800

**Value Increase 1.08%**

FY2019 Value Increase 0.95%

# Exempt Change

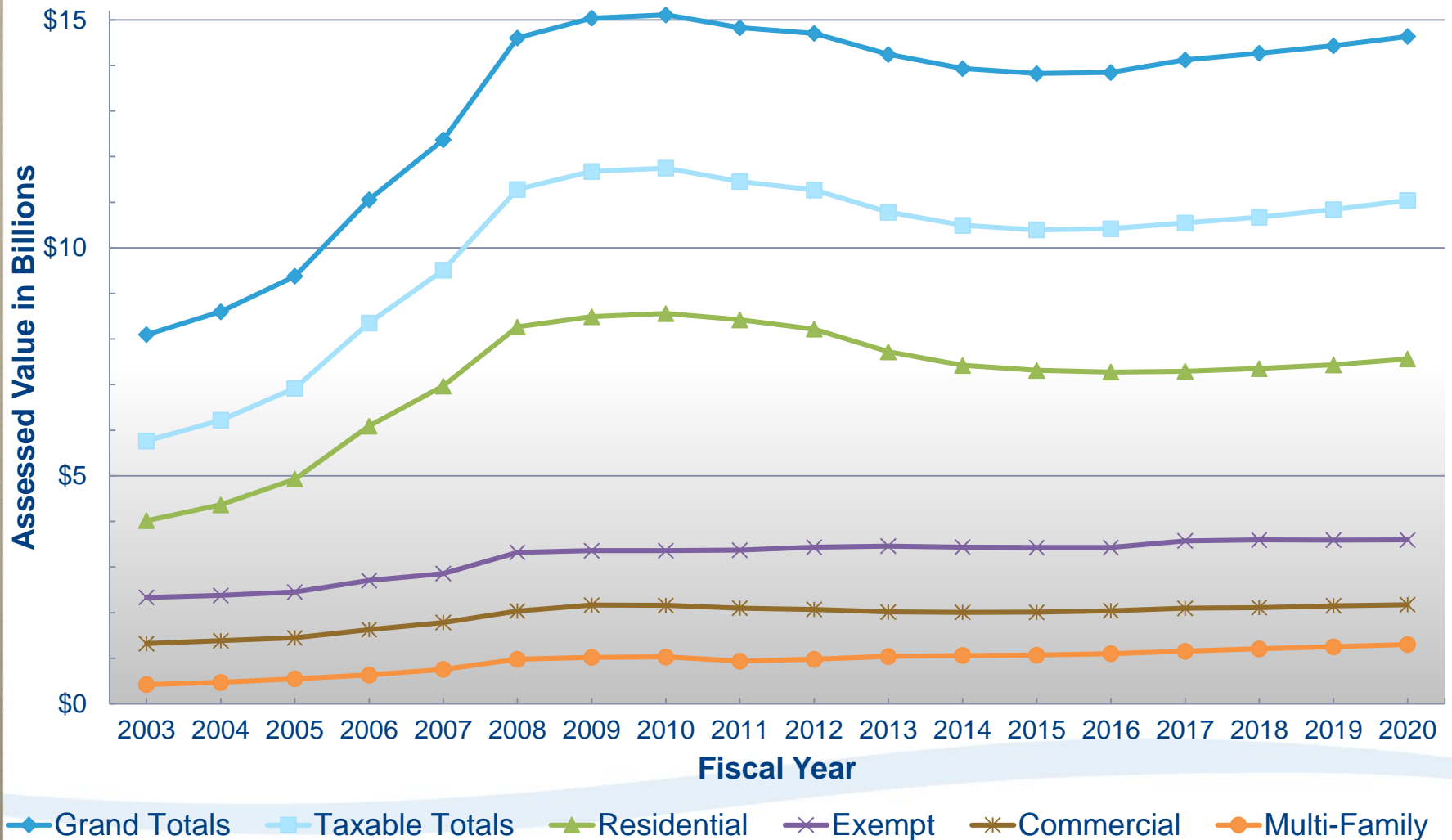
	Parcel Count	Assessment Value
FY2019	2,034	\$3,592,816,800
FY2020	2,024	\$3,595,880,100
Change	-0.5%	\$3,063,300

**Value Increase 0.09%**

FY2019 Value Increase 0.12%

# Assessed Value Since 2003

Residential, Multi-Family and Commercial Values have risen over the prior year and continue to rise at a slow but steady pace.



# Land Use Deferral Change

	Parcels	Assessment Value
<b>FY2019</b>	<b>20 (265 AC)</b>	<b>\$15,419,700</b>
<b>FY2020</b>	<b>20 (265 AC)</b>	<b>\$15,329,700</b>
<b>Change</b>	<b>0%</b>	<b>-\$90,000</b>

**Deferral Value Decrease 0.58%**

FY2019 Deferral Value Decrease 0.66%

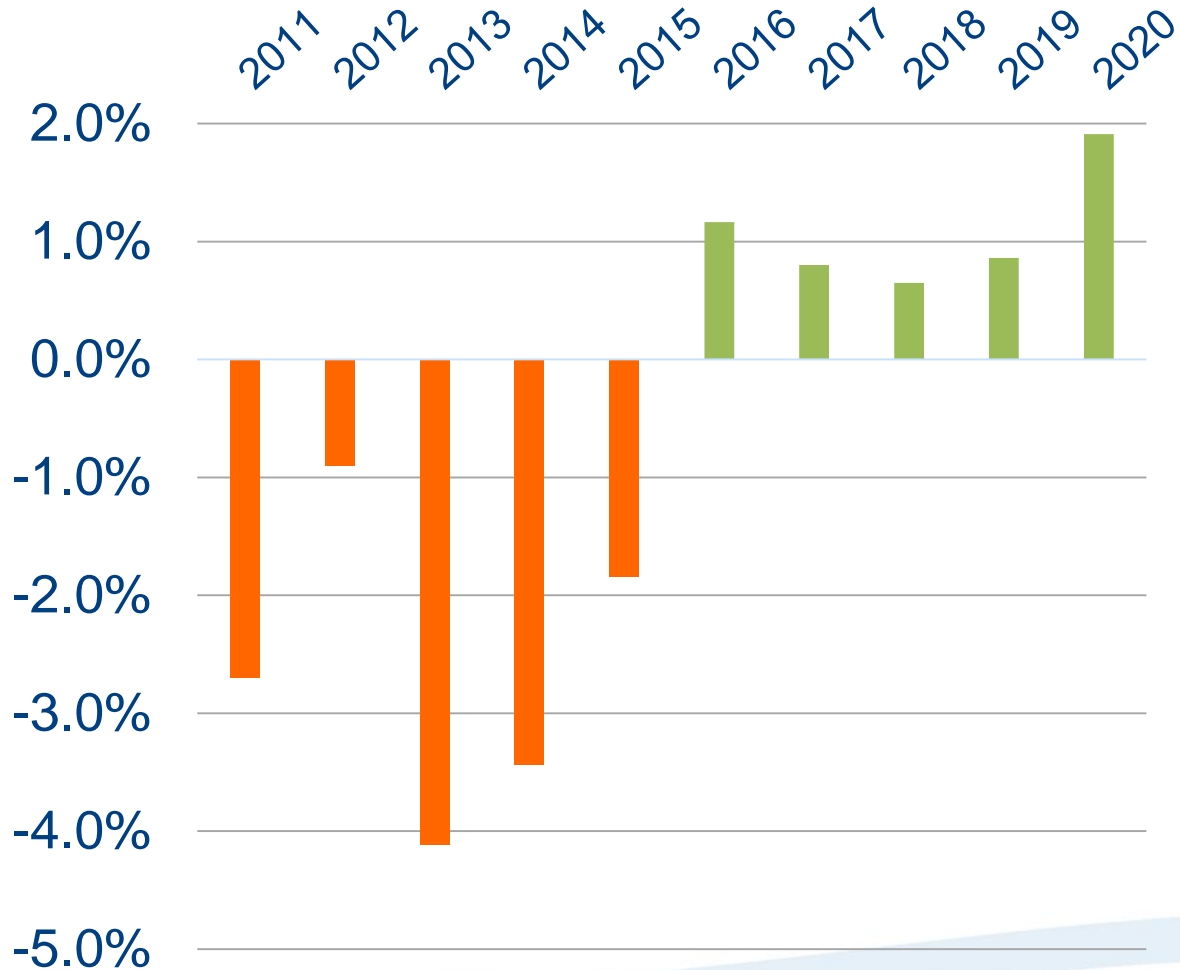
# Rehabilitation Tax Credit Change

	Parcels	Assessment Value
FY2019	10	\$9,746,000
FY2020	9	\$9,437,800
Change	-10%	-\$308,200

**Value Decrease 3.16%**

FY2019 Value Decrease 0.66%

# Land Book Retrospective Taxable Value Percent Change



**FY2020  
1.91%  
Taxable  
Increase**

**FY2019  
0.86%  
Taxable  
Increase**

**Total Taxable Value After all Exemptions**



# Future Development

## Residential

- Tides at Newmarket Creek Condominium 125 Units (*Power Plant*)
- Manilla Townhomes 45 Units (*Foxhill*)
- Mallory Point SFD 41 Sites (*Phoebus*)
- Hunts Cove SFD 16 Sites (*Semple Farm*)
- Brogden Estates SFD 7 Sites (*Big Bethel*)

## Multi-Family

- Axis II 169 Units (*PTC*)
- Lumen Apartments 300 Units (*Commander Shepard*)
- Monroe Gates 162 Units (*Phoebus*)
- Sunset @ Hampton 160 Units (*South Hampton*)

## Commercial

- Element Hotel (*PTC*)
- Hyatt Place Hotel (*Coliseum Central*)
- SkyZone (*PTC*)
- Kroger (*Riverpointe Plaza*)

# IAAO CEAA



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