

City of Hampton, Virginia



Office of the Assessor of Real Estate

*Recipient of the Certificate of Excellence in Assessment Administration
from the International Association of Assessing Officers*

Annual Report Fiscal Year 2013

Valuation January 1, 2012 / Effective July 1, 2012

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Welcome Back!

The Office of the Assessor of Real Estate is pleased to present this annual report for the Fiscal Year 2013. The last annual report was produced in 2005 and since then great things have happened in the Office of the Assessor of Real Estate - and they continue to happen every day! The revival of the annual report allows our team to share information, advances and accomplishments, as well as future plans, with you.

This annual report is especially exciting being the first produced following City Council's 2006 Study of Hampton's Office of the Assessor of Real Estate by the International Association of Assessing Officers. The 2006 Study provided specific recommendations to enhance the real estate assessment function in the City of Hampton and in the subsequent six years advances have been made on every recommendation. Continuing process analysis and process improvement in a productive environment of teamwork has now moved the department well beyond many of those recommendations.

In 2012 the vision of the Office of the Assessor of Real Estate – being a model assessment office – was realized with the 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.

We hope you find our annual report both interesting and useful.

*Brian E. Gordineer, AAS
City Assessor*

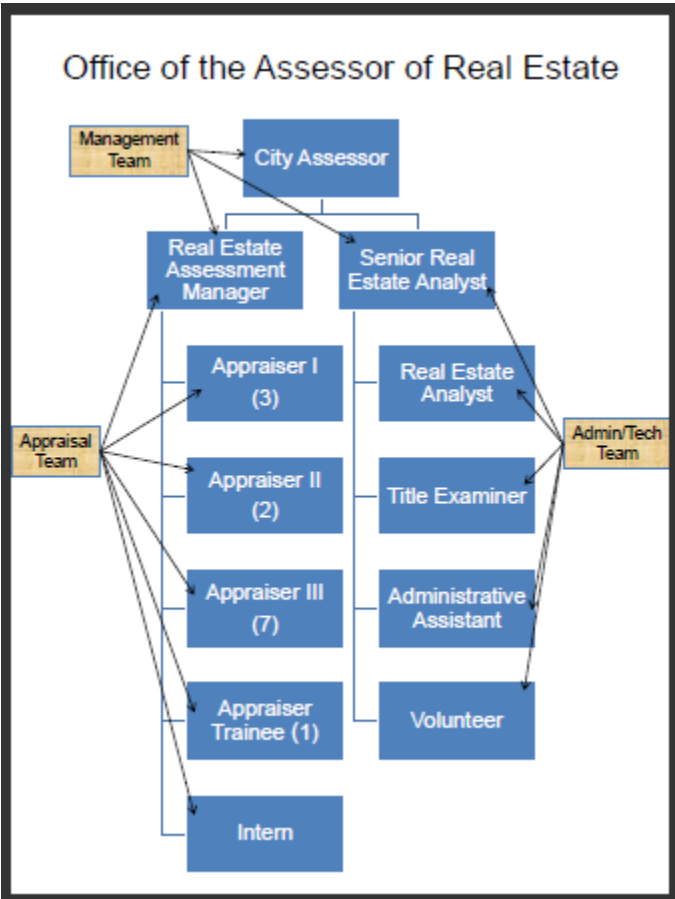
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Introduction

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.



Team

City Assessor – Brian E. Gordineer, AAS

Real Estate Assessments Manager – Olivia M. Griebel

Appraiser III

Sterling Carter, RES
Trudy Clatterbaugh
Bart DeBellis
Steve Edwards
Thomas Seymour
Graham Shearin
Eric Wynings

Appraiser II

TJ Elder
Michele Packard

Appraiser I

Donald Cole
Justin Stanley

Appraiser Trainee

Aqiylah McGill

Intern

Briaun Rooks – Norfolk State University

Senior Real Estate Analyst – Jonathan Garner

Real Estate Analyst

David Ivey

Title Examiner

Mike Trowbridge

Administrative Assistant

Aimee Hower

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 is the recipient of 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.

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 and Board of Review), 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

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 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 three 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.

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 technology. This year two new members of the Office of the Assessor of Real Estate attended the Virginia Department of Taxation’s Assessor’s School to take the International Association of Assessing Officers’ Course 101 – Fundamentals of Real Property Appraisal. Later in the year the full team of the Office of the Assessor of Real Estate completed the International Association of Assessing Officers’ Course 402 – Tax Policy. Members of the team also regularly attend the educational offerings of ODU’s Center for Real Estate and Economic Development.

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 others 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 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 2013 was from Norfolk State University. Past interns have been from the College of William and Mary, Virginia Tech and Old Dominion University. 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.


Equalization-Accuracy-Efficiency

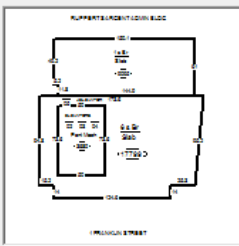
CAMA

The regular functions of the Office of the Assessor of Real Estate are administered through the Manatron (now Thomson Reuters) “GRM Proval” computer assisted mass appraisal (CAMA) database. The Appraisal Team has been moving forward with the Residential Modeling Project introduced in 2010 and this coming year they will begin a Commercial Modeling Project. The need for CAMA modeling was identified in City Council’s 2006 IAAO Study and recent advances are resulting in more complete utilization of GRM Proval. The Office of the Assessor of Real Estate utilizes the most current version of GRM Proval and has maximized its efficiencies from knowledge gained through regular participation in Virginia and national user group educational and training offerings.

Parcel
Admin
Land
Sketch
Buildings
Other
Comps
Values
Images
Pictometry

Parcel Address: 1 FRANKLIN ST., HAMPTON, VA 23669	Owner: HAMPTON CITY OF
Legal Desc: 1 FRANKLIN ST. .92AC	...
PIN: 02J160 00 00000	22 LINCOLN ST
Class: 630	HAMPTON, VA 23669
District:	Area: 001





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

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 Ac
GENDOFF	C01	2002	26,894	5.2	VG	1
Penthouse - Mechanical Rooms	C01	2002	3,680	4.2	AV	1

FirstBase

The Office of the Assessor of Real Estate continues to enhance the in-house developed “FirstBase” Access database which was introduced in 2010. FirstBase 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. FirstBase also incorporates update applications that allow mass updates to be performed efficiently and accurately, and avoiding duplication of time-consuming data entry.

The screenshot displays the FirstBase software interface. At the top, there is a navigation menu with tabs for Main, Property Card, SqFt Report, Worksheet, Res Sales, Commercial, Land, Permits, Appeals, Queries, Ratio, Other Reports, and Utilities. The main content area is divided into several sections:

- First Base Dashboard:** Includes a baseball field image, the date "March 15, 2013", and a user profile for "Brian Gordineer". Below the profile are statistics: Sales Verification (0), Finaled Permits (0), Office Appeals (0 M 14), BOR Appeals (0 M 0), and Yellow Folders (0 M 2).
- Virginia Mortgage Rates:** A line chart showing rates for Conforming and Jumbo loans. The Y-axis ranges from 3.00% to 3.60%. The X-axis shows dates from 02/11 to 03/13. There are buttons for "Purchase", "Refinance", and "Cash Out Refinance". A legend indicates "30 Year Fixed" (yellow) and "15 Year Fixed" (blue).
- Updates Log:** A list of recent updates:
 - 3/7/2013: Residential Change 5 Years has been added to the "Queries" page.
 - 3/4/2013: Realtor Area has been added to the search on the "Res Sales" page.
 - 2/4/2013: Folder Labels have been added to the "Other Reports" page under the Other column.
 - 1/30/2013: On the "Queries" page 3 queries were added. Certified Notice File - the file used to submit to the vendor, Certified All Parcels - all parcels for current
 - 1/18/2013: Buttons have been added to the Main page for the Managers to review and confirm Appeal and Yellow Folder information.
 - 1/2/2013: Yellow Folder button has been added to the Main page for a count and link to outstanding projects to work.
 - 12/17/2012: Commercial Cost Estimator added to the "Utilities" page.
- Navigation Buttons:** A grid of buttons for Team Directory, Directing Customers, ProVal, Pictometry, ArcReader, Permit Browser, Easy Buttons, VA Court System, Home Base, Laserfiche, Records, Deeds, Plats, Reassessment FY14, and Helpful Websites. A "NEW Neighborhoods" button is also present.

At the bottom of the interface, it says "Office of the Assessor of Real Estate", "Equalization - Accuracy - Efficiency", and "City of Hampton, Virginia".

Appeal Database

The Appeal database is another in-house developed Access database that continues to be enhanced. The database was introduced in 2009 as a major component of an effort to make the Office Review and Board of Review appeal procedures a paperless process: This effort will culminate in the next cycle of Board of Review hearings when members of the Board of Review of Real Estate Assessments will access all case materials online or from iPads.

FY2013 Appeal Database
City of Hampton
Office of the Assessor of Real Estate
"Equalization - Accuracy - Efficiency"
www.hampton.gov/assessor



Please e-mail Aimee any completed and signed forms:
ahower@hampton.gov

Enter PIN:

Forms | Admin Docs | Review Reports | Admin BOR Docs | BOR Reports | Technical

Office Review	Board of Review Preparation
<input type="button" value="Applications to be Sent"/>	<input type="button" value="Managers Approval"/>
Appraiser: <input type="text" value="Libby Griebel"/>	<input type="button" value="Withdraw Letters to be Sent"/>
<input type="button" value="Reviews for Appraiser"/>	<input type="button" value="Scheduling"/>
<input type="button" value="Completed Reviews Managers Approval"/>	<input type="button" value="Hearing Letters to be Sent"/>
<input type="button" value="Decision Letters to be Sent"/>	<input type="button" value="Summary Information"/>
<input type="button" value="Post in ProVal"/>	Board of Review Hearing
Documentation	Meeting Date: <input type="text" value="May 29, 2012"/>
<input type="button" value="Processing in the Appeal Database"/>	<input type="button" value="Hearing Form"/>
<input type="button" value="Processing an Office Review"/>	<input type="button" value="Meeting Information"/>
<input type="button" value="Processing a Board Review"/>	<input type="button" value="Decision Letters to be Sent"/>

HOMEBASE

The value of the HOMEBASE electronic folder storage system continues to grow as virtually every team process and form becomes part of this shared departmental resource. During this past year the Technical-Administrative Team completed the endeavor to scan and electronically store all of the remaining paper records required to be maintained.

Land Book

Preliminary Land Book Summary

The Preliminary Land Book was provided to City Council and the City Manager by February 1, 2012. This document provided the summary of the January 1, 2012 valuation of all property in the City of Hampton (to be effective from July 1, 2012 through June 30, 2013), with the exception of those parcels assessed by the State Corporation Commission: It also showed the percentage changes from finalized Land Book from the prior fiscal year. The Preliminary Land Book provides the Office of Budget and Management the basis on which to project real estate tax revenue for the City Manager's Proposed Budget.

Preliminary Land Book - Summary Statistics

Valuation as of January 1, 2012

Effective for July 1, 2012 (July 1, 2012-June 30, 2013)

Office of the Assessor of Real Estate - City of Hampton

Parcel Count		FY2012 - 7/1/11 Assessments	Parcel Count	Parcel Change	Dollar Change	FY2013 - 7/1/12 Assessments	Percent Total
MARKET VALUE CLASSES							
378	Multi-Family	\$978,450,400	436	15.34%	2.38%	\$1,001,745,600	7.04%
2,532	Commercial	\$2,072,340,300	2,525	-0.28%	-1.30%	\$2,045,429,100	14.37%
45,709	Residential	\$8,218,245,300	45,674	-0.08%	-6.01%	\$7,724,515,500	54.28%
2,052	Exempt	\$3,435,536,600	2,064	0.58%	0.72%	\$3,460,383,800	24.31%
50,671	Total Market Value	\$14,704,572,600	50,699	0.06%	-3.21%	\$14,232,074,000	100.00%
35	SCC	Assessed by SCC	42	20.00%	NA		
TAXABLE VALUE							
50,671	Market Value Classes	\$14,704,572,600	50,699	0.06%	-3.21%	\$14,232,074,000	100.00%
2,052	LESS Exempt	\$3,435,536,600	2,064	0.58%	0.72%	\$3,460,383,800	24.31%
28	LESS Land Use Deferral	\$18,874,700	28	0.00%	-2.74%	\$18,357,200	0.13%
16	LESS Rehab Credit	\$17,904,600	10	-37.50%	-45.83%	\$9,699,600	0.07%
1,878	LESS Tax Relief Programs*	\$233,509,200	1,878	0.00%	0.00%	\$233,509,200	1.64%
	Total Taxable Value	\$10,998,747,500			-4.44%	\$10,510,124,200	73.85%

*Provided by Commissioner of the Revenue - FY2012 Land Book was \$80,095,200, although all applications were not processed at the time the Land Book was created. FY2013 utilizes actual prior year amount, as applications are not yet processed.

Notices

Change of Assessment Notices were mailed by February 15, 2012. This year the Office of the Assessor of Real Estate transitioned from a letter and envelope format to a postcard format in an effort to reduce production and postage costs. Hampton is the first jurisdiction in Virginia to adopt the postcard format for the state-mandated Change of Assessment Notices.

Fiscal Year	Effective Date	Parcels	Change Notices
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 February 15 through March 15, 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, 2012 Valuation (July 1, 2012/FY2013)

Week	Inquiries	Appeal Applications					
		Received	No Change	Increase	Decrease	To Process	
1	2/13-2/17	135	8	0	0	0	8
2	2/20-2/24	54	14	0	0	0	22
3	2/27-3/2	42	24	0	3	8	35
4	3/5-3/9	21	16	9	5	2	35
5	3/12-3/16	32	58	1	4	6	82
6	3/19-3/23	1	3	18	9	22	36
7	3/26-3/30	2	1	13	1	9	14
8	4/2-4/6	0	0	1	0	2	11
9	4/9-4/13	0	0	1	0	0	10
10	4/16-4/20	14	0	1	0	0	9
11	4/23-4/27	0	0	0	0	0	9
12	4/30-5/4	0	0	9	0	0	0
Total		301	124	53	22	49	0
Percent				43%	18%	40%	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 February 2012 training program was presented by Jason Hughes, Senior Property Appraisal Consultant with the Department of Taxation. Real Estate Assessments Manager Olivia Griebel served as liaison to the Board of Review and is supported by Administrative Assistant Aimee Hower.

Board Member	Term Expires	Occupation
Cliff Moore	June 30, 2012	Developer
David Richards	June 30, 2013	Real Estate Appraiser
Kim Borum	June 30, 2014	Teacher & Real Estate Agent
James Robinson	June 30, 2015	Accountant
Robert Perham	June 30, 2015	Attorney

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. Twenty-three Board of Review Applications were heard and there was just one change resulting in a decrease of \$14,000. This year the Board adopted the use of the Box.net application to access meeting agendas and staff PowerPoint hearing presentations. This was a transitional year, looking forward to next year's use of iPads in an almost totally paperless appeal process.

**Annual Report
Board of Equalization
City of Hampton**

Assessment Year: FY2013 (July 1, 2012 - June 30, 2013)

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

 G. Cliff Moore (Real Estate)

 David E. Richards (Real Estate Appraiser)

 Kim Borum (Teacher, Realtor)

 James E. Robinson (Accountant Public)

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

How Often Does Your Locality Conduct Reassessments? Annually

Total Number of Appeals Received: 23

Locality subtotals by property classification:

Residential: 19

Commercial: 1

Multifamily: 3

Industrial: 0

Agricultural: 0

Number of Appeals Where Values were changed:	<u> 1 </u>	Reduced
	<u> 0 </u>	Increased
	<u> 1 </u>	Total

Locality subtotals by property classification:

	Reduced	Increased	Total
Residential:	<u> 1 </u> <u> (\$14,100) </u>	<u> 0 </u> <u> \$0 </u>	<u> 1 </u> <u> (\$14,100) </u>
Commercial:	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>
Multifamily:	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>
Industrial:	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>
Agricultural:	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>	<u> 0 </u> <u> \$0 </u>

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 August 2012 and transmitted to the Treasurer's Office where an electronic report was produced. 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, 2012 Land Book is provided below.

**REAL ESTATE RECAPITULATION OF:
LOCAL LEVIES ASSESSED ON CITY LOTS AND IMPROVEMENTS
FOR YEAR 2013**

Batch #: 2019

	NO. PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL MARKET VALUE	TOTAL TAX	LAND USE DEFERRED	ELDERLY EXEMPT CREDIT	REHAB. EXEMPT CREDIT	1st HALF TAX	2nd HALF TAX
Residential	45,520	\$2,390,199,400.00	\$5,332,501,700.00	\$7,722,701,100.00	\$80,316,091.44	\$192,298.08	\$619,637.30	\$845.02	\$39,751,655.52	\$39,751,655.52
Multi Family	703	\$204,426,500.00	\$836,973,400.00	\$1,041,399,900.00	\$10,830,558.96	\$0.00	\$0.00	\$83,928.02	\$5,373,315.47	\$5,373,315.47
Commercial	2,497	\$718,427,900.00	\$1,298,095,600.00	\$2,016,523,500.00	\$20,971,844.40	\$0.00	\$0.00	\$18,294.12	\$10,476,775.14	\$10,476,775.14
Exempt	2,067	\$748,127,200.00	\$2,712,189,800.00	\$3,460,317,000.00	\$35,987,296.80	\$0.00	\$0.00	\$0.00	\$17,993,648.40	\$17,993,648.40
Taxable Totals:	48,720	\$3,313,053,800.00	\$7,467,570,700.00	\$10,780,624,500.00	\$112,118,494.80	\$192,298.08	\$619,637.30	\$103,067.16	\$55,601,746.13	\$55,601,746.13
Grand Totals:	50,787	\$4,061,181,000.00	\$10,179,760,500.00	\$14,240,941,500.00	\$148,105,791.60	\$192,298.08	\$619,637.30	\$103,067.16	\$73,595,394.53	\$73,595,394.53

Land Book History

Below is a historical chronology of the City of Hampton Land Book totals from July 1, 2000 forward.

Fiscal Year	Effective Date	Total Value	Taxable Value
FY2013	July 1, 2012	\$14,240,941,500	\$10,780,624,500
FY2012	July 1, 2011	\$14,704,572,600	\$11,269,036,000
FY2011	July 1, 2010	\$14,826,274,300	\$11,455,711,400
FY2010	July 1, 2009	\$15,107,373,400	\$11,748,230,600
FY2009	July 1, 2008	\$15,036,033,400	\$11,676,924,000
FY2008	July 1, 2007	\$14,603,063,000	\$11,281,203,700
FY2007	July 1, 2006	\$12,368,599,300	\$9,510,105,500
FY2006	July 1, 2005	\$11,056,696,500	\$8,352,092,200
FY2005	July 1, 2004	\$9,377,233,700	\$6,925,001,600
FY2004	July 1, 2003	\$8,599,611,350	\$6,220,309,850
FY2003	July 1, 2002	\$8,098,112,800	\$5,763,777,300
FY2002	July 1, 2001	\$7,711,446,737	\$5,483,412,035
FY2001	July 1, 2000	\$7,380,073,590	\$5,311,786,632

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 currently represent 24.3% of the total value of the City of Hampton Land Book.

Exempt		Total Land Value	Total Imp. Value	Total Value
Federal	47	\$319,329,100.00	\$1,524,493,400.00	\$1,843,822,500.00
State of Virginia	123	\$23,108,300.00	\$105,989,500.00	\$129,097,800.00
Regional	9	\$6,164,400.00	\$26,146,000.00	\$32,310,400.00
City of Hampton	745	\$172,677,700.00	\$274,725,500.00	\$447,403,200.00
IDA	48	\$30,852,000.00	\$10,245,600.00	\$41,097,600.00
Classification/Designation	488	\$112,597,700.00	\$405,537,800.00	\$518,135,500.00
HRHA	510	\$26,641,300.00	\$47,563,400.00	\$74,204,700.00
Hampton City Schools	85	\$56,742,400.00	\$308,341,900.00	\$365,084,300.00
CDA	12	\$14,300.00	\$9,146,700.00	\$9,161,000.00
Exempt Breakdown Total	2067	\$748,127,200.00	\$2,712,189,800.00	\$3,460,317,000.00

Land Use Assessments

The Land Use Assessment Program is a tax deferral program enabled by the Virginia Code and established 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 eight parcels participating in the program. The Land Use Assessment Program is administered by Appraiser III Graham Shearin and he is supported by Administrative Assistant Aimee Hower.

Parcels in Land Use for 7/1/2012

LRSN	Address	Owner1	Owner2	Fair Market Land Assess	Land Use Assess	Deferred Assess
9000020	900 BRITAIN LN	BIRD FARM INC		\$1,803,000	\$607,600	\$1,195,400
12003433	E MERCURY BLVD	BWDS LLC		\$450,900	\$69,000	\$381,900
12003435	261 WOODLAND RD	BWDS LLC		\$711,800	\$82,700	\$629,100
9000540	300 PACERS PT	DUDA LEO L JR & SANDRA L		\$1,018,500	\$92,600	\$925,900
6001218	SEMPLE FARM RD	HUNT ELBERT BYRD & DONNA M		\$140,200	\$2,600	\$137,600
6001219	194 SEMPLE FARM RD	HUNT ELBERT BYRD & DONNA M		\$538,500	\$92,200	\$446,300
6001222	SEMPLE FARM RD	HUNT ELBERT BYRD & DONNA M		\$91,500	\$600	\$90,900
9000124	132 HOWE RD	KICOTAN COMPANY INC THE	C/O TRICIA CARLI	\$1,298,300	\$9,300	\$1,289,000
10000631	60 CANAL RD	MASON DAVID GLADWELL REV TRUST &	QUINN RHONDA MASON TR	\$562,400	\$137,600	\$424,800
6000747	85 NETTLES LN	QUINN KENNETH L ETUX		\$811,300	\$648,000	\$163,300
8005830	SELDEN DALE DR	RKMJ ASSOCIATES L C		\$757,900	\$84,000	\$673,900
10000176	149 HALL RD	ROUTTEN DAVID CLIFTON		\$205,400	\$82,100	\$123,300
10000361	HALL RD	ROUTTEN LENNIE FRANCIS		\$258,900	\$2,400	\$256,500
8005824	81 SALINA ST	SELDEN J SINCLAIR SR EST ETAL	C/O BANK OF AMERICA	\$273,100	\$1,600	\$271,500
8005826	3 SELDEN DALE DR	SELDEN J SINCLAIR SR EST ETAL	C/O BANK OF AMERICA	\$2,332,300	\$13,700	\$2,318,600
3004773	1625 POWER PLANT PKWY	SLATER ROSALIND M & KENNETH &	HUNSUCKER SYLVIA M & JAMES F	\$685,300	\$87,300	\$598,000
3004766	W QUEEN ST	SLATER ROSALIND M & KENNETH M &	HUNSUCKER SYLVIA M & JAMES F	\$591,700	\$14,000	\$577,700
3004776	1633 POWER PLANT PKWY	SLATER ROSALIND M & KENNETH M &	HUNSUCKER SYLVIA M & JAMES F	\$48,000	\$200	\$47,800
9000058	23 BUFFLEHEAD COVE LN	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$1,937,100	\$92,200	\$1,844,900
9000069	HARRIS CREEK RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$606,100	\$6,700	\$599,400
9000092	HARRIS CREEK RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$1,264,700	\$123,200	\$1,141,500
9000122	9001 FARM HOUSE LN	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$566,700	\$419,600	\$147,100
9000129	HOWE RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$2,930,400	\$19,500	\$2,910,900
9000127	66 HOWE RD	THOMPSON THOMAS T		\$253,800	\$81,700	\$172,100
9000128	HOWE RD	THOMPSON THOMAS T TR		\$255,000	\$2,400	\$252,600
9000331	HOWE RD	THOMPSON THOMAS T TR		\$253,800	\$2,100	\$251,700
9000332	HOWE RD	THOMPSON THOMAS T TR		\$273,700	\$2,700	\$271,000
3004801	W QUEEN ST	VICTORY LIFE WORLD OUTREACH CENTE		\$215,600	\$1,100	\$214,500
Count: 28				\$21,135,900	\$2,778,700	\$18,357,200

Rehabilitation Tax Credit

The Office of the Assessor of Real Estate administers the Rehabilitation Tax Credit Program, another offering enabled by the Virginia Code. 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 twelve properties receiving tax credits through the Rehabilitation Tax Credit Program.

2012 REHAB PROGRAM			Years	Last	Initial Value	Final Value	Credit
PIN	Street Address	Property Class	Remaining	Year			
10 Year Rehab							
12001145	201 E MELLE ST	430 Retail General	5	2016	\$55,000	\$225,900	\$170,900
12001390	37 E MELLE ST	430 Retail General	1	2012	\$48,000	\$130,800	\$82,800
12001392	6 E MELLE ST	412 Restaurants	1	2012	\$10,000	\$62,200	\$52,200
10 Year Rehab: 3					\$113,000	\$418,900	\$305,900
6 Year Full Credit Rehab							
1000366	500 INDUSTRY DR	460 Storage Warehouse	6	2017	\$1,196,700	\$1,877,700	\$681,000
2002632	3818 KECOUGHTAN RD	433 Shopping Center-Neighborhood	8	2019	\$393,600	\$731,900	\$338,300
2002952	197 W QUEENS WAY	430 Retail General	8	2019	\$469,700	\$979,800	\$510,100
6001005	101 RESEARCH DR	451 Office General	6	2017	\$1,035,200	\$1,669,700	\$634,500
12001380	9 E MELLE ST	430 Retail General	5	2016	\$107,100	\$290,600	\$183,500
12008726	2 FENWICK RD	400 Apartments Plus 4 Units	4	2015	\$3,000,000	\$19,140,000	\$16,140,000
6 Year Full Credit Rehab: 6					\$6,202,300	\$24,689,700	\$18,487,400
6 Year Half Credit Rehab							
12001274	309 S HOPE ST	501 Residential 1 Family Dwelling	3	2014	\$57,800	\$102,700	\$44,900
12001275	102 DOWNES ST	501 Residential 1 Family Dwelling	3	2014	\$37,800	\$74,150	\$36,350
12001371	9 S MALLORY ST	430 Retail General	3	2014	\$110,900	\$200,050	\$89,150
6 Year Half Credit Rehab: 3					\$206,500	\$376,900	\$170,400
Total Rehabs Receiving Credit: 12					\$6,521,800	\$25,485,500	\$18,963,700

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 coordinates this process with the goal of the Manatron (now Thomson Reuters) “GRM 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 the record low number of transfers this year, as well as the record low number of valid sales on which to base the reassessment.

Transfers By Fiscal Year

Fiscal Year	Transfers	\$0 Transfers	> \$0 Transfers	Foreclosures	% Foreclosures All Transfers	% Foreclosures > \$0 Transfers	Valid Sales	% Valid All Transfers	% Valid > \$0 Transfers
2013	2,927	900	2,027	360	12%	18%	297	10%	15%
2012	3,709	1,361	2,348	464	13%	20%	477	13%	20%
2011	3,611	1,505	2,106	462	13%	22%	469	13%	22%
2010	3,861	1,385	2,476	504	13%	20%	783	20%	32%
2009	3,770	1,583	2,187	335	9%	15%	711	19%	33%
2008	4,604	1,907	2,697	193	4%	7%	1,193	26%	44%
2007	5,531	1,938	3,593	102	2%	3%	1,808	33%	50%
2006	6,584	2,299	4,285	83	1%	2%	2,527	38%	59%

Residential includes Property Class 501 (Residential 1 Family Dwelling), 505 (Condominium) and 506 (Townhouse).

Residential Values

Residential properties represent 89.63% of the parcels in the City of Hampton and 54.23% of the value of the FY2013 Land Book. The mean (average) residential value and the median (middle) residential value continue to decline since the highs experienced in FY2010. The median 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.

FY2014 through FY2010 Mean and Median Residential Values

	Mean Value	Median Value	Mean Difference	Median Difference
501 Residential 1 Family Dwelling		Parcel Count: 37,584		
FY2014	\$172,182	\$156,500		
FY2013	\$179,210	\$163,900	(\$7,028)	(\$7,400)
FY2012	\$190,299	\$174,300	(\$11,089)	(\$10,400)
FY2011	\$195,744	\$179,000	(\$5,446)	(\$4,700)
FY2010	\$199,681	\$180,500	(\$3,937)	(\$1,500)
505 Condominium		Parcel Count: 2,056		
FY2014	\$123,814	\$113,100		
FY2013	\$136,416	\$124,400	(\$12,602)	(\$11,300)
FY2012	\$148,134	\$139,300	(\$11,719)	(\$14,900)
FY2011	\$157,266	\$146,900	(\$9,131)	(\$7,600)
FY2010	\$163,236	\$146,900	(\$5,971)	\$0
506 Townhouse		Parcel Count: 2,270		
FY2014	\$138,583	\$131,950		
FY2013	\$148,488	\$144,000	(\$9,906)	(\$12,050)
FY2012	\$159,680	\$152,300	(\$11,192)	(\$8,300)
FY2011	\$164,323	\$155,800	(\$4,643)	(\$3,500)
FY2010	\$166,372	\$152,800	(\$2,050)	\$3,000
Total		Parcel Count: 41,910		
FY2014	\$167,989	\$153,350		
FY2013	\$175,447	\$160,700	(\$7,458)	(\$7,350)
FY2012	\$186,572	\$170,500	(\$11,125)	(\$9,800)
FY2011	\$192,155	\$175,300	(\$5,583)	(\$4,800)
FY2010	\$196,089	\$177,100	(\$3,935)	(\$1,800)

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.

Top Ten Taxpayers Assessment for FY2013

Owner	Assessment	Parcel Count
HAMPTON OWNERS LLC C/O HSBC REALTY CREDIT CORPORATION	\$134,870,400	15
NEWPORT NEWS CITY OF C/O NN WATER WORKS - JUDY MORIN	\$83,453,100	6
HAMPTON UNIVERSITY C/O OFC OF THE GENERAL COUNSEL	\$43,993,600	1
FCLA LP	\$39,008,300	1
HAMPTON CENTER LLC	\$38,575,400	2
MOLA LLC	\$35,277,500	1
RIVERDALE APARTMENTS L L C C/O SAWYER REALTY HOLDINGS LLC	\$34,100,000	2
CAMBRIDGE APARTMENTS L C	\$33,787,300	2
BIR LAKERIDGE LLC C/O MARVIN POER & CO	\$33,588,500	1
MID AMERICA APARTMENTS LP T/A TOWNSHIP IN HAMPTON WOODS	\$27,001,800	1

State Ratio Report

The State Department of Taxation performs an annual ratio study of jurisdictions across the Commonwealth. The FY2012 study measured the sales prices of the market value transfers from January 1, 2011 through December 31, 2011 against the January 1, 2011 real estate assessments. This study 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 for the individual property classes (Residential, Commercial, Multi-Family and Exempt). The coefficient of dispersion (COD) measures uniformity, is expressed as a percentage of the median and is best when close to 5. Income-producing properties, older and more heterogeneous residential areas properties and vacant land may display CODs beyond the range of 5 – 10 percent.

Year	Assessment-Sales Ratio	Coefficient of Dispersion	Sales Sample
FY2012	98.41%	4.04%	392
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