City of Hampton, Virginia

HAMPTON VA

Office of the Assessor of Real Estate

Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers (2011-present)

Annual Report - Fiscal Year 2016

A Picture is Worth a Thousand Words

Valuation January 1, 2015 / Effective July 1, 2015 - Vol. IV

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A Picture is Worth a Thousand Words

The Office of the Assessor of Real Estate is pleased to present our fourth annual report - for the Fiscal Year 2016. This annual report continues in the tradition of sharing the achievement and progress toward goals that were the centerpiece of City Council's 2006 Study of Hampton's Office of the Assessor of Real Estate by the International Association of Assessing Officers (IAAO). The 2006 IAAO Study provided specific recommendations to enhance the real estate assessment function in the City of Hampton and in the subsequent nine years advances have been made on every recommendation. Continuing process analysis and process improvement in a productive environment of teamwork continues to move the department far beyond those recommendations.

This year the Office of the Assessor of Real Estate finalized a multi-year project to complete the imaging of all improved parcels in the City of Hampton. The real estate database now includes 47,998 images. Last year the department completed another multi-year project, adding sketches of all improvements in the City of Hampton. The database now includes 47,998 sketches. A few examples of the 95,996 images and sketches are found on the cover of this report. The completion of these two monumental projects has significantly increased the value of the real estate database to the Office of the Assessor of Real Estate and the City of Hampton, as well as the many property owners, real estate agents, fee appraisers, title examiners, surveyors and attorneys, who regularly utilize this information through the City's GIS Property Information Website (http://webgis.hampton.gov/sites/ParcelViewer/Account/Logon).

We hope you find this year's annual report both interesting and useful.

Brian E. Gordineer, AAS
City Assessor

Cover Photo:
From the records of the Office of the Assessor of Real Estate, City of Hampton
Exterior images and sketches of homes built in 1965 – fifty years ago

Table of Contents

Introduction 1
- Establishment 1
- City Assessor 2
- Team 3
- Mission Statement 4
- Values 4
- Vision Statement 4
- Certificate of Excellence in Assessment Administration 5
- Summary Description of Services 6

Assessor of Real Estate Team 7
- Organization 7
- Educational Development 7
- Professional Development 8
- Career Development 8
- Community Involvement 9

Equalization-Accuracy-Efficiency 10
- CAMA 10
- First Base 11
- Appeal Database 12
- ADVERBS Database 13

Land Book 14
- Preliminary Land Book Summary 14
- Notices 15
- Office Review 16
- Board of Review 17
- Land Book 19
- Land Book History 20
- Exemptions 21
- Tax Relief for the Elderly and Disabled, and Disabled Veterans 22
- Land Use Assessments 22
- Rehabilitation Tax Credit 23

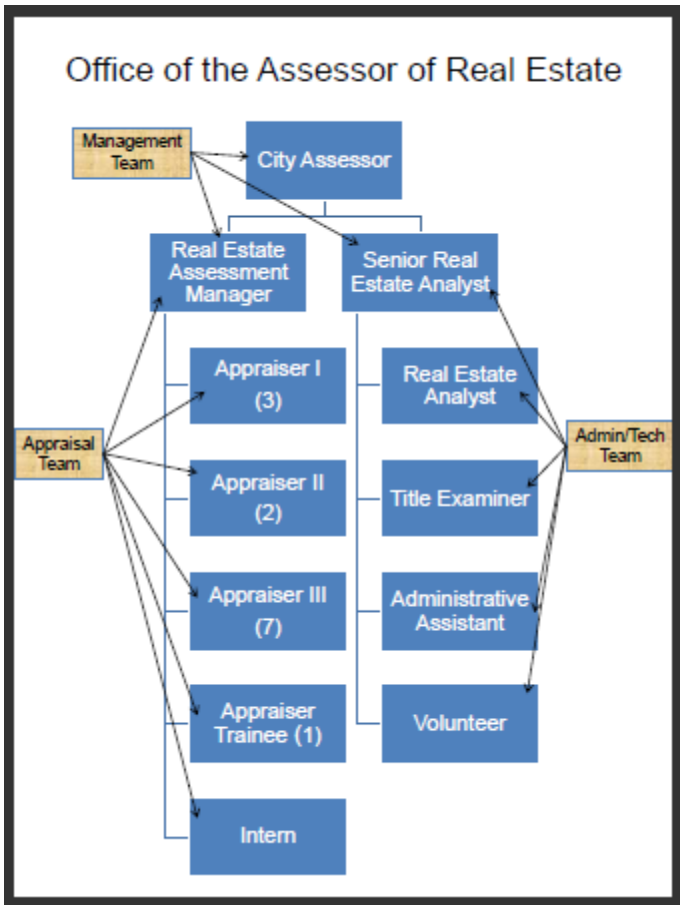
Real Estate Valuation Support 24
- Damage Assessment 24
- Higher Value Housing Initiative 24

Real Estate Statistics 25
- Transfers 25
- Residential Values 26
- New Construction Value 27
- Top Ten Tax Payers 28
- State Ratio Report 29

Introduction

Establishment

The establishment of the Office of the Assessor of Real Estate was enabled in 1964 by Section 37-16 of the Municipal Code of Hampton. Today, the Office of the Assessor of Real Estate is a team of real estate appraisers, information and technology specialists, and administrative specialists led by the City Assessor. The Management Team is composed of the City Assessor, Real Estate Assessments Manager and Senior Real Estate Analyst. The Real Estate Assessments Manager and Senior Real Estate Analyst oversee the Appraisal Team and Technical/Administrative Team, respectively.



City Assessor

The position of City Assessor was created with the adoption of Section 37-16 of the Municipal Code of Hampton in 1964. The City Assessor continues to be appointed by the City Manager, as originally envisioned by the 1964 ordinance. The City of Hampton Land Books provide the chronology of those that have certified the assessment role produced by the Office of the Assessor of Real Estate since the establishment of the department.

Land Book Year	Certification
1964 – 1965	C. D. Franklin (Commissioner of the Revenue)
1966	John B. Petty, Jr.
1967 – 1969	C. D. Franklin (Commissioner of the Revenue)
1970 - 1974	L. M. Knickerbocker
1975 - 1976	Kenneth K. Stockman
1977 - 1992	John B. Petty, Jr.
1993 - 2003	C. Rudolph Johnston
2004 - 2005	Ronald D. Agnor
2006	Susan C. Cunningham
2007 - 2008	Richie McKeithen
2009 – present	Brian E. Gordineer, AAS

Team

City Assessor – Brian E. Gordineer, AAS - *6 years of service*

Real Estate Assessments Manager – Olivia M. Griebel - *15 years of service*

Appraiser III

Sterling Carter, RES - *9 years of service*
Trudy Clatterbaugh, Candidate - *6 years of service*
Bart DeBellis - *8 years of service*
Patrick Dorris, CAE - *2 years of service*
James Huddleston - *2 years of service*
Graham Shearin - *9 years of service*
Eric Wynings - *8 years of service*

Appraiser II

Michele Packard, Candidate - *4 years of service*
Justin Stanley, Candidate - *2 years of service*

Appraiser I

Donald Cole, Candidate - *4 years of service*
Joe Mahan - *2 years of service*
Thomas Quick, Candidate - *2 years of service*

Appraiser Trainee

Joseph Tyler - *less than 1 year of service*

Intern

Shaheem McCowen – Kecoughtan High School

Senior Real Estate Analyst – Jonathan D. Garner - *5 years of service*

Real Estate Analyst

Steve Edwards - *8 years of service*

Title Examiner

Mike Trowbridge, VCTE - *8 years of service*

Administrative Assistant

Aimee Hower, VCTE - *16 years of service*

Years of service with the City of Hampton are listed after each team member name. Collectively the team has 117 years of service with the City of Hampton.

<u>Professional Designations</u>
AAS, IAAO Assessment Administration Specialist
CAE, IAAO Certified Assessment Evaluator
RES, IAAO Residential Evaluator Specialist
Candidate, IAAO candidate for professional designation
VCTE, VLTA Virginia Certified Title Examiner

Mission Statement

The mission of the Office of the Assessor of Real Estate is to fairly and equitably assess the real estate in the City of Hampton annually and provide accurate property information under the authority of the Constitution of Virginia, Code of Virginia and Municipal Code of Hampton, and in accordance with standards of professional practice.

Furthermore, the Office of the Assessor of Real Estate works in cooperation with other City departments to make Hampton the most livable city in Virginia.

Values

The guiding values of the Office of the Assessor of Real Estate are equalization, accuracy and efficiency: These values guide all valuation activities, the maintenance and distribution of information, as well as general administrative and technical functions.

We also share the values of the City of Hampton – Responsiveness to citizens, quality, integrity, teamwork, professionalism and innovation.

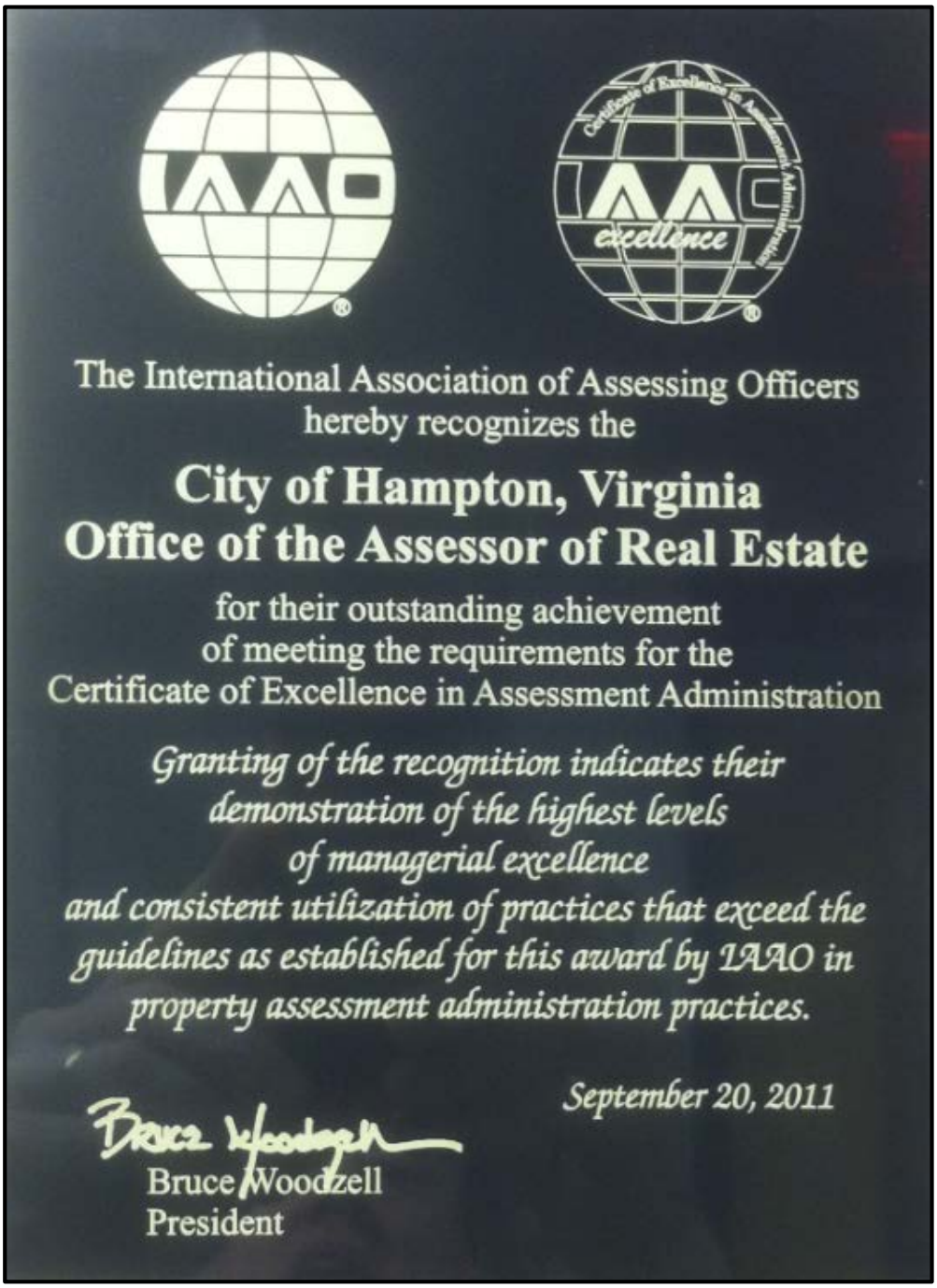
Vision Statement

To be a model assessment office with a team of dedicated professionals, utilizing best practices and realizing the benefits of technology within a supportive legal framework.

The Office of the Assessor of Real Estate holds the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers: The first recipient in the Commonwealth of Virginia and the tenth internationally (2011-present).

Certificate of Excellence in Assessment Administration

In 2011 the vision of the Office of the Assessor of Real Estate – being a model assessment office – was realized with the 2011 award of the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers. Hampton is the first jurisdiction in Virginia to receive the certification and just the tenth jurisdiction internationally.



Summary Description of Services

The functions and responsibilities of the Office of the Assessor of Real Estate include:

- Assessing the value of all real estate in the City of Hampton as of January 1
- Making supplemental assessments for new construction, additions and improvements completed after July 1
- Providing for review of assessments for equalization and fair market value (Office Review, Board of Review and appeals to Circuit Court), and providing administrative support to the Board of Review
- Preparing the Land Book, and providing real estate assessments and property information
- Administering applications for tax exemptions, tax abatements, the rehabilitation tax credit program and land use assessments, as well as conducting damage assessment related to natural disasters and assisting in the administration of the City's high value housing initiative.

Customers of the Office of the Assessor of Real Estate include the citizens and property owners of Hampton, the real estate professionals of Hampton Roads, as well as numerous City departments including the City Manager's Office, Office of Budget and Management Analysis, City Attorney's Office, Department of Economic Development, Finance Department, Community Development Department and Treasurer's Office.

Assessor of Real Estate Team

Organization

The regular functions of the Office of the Assessor of Real Estate are coordinated and performed by the Management Team, Appraisal Team and Technical/Administrative Team. The Technical/Administrative Team meets bi-weekly, whereas the Management Team and Appraisal teams meet weekly, as does the full team of the Office of the Assessor of Real Estate. Numerous special projects and periodic functions are coordinated and performed by sub-teams formed for those special purposes with a variety of members from the three major sub-teams: The use of sub-teams in conjunction with the three regular teams allows the Office of the Assessor to coordinate and perform regular functions, and efficiently respond to both planned and unplanned changes. The teamwork of the Office of the Assessor of Real Estate takes place in the Collaboration Room – the place "where great ideas become reality". Outstanding teamwork efforts are recognized throughout the year as part of a departmental Team Award program and superior individual efforts are recognized as part of the departmental Shining Star Award. During the year there were five team efforts recognized and Shining Stars were awarded to Trudy Clatterbaugh, Donald Cole, Aimee Hower, James Huddleston, Michele Packard, and Justin Stanley.

Educational Development

In a profession so closely tied to monitoring changes in the real estate market, it is essential for all team members to be current in all valuation approaches, real estate assessment administration, and the tools of technology. This year, five members of the Office of the Assessor of Real Estate attended the Virginia Department of Taxation's Assessor's School to take courses including the International Association of Assessing Officers' **Course 101 – Fundamentals of Real Property Appraisal**, International Association of Assessing Officers' **Course 102 – Income Approach to Valuation I**, International Association of Assessing Officers' **Course 112 – Income Approach to Valuation II** the International Association of Assessing Officers' **Course 300 – Fundamentals of Mass Appraisal** and the International Association of Assessing Officers' **Course 312 – Commercial/Industrial Modeling Concepts**. The full team of the Office of the Assessor of Real Estate completed the International Association of Assessing Officers' **Workshop 452 – Fundamentals of Assessment Ratio Studies**. Members of the team also regularly attend the educational offerings of ODU's Center for Real Estate and Economic Development (CREED).

Professional Development

The Office of the Assessor of Real Estate provides an environment focused on enhancing the skills and potential of every team member. Every appraiser on the Appraisal Team is licensed by the Commonwealth of Virginia Department of Professional and Occupational Regulation. Three members of the office have professional designations from the International Association of Assessing Officers and during the past year two members of the office were awarded professional designations from the Virginia Land Title Association. Other team members are working toward the requirements to achieve professional designations in the future. Many of the team have also participated in the leadership training and development program offered by the Department of Human Resources: Others have participated in comparable programs at sponsoring educational institutions.

Career Development

Since 2009 the Office of the Assessor of Real Estate has offered an internship to high school and college students interested in the fields of real estate, real estate valuation and real estate assessments. The eight-week, volunteer program includes 128 hours of diverse assessment experience, including public relations, ownership and title, and assessment administration. The intern during Fiscal Year 2015 was a high school student from Kecoughtan High School and placed with the benefit of the City's Summer Youth Employment Program: The Summer Youth Employment Program actually provided compensation for participation in the internship program for the summer of 2014 and 2015. Past interns have been from the College of William and Mary, Hampton University, Norfolk State University, Old Dominion University and Virginia Tech. Valuable job skills and employment training are also available to participants of the VIEW Program that are placed in the Office of the Assessor of Real Estate.

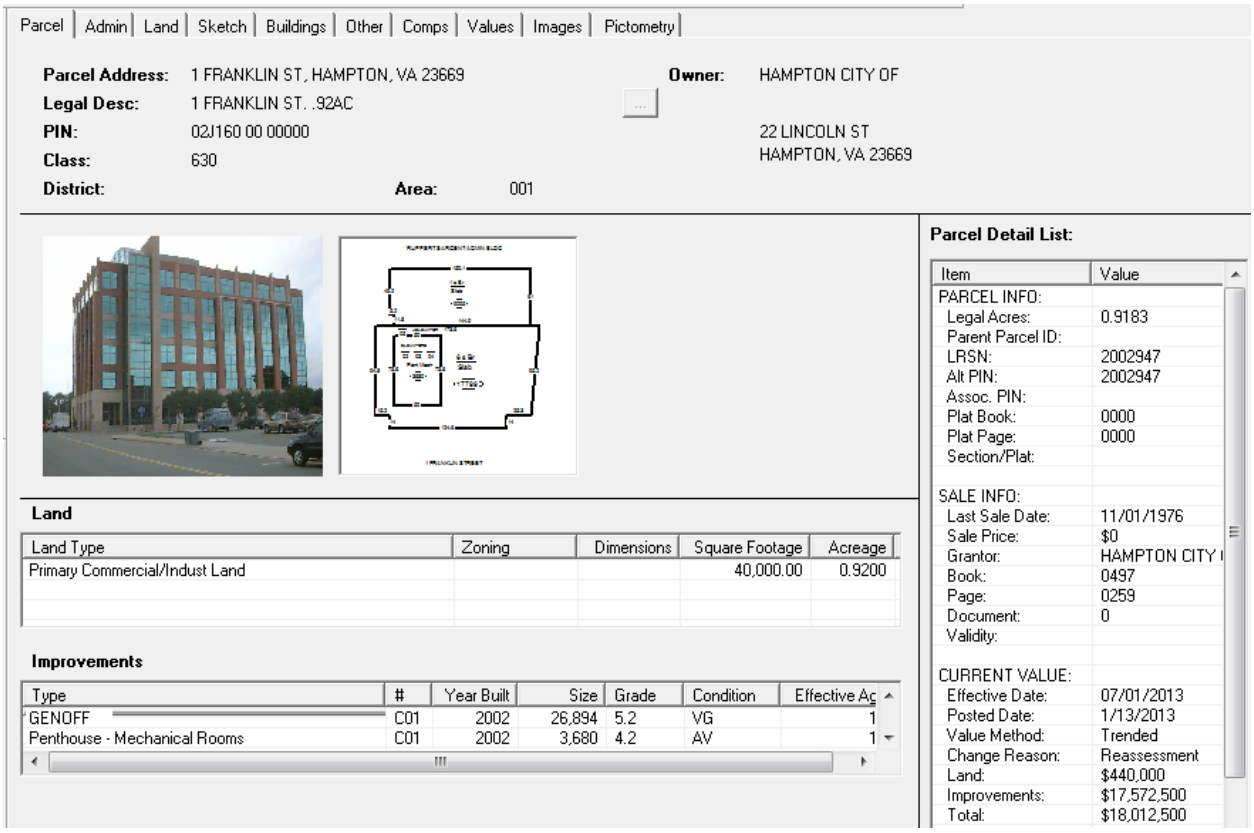
Community Involvement

Each year the Office of the Assessor of Real Estate participates in a wide variety of community activities to support the Hampton community. The Heart Walk, United Way Campaign, Angel Tree Program and Red Cross Blood Drives are among the activities which team members have supported. In May 2015 the Office of the Assessor of Real Estate fielded a team for the second year for the Annual Spring Habitat Housing Blitz.

Equalization-Accuracy-Efficiency

CAMA

The valuation functions of the Office of the Assessor of Real Estate are administered through the Thomson Reuters' ProVal computer assisted mass appraisal (CAMA) database. The Appraisal Team continues to move forward with the Residential Modeling Project introduced in 2010 and the Commercial Modeling Project introduced in 2014. The need for CAMA modeling was identified in City Council's 2006 IAAO Study and continued advances are resulting in more complete utilization of ProVal. The Office of the Assessor of Real Estate utilizes ProVal and has maximized its efficiencies from knowledge gained through regular participation in Virginia and national user group educational and training offerings. In 2015 the Appraisal Team completed the eighteen-year effort to collect 47,998 images on all of the improved parcels in the City of Hampton. In the prior year the Appraisal Team completed the effort to collect 47,998 sketches on all of the improved parcels in the City of Hampton.



Parcel | Admin | Land | Sketch | Buildings | Other | Comps | Values | Images | Pictometry

Parcel Address: 1 FRANKLIN ST, HAMPTON, VA 23669
Legal Desc: 1 FRANKLIN ST. .92AC
PIN: 02J160 00 00000
Class: 630
District:
Area: 001

Owner: HAMPTON CITY OF
22 LINCOLN ST
HAMPTON, VA 23669

Land

Land Type	Zoning	Dimensions	Square Footage	Acreage
Primary Commercial/Indust Land			40,000.00	0.9200

Improvements

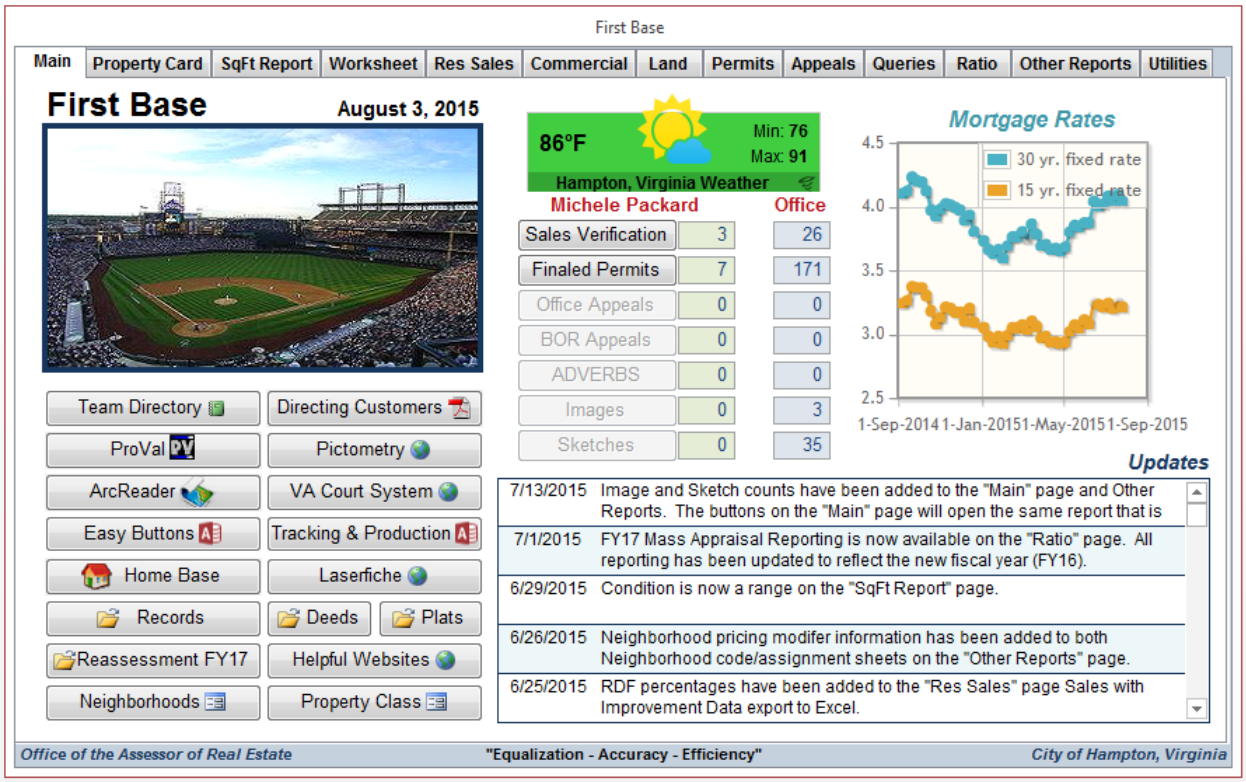
Type	#	Year Built	Size	Grade	Condition	Effective Ag
GENOFF	C01	2002	26,894	5.2	VG	1
Penthouse - Mechanical Rooms	C01	2002	3,680	4.2	AV	1

Parcel Detail List:

Item	Value
PARCEL INFO:	
Legal Acres:	0.9183
Parent Parcel ID:	
LRSN:	2002947
Alt PIN:	2002947
Assoc. PIN:	
Plat Book:	0000
Plat Page:	0000
Section/Plat:	
SALE INFO:	
Last Sale Date:	11/01/1976
Sale Price:	$0
Grantor:	HAMPTON CITY
Book:	0497
Page:	0259
Document:	0
Validity:	
CURRENT VALUE:	
Effective Date:	07/01/2013
Posted Date:	1/13/2013
Value Method:	Trended
Change Reason:	Reassessment
Land:	$440,000
Improvements:	$17,572,500
Total:	$18,012,500

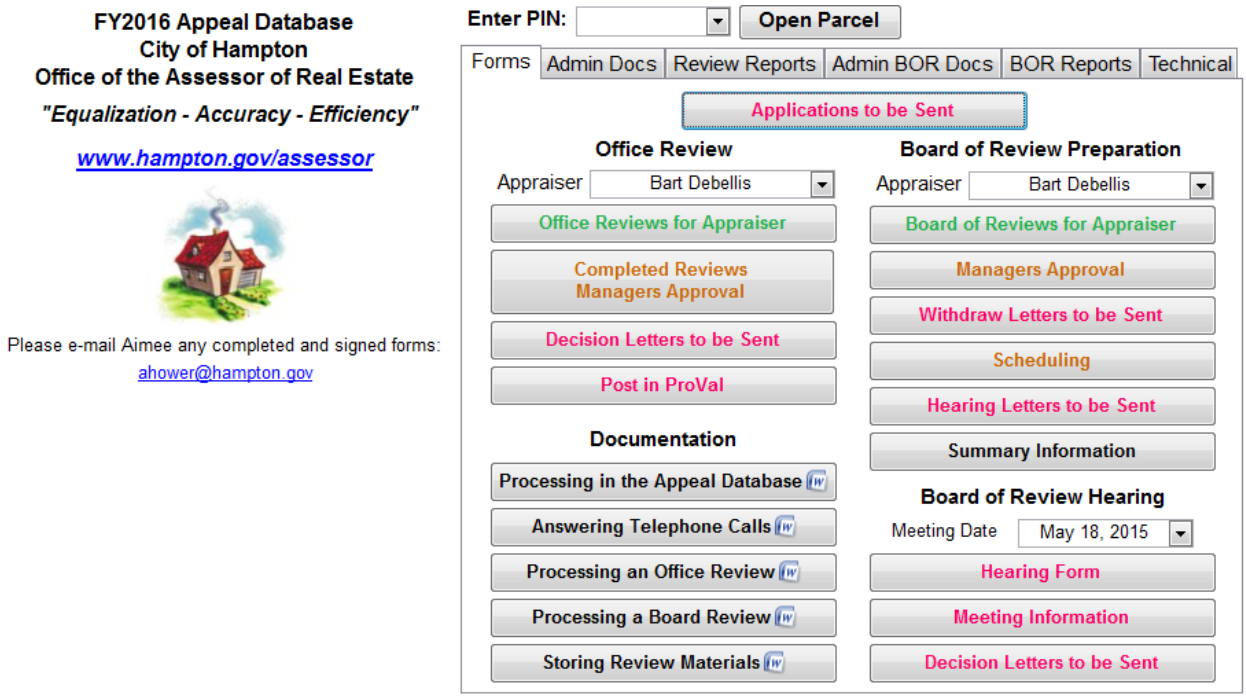
First Base

The Office of the Assessor of Real Estate continues to enhance the in-house developed "First Base" Access database which was introduced in 2010. This database was initially created by consultant Craig Lucas, and has since been greatly expanded by Senior Real Estate Analyst Jonathan Garner in collaboration with the entire team of the Office of the Assessor of Real Estate. First Base provides numerous reporting functions to insure accuracy of data and assure equalization of assessments. The need for audit reports was specifically identified in City Council's 2006 IAAO Study. First Base also incorporates update applications that allow mass updates to be performed efficiently and accurately, and avoiding duplication of time-consuming data entry.



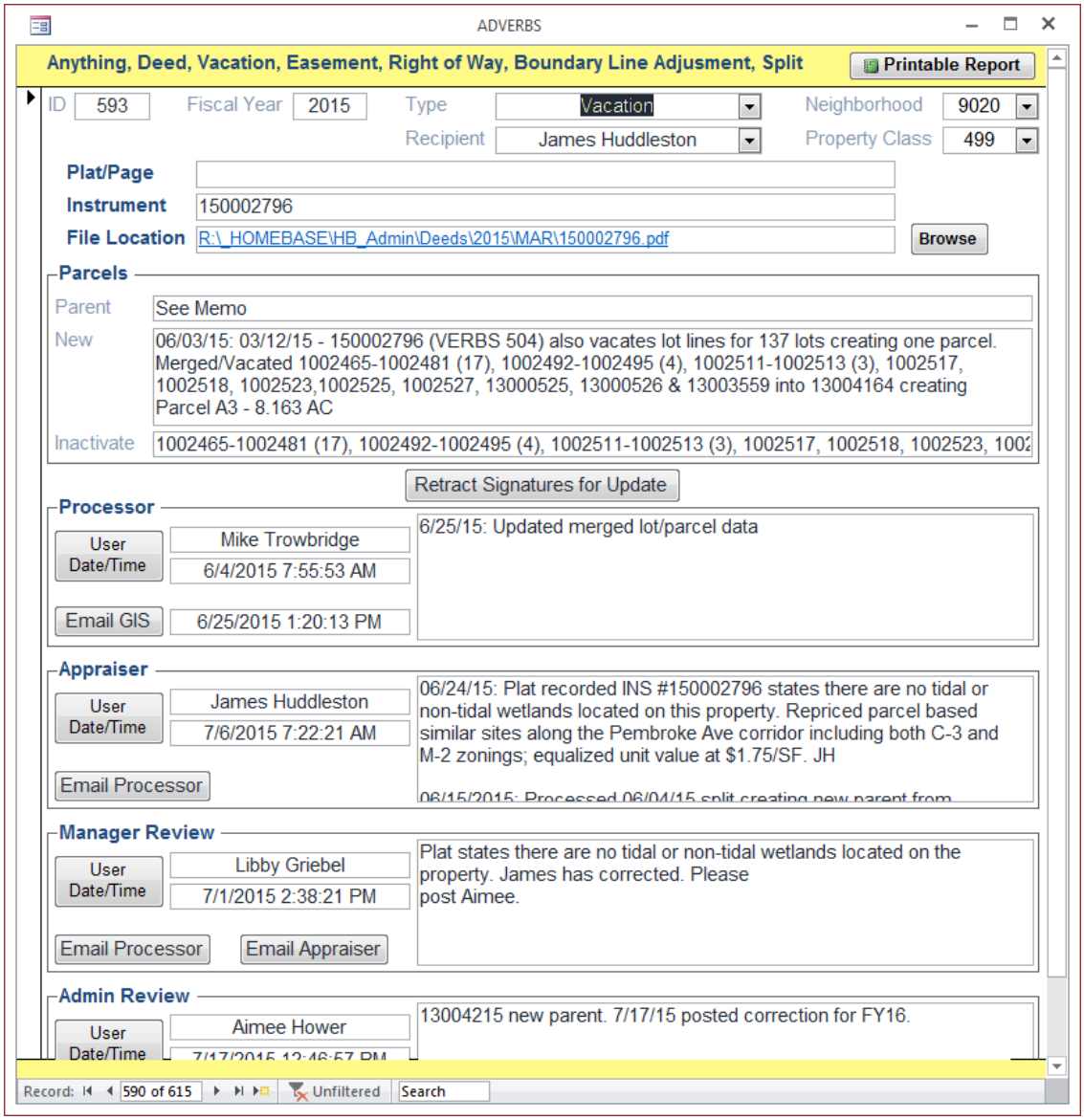
Appeal Database

The Appeal database is another in-house developed Access database that continues to be enhanced. The database was created in 2009 by City Assessor Brian Gordineer, AAS as a major component of an effort to make the Office Review and Board of Review appeal procedures a paperless process: That effort culminated two years ago with Board of Review hearings where members of the Board of Review of Real Estate Assessments accessed all case materials online or from iPads. Like the FirstBase database, the Appeal database is administered by Senior Real Estate Analyst Jonathan Garner: He has expanded and enhanced the application through collaboration with the entire team of the Office of the Assessor of Real Estate. The original departmental effort resulted from Mayor Ward's city-wide "Going Green" initiative. The paperless appeal process has eliminated the use of reams of paper and expensive toner cartridges, and saves hours of printing, assembly and distribution of hearing materials.



ADVERBS Database

The ADVERBS (Anything, Deeds, Vacations, Easements, Right-of-Ways, Boundary Line Adjustments and Splits) Database was introduced two years ago as the VERBS database, to increase the efficiency and accuracy of processing changes in property information, as well as subsequent valuation adjustments. Prior to the in-house development and implementation of VERBS, property changes were accomplished by passing folders of paper records between staff members. Now team members receive automated email notifications informing them of required changes in property information. Automated email notifications also inform other City departments of the changes being processed on specific parcels. Additionally, team members now view the resources to process their changes electronically from the departmental data storage in HOMEBASE.



Land Book

Preliminary Land Book Summary

The Preliminary Land Book was provided to City Council and the City Manager by January 15, 2015. This document provided the summary of the January 1, 2015 valuation of all property in the City of Hampton (to be effective from July 1, 2015 through June 30, 2016), with the exception of those parcels assessed by the State Corporation Commission: It also showed the percentage changes from the finalized Land Book of the prior fiscal year. The Preliminary Land Book provides the City Manager's Office the basis on which to project real estate tax revenue for the City Manager's Proposed Budget. City Assessor Brian Gordineer, AAS made a presentation of the Preliminary Land Book to City Council on January 28, 2015.

Preliminary Land Book - Summary Statistics
Valuation as of January 1, 2015
Effective for July 1, 2015 (July 1, 2015-June 30, 2016)
Office of the Assessor of Real Estate - City of Hampton

Parcel Count		FY2015 - 7/1/14 Assessments	Parcel Count	Parcel Change	Dollar Change	FY2016 - 7/1/15 Assessments	Percent Total
MARKET VALUE CLASSES							
720	Multi-Family	$1,068,372,600	723	0.42%	2.47%	$1,094,793,100	7.92%
2,490	Commercial	$2,012,090,800	2,513	0.92%	2.29%	$2,058,185,000	14.90%
45,641	Residential	$7,313,616,900	45,667	0.06%	-1.00%	$7,240,292,000	52.40%
2,062	Exempt	$3,428,697,800	2,078	0.78%	-0.13%	$3,424,181,300	24.78%
50,913	**Total Market Value**	**$13,822,778,100**	**50,981**	0.13%	-0.04%	**$13,817,451,400**	**100.00%**
55	SCC	Assessed by SCC	42	-23.64%	NA		
TAXABLE VALUE							
50,913	Market Value Classes	$13,822,778,100	50,981	0.13%	-0.04%	$13,817,451,400	100.00%
2,062	LESS Exempt	$3,428,697,800	2,078	0.78%	-0.13%	$3,424,181,300	24.78%
23	LESS Land Use Deferral	$16,630,600	23	0.00%	0.90%	$16,781,100	0.12%
7	LESS Rehab Credit	$9,838,800	6	-14.29%	-82.02%	$1,768,800	0.01%
1,965	LESS Tax Relief Programs*	$232,285,300	1,965	0.00%	0.00%	$232,285,300	1.68%
	Total Taxable Value	**$10,135,325,600**			0.07%	**$10,142,434,900**	**73.40%**

**Provided by Commissioner of the Revenue - Actual FY2015 tax relief is also used as an estimate for FY2016 tax relief*

Notices

Change of Assessment Notices were mailed by January 28, 2015. The Office of the Assessor of Real Estate utilized a postcard format for the Change of Assessment Notices for a fourth year in an effort to reduce production and postage costs associated with printing notices on full sheets of paper and mailing them in envelopes. Hampton was the first jurisdiction in Virginia to adopt the cost-saving postcard format for the state-mandated Change of Assessment Notices.

Fiscal Year	Effective Date	Parcels	Change Notices
FY2016	July 1, 2015	50,991	19,451
FY2015	July 1, 2014	50,913	20,759
FY2014	July 1, 2013	50,862	33,423
FY2013	July 1, 2012	50,801	33,529
FY2012	July 1, 2011	50,534	41,888
FY2011	July 1, 2010	50,524	17,520
FY2010	July 1, 2009	50,460	14,640
FY2009	July 1, 2008	50,414	24,609
FY2008	July 1, 2007	50,358	25,986
FY2007	July 1, 2006	50,209	27,950
FY2006	July 1, 2005	50,016	27,137
FY2005	July 1, 2004	49,967	24,133

Office Review

The Municipal Code of Hampton establishes the "Office" Review of Assessment period from January 30 through March 1, or thirty days from the date of the Change of Assessment Notice. Office Reviews begin with the property owner or authorized agent completing an application with accompanying evidence to support a change in assessed value, either lower or higher. Appeals may be made on the basis of inaccuracy of the fair market value estimate, on the basis of inequity with comparable properties or on the basis of incorrect information. The Office Review is a valuable opportunity for property owners to share complete information about their property with the Office of the Assessor of Real Estate, and with that complete information fair and equitable assessed values are the result.

Office of the Assessor of Real Estate
City of Hampton, Virginia
Review Period - January 1, 2015 Valuation (July 1, 2015/FY2016)

Week		Inquiries	Appeal Applications				
			Received	No Change	Increase	Decrease	To Process
1	1/25-1/31	13	1	0	0	0	1
2	2/1-2/7	31	5	0	0	0	6
3	2/8-2/14	15	3	1	0	2	5
4	2/15-2/21	21	9	0	0	1	11
5	2/22-2/28	12	35	0	0	0	48
6	3/1-3/7	4	10	8	1	6	42
7	3/8-3/14	2	0	14	1	17	12
8	3/15-3/21	3	0	7	0	1	4
9	3/22-3/28	4	0	4	0	0	0
10	3/29-4/4	0	0	0	0	0	0
11	4/5-4/11	1	0	0	0	0	0
Total		**106**	**63**	**34**	**2**	**27**	**0**
Percent				54.0%	3.2%	42.9%	0.0%

Board of Review

The Municipal Code of Hampton also calls for the establishment of the Board of Review of Real Estate Assessments to hear property owner appeals before June 30 of each year. The Board of Review includes five Hampton property owners appointed by City Council to consider the requests of property owners to change the assessed value of their property. The Board annually receives training from the Commonwealth of Virginia Department of Taxation and is administratively supported by the Office of the Assessor of Real Estate. The January 2015 training program was presented by Nick Morris, Manager of the Property Tax/Railroad and Pipeline Assessment Unit with the Department of Taxation. Real Estate Assessments Manager Olivia Griebel serves as liaison to the Board of Review and is supported by Administrative Assistant Aimee Hower, VCTE.

Board Member	Term Expires	Occupation
Thomas J. Perham	June 30, 2015	Lawyer, Retired - Department of Defense
Dale Evans	June 30, 2015	Real Estate Appraiser
William Andrews	June 30, 2016	Commercial Real Estate Agent
David E. Richards	June 30, 2017	Real Estate Appraiser
James S. Hunsecker	June 30, 2018	Real Estate Appraiser

The Board of Review appeal process begins with the property owner or authorized agent completing an application with accompanying evidence to support a change in assessed value, either lower or higher. Appeals may be made on the basis of inaccuracy of the fair market value estimate, on the basis of inequity with comparable properties or on the basis of incorrect information. Typically, an application comes to the Board of Review because the owner is dis-satisfied with the results of the “Office” Review of Assessment.

Board of Review Applications must be filed by April 1 or within forty-five days of the Change of Assessment Notice. Hearings are scheduled during the last week of May and during the month of June. Thirty-two Board of Review Applications were heard and fifteen changes resulted in a decrease of $7,315,900 in assessed value. The Board has continued the use of the Box.net application to access meeting agendas and staff PowerPoint hearing presentations. Using Box.net in conjunction with iPads has resulted in an almost totally paperless appeal process.

Annual Report
Board of Equalization
City of Hampton

Assessment Year: FY2016 (July 1, 2015 - June 30, 2016)

Names and Occupation (if retired, give former occupation) of Members of Board of Equalization or Review:

David E. Richards (Real Estate Appraiser)

James S. Hunsecker (Real Estate Appraiser)

Thomas J. Perham (Lawyer, Retired - Dept of Defense)

Will Andrews (Commercial Real Estate Agent)

Dale Evans (Real Estate Appraiser)

How Often Does Your Locality Conduct Reassessments? Annually

Total Number of Appeals Received: 32

Locality subtotals by property classification:

Residential:	1
Commercial:	16
Multifamily:	13
Industrial:	2
Agricultural:	0

Number of Appeals Where Values were changed:

15	Reduced
0	Increased
15	Total

Locality subtotals by property classification:

	Reduced		Increased		Total	
Residential:	0	$0	0	$0	0	$0
Commercial:	4	($5,426,900)	0	$0	4	($5,426,900)
Multifamily:	9	($285,000)	0	$0	9	($285,000)
Industrial:	2	($1,604,000)	0	$0	2	($1,604,000)
Agricultural:	0	$0	0	$0	0	$0

Land Book

The Land Book represents the value of each parcel in the City of Hampton as of July 1 and includes the tax liability associated with that parcel. The Land Book information was finalized in July 2015 and transmitted to the Treasurer's Office where an electronic report was produced in August. This electronic report is preserved by the Office of the Assessor of Real Estate, the Treasurer's Office and the Clerk of the Circuit Court. The summary page from the July 1, 2015 Land Book is provided below.

REAL ESTATE RECAPITULATION OF:
LOCAL LEVIES ASSESSED ON CITY LOTS AND IMPROVEMENTS
FOR YEAR 2016

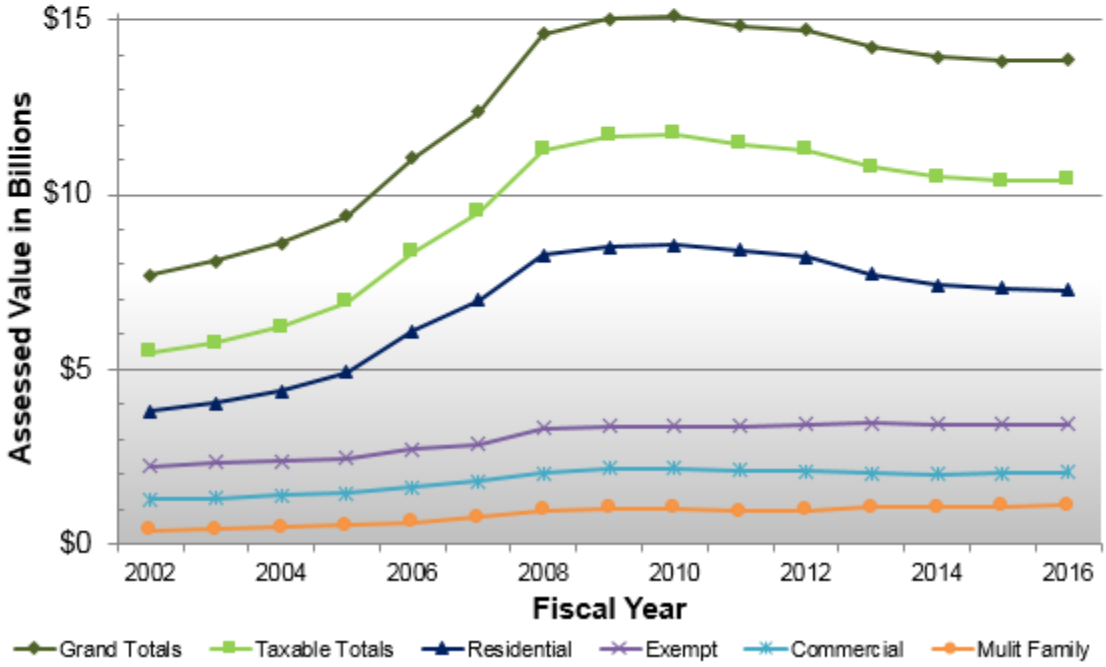
Batch #: 2528

	NO. PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL MARKET VALUE	TOTAL TAX	LAND USE DEFERRED	ELDERLY/ DISABLED VETERAN EXEMPT CREDIT	REHAB. EXEMPT CREDIT	1st HALF TAX	2nd HALF TAX
Residential	45,737	$2,305,474,100.00	$4,970,421,400.00	$7,275,895,500.00	$90,221,104.20	$208,085.64	$1,806,008.64	$0.00	$44,103,504.96	$44,103,504.96
Multi Family	556	$282,663,200.00	$817,484,600.00	$1,100,147,800.00	$13,641,832.72	$0.00	$0.00	$0.00	$6,820,916.36	$6,820,916.36
Commercial	2,468	$720,633,800.00	$1,321,854,500.00	$2,042,488,300.00	$25,326,854.92	$0.00	$2,513.48	$33,889.20	$12,645,226.12	$12,645,226.12
Exempt	2,079	$730,521,800.00	$2,697,708,600.00	$3,428,230,400.00	$42,510,056.96	$0.00	$0.00	$0.00	$21,255,028.48	$21,255,028.48
Taxable Totals	48,761	$3,308,771,100.00	$7,109,760,500.00	$10,418,531,600.00	$129,189,791.84	$208,085.64	$1,808,522.12	$33,889.20	$63,569,647.44	$63,569,647.44
Grand Totals	50,840	$4,039,292,900.00	$9,807,469,100.00	$13,846,762,000.00	$171,699,848.80	$208,085.64	$1,808,522.12	$33,889.20	$84,824,675.92	$84,824,675.92

Land Book History

Below is a historical chronology of the City of Hampton Land Book totals, as well as the tax rate as annually established by City Council.

Fiscal Year	Grand Totals	Taxable Totals[1]	Tax Rate Per $100	Overall % Change	Taxable % Change
2002	$7,711,446,737	$5,420,504,126	$1.27	4.5%	3.3%
2003	$8,098,112,800	$5,682,563,810	$1.27	5.0%	4.8%
2004	$8,599,611,350	$6,137,253,699	$1.27	6.2%	8.0%
2005	$9,377,233,700	$6,816,682,213	$1.25	9.0%	11.1%
2006	$11,056,696,500	$8,203,336,070	$1.20	17.9%	20.3%
2007	$12,368,599,300	$9,340,854,618	$1.14	11.9%	13.9%
2008	$14,603,063,000	$11,078,294,872	$1.06	18.1%	18.6%
2009	$15,036,033,400	$11,498,711,710	$1.04	3.0%	3.8%
2010	$15,107,373,400	$11,568,099,312	$1.04	0.5%	0.6%
2011	$14,826,274,300	$11,255,211,850	$1.04	-1.9%	-2.7%
2012	$14,704,572,600	$11,152,161,496	$1.04	-0.8%	-0.9%
2013	$14,240,941,500	$10,692,643,487	$1.04	-3.2%	-4.1%
2014	$13,930,639,400	$10,325,441,445	$1.24	-2.2%	-3.4%
2015	$13,822,778,100	$10,135,325,600	$1.24	-0.8%	-1.8%
2016	$13,846,762,000	$10,253,371,642	$1.24	0.2%	1.2%



1 Taxable Totals reflect taxable revenue after credit reductions from tax credit programs at the time of the Land Book.

Exemptions

The Office of the Assessor of Real Estate evaluates all exempt properties and administers the exemption of real property by classification and designation in accordance with the Virginia Code and the Municipal Code of Virginia. Exemptions are the exception to taxation and require submission of an application for consideration. Currently applications for exemption by classification are only being considered, as there has been a moratorium on exemptions by designation since 2009. Classifications for exemption are set forth in the Virginia Code and include property used by churches and religious bodies, volunteer fire departments and rescue squads, Boys Clubs and Girls Clubs, American National Red Cross and other classified charitable organizations. Exempt properties and exemptions from real estate exemption/credit programs (Land Use, Rehabilitation and Tax Relief for the Elderly and Disabled, and Disabled Veterans) currently represent 26% of the total value of the City of Hampton Land Book.

The Office of the Assessor of Real Estate undertakes a triennial recertification of exempt properties in the Classification/Designation category. In this process the property owners certify that the property is being used for the purposes for which the property was initially granted the exemption, or notify the City of changes. A standardized data format for information on these properties has greatly improved the efficiency and accuracy of the recertification process. Recertifications were undertaken in 2008, 2011 and 2014.

Exempt		Total Land Value	Total Imp. Value	Total Value
Federal				
63		$276,256,900.00	$1,471,467,500.00	$1,747,724,400.00
State of Virginia				
126		$35,055,600.00	$132,643,600.00	$167,699,200.00
Regional				
23		$8,721,700.00	$28,457,700.00	$37,179,400.00
City of Hampton				
766		$163,969,600.00	$270,084,000.00	$434,053,600.00
EDA				
60		$32,773,600.00	$10,420,900.00	$43,194,500.00
Classification/Designation				
472		$115,074,900.00	$430,178,000.00	$545,252,900.00
HRHA				
473		$35,460,600.00	$36,366,500.00	$71,827,100.00
Hampton City Schools				
84		$56,993,700.00	$307,953,400.00	$364,947,100.00
CDA				
12		$6,215,200.00	$10,137,000.00	$16,352,200.00
Exempt Breakdown Total	2079	$730,521,800.00	$2,697,708,600.00	$3,428,230,400.00

Tax Relief for the Elderly and Disabled, and Disabled Veterans

The Commissioner of the Revenue administers tax relief programs for the Elderly and Disabled, and Disabled Veterans. These programs are set forth in the Constitution of Virginia.

Land Use Assessments

The Land Use Assessment Program is a tax deferral program enabled by the Virginia Code and established in the 1970s to encourage the preservation of qualifying agricultural, horticultural, forestry and open space uses. The Hampton program extends to qualifying agricultural and horticultural uses. When properties cease to qualify for the program, due to lack of production, a rezoning or subdivision of the property, the deferred taxes are collected for the current year and the previous five years. The Land Use Assessment Program is very popular in rural and suburban localities, although Hampton still has twenty-three parcels participating in the program. The Land Use Assessment Program is administered by Real Estate Appraiser Graham Shearin and he is supported by Administrative Assistant Aimee Hower, VCTE.

Parcels in Land Use for 7/1/2015

LRSN	PC	Address	Owner1	Owner2	Fair Market Land Assess	Land Use Assess	Deferred Assess
9000020	502	900 BRITTAIN LN	BIRD FARM INC		$1,712,900	$259,500	$1,453,400
12003433	498	E MERCURY BLVD	BWDS LLC		$294,000	$59,300	$234,700
12003435	502	261 WOODLAND RD	BWDS LLC		$711,800	$82,600	$629,200
9000540	502	300 PACERS PT	DUDA LEO L JR & SANDRA L		$967,600	$92,400	$875,200
9000124	502	132 HOWE RD	KICOTAN COMPANY INC THE	C/O TRICIA RITCHIE	$1,233,400	$8,900	$1,224,500
6000747	498	85 NETTLES LN	QUINN KENNETH L ETUX	C/O KENNETH L & FLORENCE QUI	$811,300	$647,900	$163,400
8005830	498	SELDENDALE DR	RKMJ ASSOCIATES L C		$757,900	$83,800	$674,100
10000176	502	149 HALL RD	ROUTTEN DAVID CLIFTON		$185,300	$82,000	$103,300
10000361	502	HALL RD	ROUTTEN LENNIE FRANCIS		$233,700	$2,300	$231,400
8005824	498	81 SALINA ST	SELDEN J SINCLAIR SR EST ETAL	C/O HARDING & CARBONE	$273,100	$1,500	$271,600
8005826	498	3 SELDENDALE DR	SELDEN J SINCLAIR SR EST ETAL	C/O HARDING & CARBONE	$2,332,300	$13,000	$2,319,300
3004773	502	1625 POWER PLANT PKWY	SLATER ROSALIND M & KENNETH &	HUNSUCKER JAMES F	$685,300	$87,100	$598,200
3004766	502	W QUEEN ST	SLATER ROSALIND M & KENNETH M &	HUNSUCKER JAMES F	$591,700	$13,900	$577,800
3004776	502	1633 POWER PLANT PKWY	SLATER ROSALIND M & KENNETH M &	HUNSUCKER JAMES F	$48,000	$200	$47,800
9000128	502	HOWE RD	THOMPSON ELIZABETH RESIDUARY TRUST	C/O THOMAS T THOMPSON	$242,300	$2,300	$240,000
9000331	502	HOWE RD	THOMPSON ELIZABETH RESIDUARY TRUST	C/O THOMAS T THOMPSON	$241,100	$2,000	$239,100
9000332	502	HOWE RD	THOMPSON ELIZABETH RESIDUARY TRUST	C/O THOMAS T THOMPSON	$260,000	$2,500	$257,500
9000058	502	23 BUFFLEHEAD COVE LN	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	$1,840,200	$91,600	$1,748,600
9000069	502	HARRIS CREEK RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	$606,100	$6,400	$599,700
9000092	502	HARRIS CREEK RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	$1,201,500	$122,900	$1,078,600
9000122	502	9001 FARM HOUSE LN	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	$538,400	$249,500	$288,900
9000129	502	HOWE RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	$2,783,900	$18,600	$2,765,300
9000127	502	66 HOWE RD	THOMPSON THOMAS T		$241,100	$81,600	$159,500
Count: 23					$18,792,900	$2,011,800	$16,781,100

Rehabilitation Tax Credit

The Office of the Assessor of Real Estate administers the Rehabilitation Tax Credit Program, another offering enabled by the Code of Virginia. This incentive program provides a temporary multi-year real estate tax credit to property owners who increase the value of the buildings on their property in accordance with the specific requirements of the local Hampton program. There are currently seven properties receiving tax credits through the Rehabilitation Tax Credit Program.

2016 Rehab Program

PIN	Street Address	Property Class	Years Remaining	Last Year	Initial Value	Final Value	Credit	% Change
10 Year Rehab								
12001145	201 E MELLEN ST	430 Retail/Office General	1	2016	$55,000	$225,900	$170,900	311%
10 Year Rehab: 1					$55,000	$225,900	$170,900	
6 Year Full Credit Rehab								
1000079	5000 CITY LINE RD	460 Storage Warehouse	6	2021	$100,000	$1,064,200	$964,200	964%
2002632	3818 KECOUGHTAN RD	433 Shopping Center-Neighborhood	4	2019	$393,600	$731,900	$338,300	86%
2002952	197 W QUEENS WAY	430 Retail/Office General	4	2019	$469,700	$979,800	$510,100	109%
6 Year Full Credit Rehab: 3					$963,300	$2,775,900	$1,812,600	
6 Year Half Credit Rehab								
1000366	500 INDUSTRY DR	460 Storage Warehouse	2	2017	$1,196,700	$1,877,700	$340,500	57%
6001005	101 RESEARCH DR	451 Office General	2	2017	$1,035,200	$1,669,700	$317,250	61%
12001380	9 E MELLEN ST	430 Retail/Office General	1	2016	$107,100	$290,600	$91,750	171%
6 Year Half Credit Rehab: 3					$2,339,000	$3,838,000	$749,500	
Total Rehabs Receiving Credit: 7					$3,357,300	$6,839,800	$2,733,000	

Real Estate Valuation Support

Damage Assessment

The Office of the Assessor of Real Estate is a partner with other City departments in responding to disasters within Hampton. The team's specific role is to provide opinions of value associated with damage to real property. City Assessor Brian Gordineer, AAS serves as the representative of the department when the Emergency Operations Center is activated. The City Assessor and three other members of the team have received FEMA certification. The Office of the Assessor of Real Estate also maintains a Damage Assessment Sub-team of five members to conduct damage assessment in conjunction with the Property Maintenance and Zoning Enforcement Division of the Community Development Department: Team members include Real Estate Assessments Manager Olivia Griebel and Real Estate Appraisers Donald Cole, Patrick Dorris, James Huddleston and Justin Stanley. Large scale disasters, such as hurricanes and tornadoes, require a quick response of the Damage Assessment Sub-team to provide dollar estimates of damage for state and federal agencies.

Higher Value Housing Initiative

City Assessor Brian Gordineer, AAS and Real Estate Assessments Manager Olivia Griebel represent the Office of the Assessor of Real Estate in the processing and approval of applications for Higher Value Housing Incentive Grants offered by the City of Hampton and Hampton Redevelopment and Housing Authority. The Higher Value Housing Incentive Grant Program provides incentive grants to property owners of new residential construction with a post-construction assessment value of $375,000 or more.

Real Estate Statistics

Transfers

Maintaining ownership of Hampton real property and documenting transfers of Hampton real property are key processes of the Office of the Assessor of Real Estate. The Title Examiner Mike Trowbridge, VCTE coordinates this process with the goal of the Thomson Reuters' ProVal computer assisted mass appraisal (CAMA) database being a mirror of the ownership as maintained in the recorded documents of the Clerk of the Court. The transfer data is analyzed by the Appraisal Team and becomes a critical element of the annual reassessment program. A review of the chart below reveals a slightly reduced number of transfers, although an increasing percentage of valid sales on which to base the annual reassessment.

Transfers By Fiscal Year

Fiscal Year	Transfers	$0 Transfers	> $0 Transfers	Foreclosures	% Foreclosures All Tranfers	% Foreclosures > $0 Transfers	Valid Sales	% Valid All Transfers	% Valid > $0 Transfers
2015	3,962	1,292	2,670	428	11%	16%	541	14%	20%
2014	4,053	1,485	2,568	460	11%	18%	421	10%	16%
2013	4,178	1,375	2,803	495	12%	18%	450	11%	16%
2012	3,711	1,364	2,347	463	12%	20%	470	13%	20%
2011	3,616	1,510	2,106	462	13%	22%	468	13%	22%
2010	3,871	1,393	2,478	504	13%	20%	782	20%	32%
2009	3,774	1,586	2,188	335	9%	15%	712	19%	33%
2008	4,609	1,912	2,697	193	4%	7%	1,193	26%	44%
2007	5,540	1,946	3,594	102	2%	3%	1,807	33%	50%
2006	6,587	2,302	4,285	83	1%	2%	2,527	38%	59%

Residential Values

Residential properties represent 89.96% of the parcels in the City of Hampton and 52.55% of the value of the FY2016 Land Book. The mean (average) residential value and the median (middle) residential value continue to decline since the highs experienced in FY2010. The median (middle) value mediates the influence of the extreme higher value residences and the extreme lower values residences. The chart below also shows the single-family dwelling, condominium and townhouse segments, as well as the overall composite residential statistics.

FY2016 through FY2012 Mean and Median Residential Values

	Mean Value	Median Value	Mean Difference	Median Difference
501 Residential 1 Family Dwelling		Parcel Count: 37,602		
FY2016	$168,881	$152,700		
			($1,164)	($1,000)
FY2015	$170,045	$153,700		
			($2,974)	($3,600)
FY2014	$173,020	$157,300		
			($7,019)	($7,300)
FY2013	$180,038	$164,600		
			($11,133)	($10,500)
FY2012	$191,171	$175,100		
505 Condominium		Parcel Count: 2,124		
FY2016	$118,308	$107,000		
			($5,324)	($10,500)
FY2015	$123,632	$117,500		
			($2,798)	($2,900)
FY2014	$126,430	$120,400		
			($12,356)	($11,400)
FY2013	$138,786	$131,800		
			($11,860)	($7,500)
FY2012	$150,646	$139,300		
506 Townhouse		Parcel Count: 2,287		
FY2016	$131,910	$125,500		
			($2,966)	($1,500)
FY2015	$134,875	$127,000		
			($4,186)	($5,600)
FY2014	$139,061	$132,600		
			($9,845)	($11,400)
FY2013	$148,906	$144,000		
			($11,153)	($8,700)
FY2012	$160,059	$152,700		
Total		Parcel Count: 42,013		
FY2016	$164,312	$148,900		
			($1,472)	($1,800)
FY2015	$165,784	$150,700		
			($3,031)	($3,500)
FY2014	$168,816	$154,200		
			($7,442)	($7,300)
FY2013	$176,258	$161,500		
			($11,171)	($9,900)
FY2012	$187,429	$171,400		

Parcels with %100 complete improvements for FY2016, FY2015, FY2014, FY2013 and FY2012 are factored.

New Construction Value

Below is a summary of the additional value added to the FY2016 Land Book specifically and solely identified as new construction. New construction value can sometimes be combined in processing annual reassessment. It is important to remember that the figures below may not relate to the value of building permits for a variety of reasons. Many building permits are for replacement of building features, which does not necessarily result in additional value being added to the real estate assessment.

New Construction Value

State Property Class	Value	Property Count
Residential	$8,100,700	41
Exempt	$488,600	4
Commercial	$12,291,900	2
Total	$20,881,200	47
Taxable Total	$20,392,600	43

Below is an image from the records of the Office of the Assessor of Real Estate illustrating the FedEx Distribution Warehouse. The completed building was added to the Land Book for July 1, 2015.

Top Ten Tax Payers

Below is a list of the top ten taxpayers in the City of Hampton. This list does not include property owners of tax exempt real property, such as the Federal government and Commonwealth of Virginia. The majority of the decommissioned Fort Monroe military base is property of the Commonwealth of Virginia and classified as tax exempt, although the assessment of $108,329,800 is subject to a payment in lieu of taxes (PILOT).

Top Ten Taxpayers Assessment for FY2016

Owner	Assessment	Parcel Count
PENINSULA MAIN VA LLC	$118,645,000	12
NEWPORT NEWS CITY OF C/O NN WATER WORKS-JUDY MORIN	$56,853,900	2
FCLA LP	$40,861,000	1
MOLA LLC	$40,855,800	1
HAMPTON UNIVERSITY OFC OF GENERAL COUNSEL	$39,794,200	1
GINKGO LAKE RIDGE LLC C/O GINKGO RESIDENTIAL LLC	$38,905,500	1
TRAIL CREEK APARTMENTS LLC C/O FELLERS SCHEWE SCOTT & ROBER	$36,791,400	4
HAMPTON CENTER LLC	$33,099,800	2
CAMBRIDGE APARTMENTS L C	$31,856,400	2
COLISEUM INVESTMENT CO LLC	$30,302,800	1

State Ratio Report

The State Department of Taxation performs an annual ratio study of jurisdictions across the Commonwealth. The FY2014 study measures the sales prices of the market value transfers from January 1, 2013 through December 31, 2013 against the January 1, 2013 real estate assessments.

The State Ratio Report provides an objective measure of the quality of the real estate assessments in the City of Hampton. The theoretically desired level of appraisal is 1.00 or 100 percent, although a level between 0.90 (90 percent) and 1.10 (110 percent) is considered acceptable, as suggested in the International Association of Assessing Officers' Standard on Ratio Studies. The coefficient of dispersion (COD) measures uniformity, and is expressed as a percentage of the median and is best when close to 5.

Year	Assessment-Sales Ratio	Coefficient of Dispersion	Sales Sample
FY2014	98.82%	5.30%	331
FY2013	103.10%	6.38%	360
FY2012	103.54%	6.70%	351
FY2011	99.26%	9.99%	585
FY2010	100.32%	5.79%	653
FY2009	93.94%	7.19%	1,129
FY2008	80.25%	9.11%	2,002
FY2007	81.03%	9.11%	2,109
FY2006	79.07%	10.44%	2,301
FY2005	87.64%	9.02%	2,018