



City of Norfolk

Office of the Real Estate Assessor

March 1, 2012

The Honorable City Council
Norfolk, Virginia

Dear Council Members:

The sales review and value calculation phases of the 2012 annual reassessment have been completed. The database has been sent to our vendor and notices will be printed for mailing on Friday, March 9th. This will start the informal appeal process which will run through Tuesday, May 8th. The deadline for filing formal appeal applications to the Board of Review is Thursday, May 31st.

Overall, the 2012 proposed assessed values compared to 2011 reflect a reduction of approximately 2.9%. Broken down by property class the proposed results are as follows:

Residential	-4.49%
Residential Condos	-2.42%
General Commercial	-5.78%
Income Commercial	-1.55%
Industrial	+0.21%
Apartments	+8.55%
Vacant Land	-6.88%

Attached is a list of all residential neighborhoods showing the proposed 2012 percentage of change. The yellow highlighted neighborhoods indicate overall decreases.

Should you desire, I will be happy to formally present this information to you at a scheduled City Council meeting. Please let me know if you have any questions or concerns.

Respectfully,

Deborah K. Bunn, CAE
Real Estate Assessor

PC: Breck Daughtrey, City Clerk
Bernard Pishko, City Attorney

Enclosure

**2012 Proposed Assessments Compared to 2011 Assessments
By Neighborhood**

NBHD #	Neighborhood Name	Land %	Bldg %	Total %
110100	Willoughby	-10.29	-0.56	-6.44
110150	Willoughby - Water Front	-10.24	-0.13	-6.08
110200	Ocean View	-9.80	-0.14	-4.05
110250	Ocean View - Water Front	-9.72	-0.14	-5.35
110300	Pinewell	-10.09	-16.55	-14.29
110400	Pinewell By The Bay	-40.00	-10.05	-19.16
110450	Pinewell By The Bay - Water Front	-50.01	-5.93	-26.40
110500	Bayview	-14.98	-12.03	-13.19
110550	Bayview - Water Front	-15.27	-0.34	-8.29
110600	Capeview	-20.11	-7.58	-12.52
110650	Capeview - Water Front	-20.00	-14.67	-18.48
110700	Shore Drive (West)	-19.92	-0.56	-10.06
110750	Shore Drive (West) - Water Front	-25.07	0.47	-16.64
110800	E. Ocean View (New)	0.88	1.55	1.37
110850	E. Ocean View (New) - Water Front	0.00	2.48	1.17
110900	Bay Breeze	0.00	-0.21	-0.15
110950	Bay Breeze - Water Front	-4.94	0.46	-1.89
120100	Ridgewell (Ocean View)	0.00	-9.92	-5.50
120200	Pamlico	0.00	-9.26	-6.01
120300	Lenox	-9.76	-4.93	-6.70
120400	Commodore Park	0.00	-4.88	-3.06
120450	Commodore Park - Water Front	0.00	-1.80	-1.13
120500	Hampton Gardens	0.00	-0.67	-0.42
120600	Albemarle	0.61	0.09	0.30
120700	Oceanair	-6.56	-11.76	-10.05
120800	Bayview Park	-20.00	-5.73	-10.84
120850	Bayview Park - Water Front	-20.21	-10.15	-13.83
120900	Willoughby Terrace	-0.74	-5.05	-3.54
130100	Glenwood Park	0.00	-7.43	-5.30
130300	Lochaven	0.00	-4.99	-3.32
130350	Lochaven - Water Front	0.00	-0.62	-0.33
130355	Lochaven - Water View	0.00	-0.52	-0.31
130400	North Meadowbrook	0.00	-6.59	-4.66
130500	Meadowbrook	3.47	1.17	1.94
130550	Meadowbrook - Water Front	0.00	1.27	0.63
130600	Riverfront	0.00	-10.09	-6.66
130650	Riverfront - Water Front	-0.61	-10.01	-5.32
130700	North Titustown	0.00	-4.77	-3.81
130800	North Shore Point	0.00	0.26	0.15
130850	North Shore Point - Water Front	0.00	0.38	0.19
130900	Rose Gardens	0.00	12.69	8.11
131000	Pinehurst	-5.01	-8.73	-7.57
131055	Pinehurst - Water View	-4.95	-4.50	-4.65
131100	Colony Point	0.00	-0.33	-0.23
131150	Colony Point - Water Front	0.00	-0.15	-0.10
131200	South Titustown	0.00	-4.93	-3.53
131300	Oak Grove	0.00	-0.69	-0.53
131350	Oak Grove - Water Front	0.00	-0.66	-0.35
131400	Talbot Park	0.00	-10.98	-6.73
131450	Talbot Park - Water Front	0.00	-0.39	-0.22
131500	River Point	0.00	-0.51	-0.33
131550	River Point - Water Front	0.00	0.24	0.11

**2012 Proposed Assessments Compared to 2011 Assessments
By Neighborhood**

NBHD #	Neighborhood Name	Land %	Bldg %	Total %
140100	Edgewater	-0.09	-4.70	-2.39
140150	Edgewater - Water Front	-0.61	-1.99	-1.17
140155	Edgewater - Water View	-9.77	-0.42	-4.47
140200	West Larchmont	0.44	0.93	0.71
140255	West Larchmont - Water View	-1.55	1.20	-0.01
140300	East Larchmont	0.00	-0.57	-0.37
140350	East Larchmont - Water Front	0.00	-6.49	-3.21
140400	Edgemere	-9.40	-5.35	-7.47
140500	Lamberts Point	-0.05	-4.41	-3.45
140600	Colley Avenue	0.00	0.05	0.03
140650	Colley Avenue - Water Front	0.22	0.00	0.08
140700	North Colonial Place	0.00	-4.69	-3.57
140750	North Colonial Place - Water Front	0.00	-3.91	-2.15
140755	North Colonial Place - Water View	0.00	-5.88	-4.19
140800	Riverview	0.01	-3.93	-2.94
140850	Riverview - Water Front	0.02	-3.29	-1.71
140855	Riverview - Water View	0.00	-6.13	-4.11
140900	South Colonial Place	0.00	-4.69	-3.54
140955	South Colonial Place - Water View	0.00	-5.10	-3.57
141000	Virginia Place	0.10	-0.14	-0.09
141100	Villa Heights	0.00	-1.18	-0.97
141200	Park Place	0.00	-0.38	-0.30
141300	Glen Haven	0.00	0.55	0.24
141350	Glen Haven - Water Front	0.00	-0.04	-0.02
141400	Cruser Place	0.00	-4.30	-2.88
141500	North Larchmont	0.00	-5.75	-3.23
141550	North Larchmont - Water Front	0.00	-6.40	-3.39
141600	Riverview Park	0.00	-12.55	-9.55
141650	Riverview Park - Water Front	0.00	-4.70	-2.88
141655	Riverview Park - Water View	0.00	-11.58	-8.58
150100	West Ghent	0.00	1.46	0.86
150300	Ghent	0.00	-0.33	-0.19
150400	Botetourt Gardens	0.00	-0.15	-0.11
150600	Mowbray Arch	1.09	-1.17	-0.58
150650	Mowbray Arch - Water Front	0.00	-0.07	-0.05
150700	Downtown College Place	0.01	-0.28	-0.22
150755	Downtown College Place - Water View	0.00	-0.03	-0.02
150800	Ghent Commons	0.00	-4.75	-3.19
151000	Historic Downtown	0.91	-6.15	-4.01
151050	Historic Downtown - Water Front	0.00	-0.21	-0.12
160100	West Berkley	0.01	0.08	0.06
160200	East Berkley	0.62	-4.57	-3.55
160300	Campostella	0.47	-0.40	-0.19
160400	Campostella Heights	0.00	-2.90	-2.04
160450	Campostella Heights - Water Front	0.00	-7.12	-3.14
160500	Newton Park	0.00	-5.71	-4.25
170100	Monticello Village	0.00	-1.40	-0.94
170200	Oakdale	0.00	-7.49	-4.56
170300	Colonial Heights	0.31	-9.56	-5.93
170400	Snug Harbor	0.00	-9.36	-6.63
170450	Snug Harbor - Water Front	0.00	-5.29	-3.48
170500	Cherokee Heights	0.00	-13.53	-9.69

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170550	Cherokee Heights - Water Front	0.00	-7.17	-4.65
170600	Forrest Park	0.00	-4.51	-3.06
170650	Forrest Park - Water Front	0.00	-4.26	-2.56
170700	South Bayview	0.00	-8.96	-6.38
170800	Denby Park	0.00	-1.31	-0.88
170900	Lincoln Park	0.00	-0.36	-0.30
171000	Miller Heights	0.00	-0.46	-0.37
171100	Mamie Properties	0.00	-13.04	-8.74
171200	Washington Park	0.00	-0.18	-0.15
180100	Suburban Park	0.00	-1.08	-0.79
180200	Suburban Acres	0.00	-5.33	-3.38
180250	Suburban Acres - Water Front	0.00	-0.33	-0.20
180300	Granby Park	0.00	-0.29	-0.19
180400	Cromwell Farms	-0.05	-4.74	-3.11
180450	Cromwell Farms - Water Front	0.00	-4.75	-2.65
180500	Roland Park	0.00	-6.73	-4.41
180550	Roland Park - Water Front	0.00	-0.30	-0.19
180600	Lakewood	0.00	-19.29	-14.28
180650	Lakewood - Water Front	0.00	-6.62	-3.56
180700	Bolling Brook	0.00	1.51	0.79
180800	Ellsworth	0.00	-5.01	-3.45
180850	Ellsworth - Water Front	0.00	-4.02	-2.62
180900	East Belvedere	-0.31	-4.98	-3.37
180950	East Belvedere - Water Front	-4.94	0.46	-1.89
190150	Baecher Point - Water Front	0.00	-1.32	-0.90
190200	New Lafayette Shores	0.00	-10.22	-7.29
190250	New Lafayette Shores - Water Front	0.00	-0.44	-0.28
190300	Kent Park	0.00	-5.73	-3.66
190350	Kent Park - Water Front	0.00	-4.93	-3.15
190400	Old Lafayette Shores	0.00	-0.80	-0.53
190500	Winona	-0.01	0.12	0.07
190550	Winona - Water Front	0.00	-0.50	-0.24
190600	Willard Park	0.22	-2.90	-2.12
190700	Lafayette Residence Park	-10.08	-6.12	-7.63
190750	Lafayette Residence Park - Water Front	0.00	-0.21	-0.10
190800	Gowrie Park	0.00	-4.78	-3.37
190850	Gowrie Park - Water Front	0.00	-1.38	-0.80
190900	Lafayette Terrace	0.00	-4.96	-3.27
191000	Lafayette Park	0.30	-4.90	-3.27
191100	Lindenwood	0.26	0.28	0.28
191200	Belmont Place	0.39	-0.01	0.14
191300	West Ballentine	0.20	-1.79	-1.20
191400	East Ballentine	0.12	-9.81	-6.92
191500	Holly Point	0.00	0.00	0.00
191550	Holly Point - Water Front	0.00	0.00	0.00
191600	Sunshine Homes	0.00	-4.59	-2.66
191700	Barraud Park	0.63	-5.76	-3.96
200100	Huntersville	-14.42	0.05	-3.81
200200	St. Julian - Princess Anne Road	0.00	-5.66	-4.08
200300	Haynes Tract	0.33	-4.82	-3.30
200400	North Brambleton	0.45	1.59	1.35
200500	Middletown Arch	0.00	-5.50	-4.34

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200600	South Brambleton	0.00	-6.24	-5.13
200700	Chesterfield	0.00	-4.92	-3.41
200755	Chesterfield - Water View	0.00	-5.01	-2.97
200800	Stonebridge	0.00	-5.31	-4.28
200900	Broad Creek	0.00	-4.10	-3.41
201000	Attucks Square	0.00	-0.29	-0.25
201100	New Huntersville	0.00	-0.12	-0.11
201200	Spartan Village	0.00	-5.55	-4.47
201300	The Village of Broadcreek	0.00	0.00	0.00
210100	Belaire	0.00	-4.96	-3.49
210150	Belaire - Water Front	0.00	-5.02	-3.44
210200	Wedgewood	-20.06	-0.62	-8.39
210300	Tarrallton	-10.13	-0.51	-4.36
210350	Tarrallton - Water Front	-24.99	-4.94	-15.24
210400	North Camellia	0.00	-9.69	-6.67
210450	North Camellia - Water Front	0.00	-9.23	-5.13
210500	Camellia Shores	0.00	-0.39	-0.29
210550	Camellia Shores - Water Front	0.00	-0.17	-0.09
210600	East Ocean View - Redmon Road	0.00	-4.58	-2.70
210650	EOV - Redmon Road - Water Front	0.00	-5.02	-2.85
210655	EOV - Redmon Road - Water View	0.00	-4.39	-1.93
220100	East Little Creek Road	0.00	-1.09	-0.74
220200	Larrymore Lawns	0.00	-5.48	-3.90
220300	Hunters Chase	0.00	-0.33	-0.27
220350	Hunters Chase - Water Front	0.00	-0.34	-0.26
220400	North Saratoga	-10.01	-0.56	-3.83
220450	North Saratoga - Water Front	-10.00	-4.71	-6.57
220500	Camellia Acres	-10.38	-10.23	-10.28
220600	East Lynne	-10.03	-0.49	-4.66
220650	East Lynne - Water Front	-10.14	-5.21	-6.89
220700	South Saratoga	-10.02	-0.33	-2.64
220750	South Saratoga - Water Front	-10.01	-4.94	-6.57
220800	Meadowbrook Forrest	-15.14	-10.80	-12.05
220850	Meadowbrook Forrest - Water Front	-15.01	-4.79	-8.65
220900	Lakeland/Bromley	0.00	-4.67	-2.98
220950	Lakeland/Bromley - Water Front	0.00	-0.72	-0.43
221000	Glengariff	-0.19	-16.52	-12.44
221050	Glengariff - Water Front	0.00	-15.76	-10.59
221100	Azalea Acres	-0.17	-9.61	-6.73
221150	Azalea Acres - Water Front	0.00	-11.28	-6.88
221155	Azalea Acres - Water View	0.00	-9.32	-5.59
221200	Idlewood/Loam Street	0.00	-0.31	-0.21
221300	South Azalea Acres	0.00	-2.06	-1.59
221350	South Azalea Acres - Water Front	0.00	-0.22	-0.16
221500	Wilburn Farms	0.00	-12.54	-9.33
221550	Wilburn Farms - Water Front	0.00	-12.26	-7.54
221600	The Gardens	-54.99	-5.37	-29.42
221650	The Gardens - Water Front	-30.03	-9.54	-21.58
230100	Oakwood Terrace	0.00	-0.17	-0.12
230200	Oakmont - St. Andrews Place	0.00	-13.65	-12.76
230300	Coronado	0.00	-4.78	-3.51
230400	Norview/Townhouses	0.00	-8.66	-8.00

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NBHD #	Neighborhood Name	Land %	Bldg %	Total %
230500	Rosemont	0.00	-0.31	-0.25
230600	Greenhill Farms	0.00	-4.00	-3.14
230700	Sewells Gardens	0.00	0.35	0.22
230800	Norfolk Gardens	0.00	-4.35	-2.95
230900	East Norview	0.00	-5.67	-4.74
231000	Norview	0.00	-0.12	-0.08
240100	Estabrook	0.00	0.23	0.15
240200	Greenwood	-10.21	-11.51	-11.05
240300	Brandon Place	0.01	-15.42	-11.07
240400	Norvella Heights	0.00	-9.25	-6.49
240500	Elmhurst	-0.07	-6.57	-4.58
240600	Overbrook	0.18	0.45	0.36
240700	Pennsytown	0.14	-5.11	-3.46
240800	North Fox Hall	0.00	-1.83	-1.30
240900	Coleman Place	0.00	-5.81	-4.01
241000	Fox Hall	0.00	-9.73	-7.20
241100	Norvella Heights	0.00	-0.09	-0.08
241200	West Estabrook	0.00	-4.76	-2.96
241300	South Coleman Place	0.47	0.59	0.56
241400	Estabrook Park	0.00	-5.04	-3.05
250100	Lansdale	0.00	-0.33	-0.24
250200	Lansdale East	0.00	0.32	0.24
250400	Fox Hall/Norcova	-0.14	-2.56	-1.68
250450	Fox Hall/Norcova - Water Front	0.00	-2.33	-1.41
250500	River Oaks	0.00	-9.23	-6.73
250600	Raby Road	0.00	-0.87	-0.60
250700	Tucker Place	0.00	-0.43	-0.29
250900	Broad Creek Shores/Anna Street	0.00	-0.52	-0.37
250950	Broad Creek Shores/Anna Street - Water Front	0.00	0.81	0.58
251000	Poplar Halls	0.00	-9.15	-6.13
251050	Poplar Halls - Water Front	0.00	-3.92	-2.31
251100	Ingleside Terrace	0.00	-12.48	-8.23
251200	Waverly/Stuart Circle	0.00	-0.21	-0.18
251250	Waverly/Stuart Circle - Water Front	0.00	-0.55	-0.40
251300	Sandy Bay/Halter Lane	0.00	-0.19	-0.16
251350	Sandy Bay/Halter Lane - Water Front	0.00	-3.97	-2.83
251400	Ingleside	0.00	-0.39	-0.26
251450	Ingleside - Water Front	-9.78	-0.28	-4.07
251500	Elizabeth Park	0.00	-0.76	-0.60
251550	Elizabeth Park - Water Front	0.00	-0.43	-0.26
251600	Wayside Manor	0.00	-3.97	-2.64
251700	South Easton Place	0.00	-5.09	-3.63
251800	North Easton Place	0.00	-0.22	-0.17
251900	Woodbine	0.00	-0.35	-0.22
251950	Woodbine - Water Front	0.00	-0.69	-0.35
252000	River Forest Shores	0.00	-5.21	-3.87
252050	River Forest Shores - Water Front	0.00	-5.10	-3.26
252100	Pleasant Point	-20.11	-8.76	-11.80
252150	Pleasant Point - Water Front	-20.01	-0.04	-8.07
252200	Arch Cove Court	0.00	-0.18	-0.15
252250	Arch Cove Court - Water Front	0.00	-0.42	-0.31
252300	South Ingleside	0.00	0.48	0.32

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252350	South Ingleside - Water Front	-11.18	0.11	-5.35
252400	Lansdale North	0.00	-0.44	-0.29
252550	Rivers Edge - Water Front	0.00	66.28	23.59
260100	Janaf Place	0.00	-0.20	-0.15
260200	Admiralty Acres	0.00	-0.39	-0.27
260300	Lake Terrace	0.00	-0.84	-0.48
260350	Lake Terrace - Water Front	0.00	-0.86	-0.45
260500	Fairlawn Estates	0.00	-0.85	-0.60
260600	Maple Hall/Hollywood	0.38	-10.29	-6.50
260800	Stoney Point	0.00	-1.82	-1.54
260900	North Glenrock	0.00	-9.48	-5.55
261000	South Glenrock	-0.27	0.05	-0.06