

**2018 Reassessment Report**

**Office of the Commissioner of Revenue**

**January 1, 2018**





LAURA M ECIMOVIC  
COMMISSIONER OF THE REVENUE  
PO BOX 99  
NEW KENT, VA 23124  
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February 5, 2018

The Honorable Board of Supervisors  
New Kent County  
PO Box 150  
New Kent, VA 23124

RE: January 1, 2018 Reassessment

Honorable members of the Board,

I am submitting for your review the biennial reassessment report, effective January 1, 2018. This report is similar to previous reports and is intended to provide an executive summary of the real estate analysis process and our conclusions.

The 2018 reassessment estimated fair market value of all real estate, taxable and exempt, is \$3,420,067,040. Taxable value increase of 8.81% includes new construction/parcels and 6.45% increase in existing properties.

Overall increase in value is reflective of the growth in New Kent County. Weldon Cooper population estimates indicate we are the 2nd fastest growing community in the Commonwealth. There were 566 qualified sales in 2017. Reflecting a 30% increase over the 2016 reassessment cycle. In 2017, new home sales continue to show a strengthening market with median home prices stabilized. New homes continue to outperform existing homes sales on the market. However, existing home market has strengthened almost matching our current new construction. A total of 1,452 transfers of property from all sources (sale, will, foreclosure, etc.) occurred in 2017. Of those 566 were deemed qualified market sales. Multiple commercial projects have been completed or are anticipated in the near future.

Reassessment Notices were mailed January 26, 2018. Appeals will be heard through March 9, 2018.

Sincerely,

A handwritten signature in blue ink that reads "Laura M. Ecimovic".

Laura M. Ecimovic  
Commissioner of Revenue

We inspect and collect field data on all new construction, including additions or alterations where permits are obtained. We have conducted the reassessment of all real property via a computer assisted mass appraisal system. The key components include sales analysis, data management, valuation and administration. Utilizing current market data and trends, detailed statistical analysis is performed to measure accuracy, equality and equity. All statistical data and representations in this report are as of January 1, 2018.

### **Overview:**

In 2017 the County of New Kent continued an increase in new construction and sales in the real estate market. During the past year, the region as a whole experienced an upward trend in prices paid for residential properties. The Richmond area housing market saw higher month-over-month deceleration in active inventory. Based on this pattern, it is projected that year-over-year inventory growth will move into positive territory by fall 2018. The majority of this growth is expected in the mid-to-upper tier price points, which includes homes priced above \$350,000. Recovery for starter homes is expected to take longer because their levels were significantly depleted by first time buyers. Since the last reassessment, 177 new parcels were recorded in 2016 and 144 in 2017. There were 485 new homes completed in the same period. The total number of sales utilized for the 2018 analysis was 566.

Land values impact the average sale price of a home in the county as there is a direct relationship between the land and improvement values. Evaluation of market sales in most neighborhoods reflects a direct influence on property size. Therefore, most properties in the 2018 reassessment have been assessed using acreage. The overall effect on land value is directly related to the size of the lot within its neighborhood. The current dynamics of the real estate market are reflected in the data presented. Residential single-family sales for 2017 are summarized and compared with 2010-2017; graphs on the following pages.

The current revaluation of all classes of taxable real estate, totaling 19,778 properties, resulted in a 8.81% revaluation increase in taxable properties. This countywide increase is a result of individual value changes ranging from double digit percentage increases, to some properties experiencing a decrease in value. The value changes this year are in keeping with current market trends.

We have worked vigorously to correct individual records through meetings with individuals, Home Owner Associations, physical inspections of properties, reassessment public meetings, as well as the inclusion of the property record card with the reassessment notice.

## Residential:

During the revaluation process, the goal is to have all properties at an equitable assessment level while reflecting market value. The objective is to comply with state code and eliminate any one part of the county or one class of property from being under or over assessed, thus equalizing the tax among the taxpayers. In continuing our goal of improving the uniformity of residential assessments, all areas of the county were addressed.

Neighborhoods with noted inequities were reviewed to bring the assessments in balance with the area. Brickshire has experienced a slower recovery than the rest of New Kent County, but has also seen improvement with foreclosure rate declining from 56.25% of sales in 2010 to 10.34% in 2017, higher than the balance of the county with 8.81% in 2017. Sales in 2015 were strengthened by 17 new home sales. However, 2016 and 2017 experienced slow growth with declining sales over 2015.

Brickshire has a total of 1100 parcels, with 640 improved, 58% built out. There are 10 neighborhoods identified within the subdivision. Overall values have declined -3.75% median; -8.93% average. There are approximately 130+/- active listings, representing over 11% of total parcels. Days on market range from 8-438 days, with the average list price in 2017 of \$375,890 and 91 days on market.

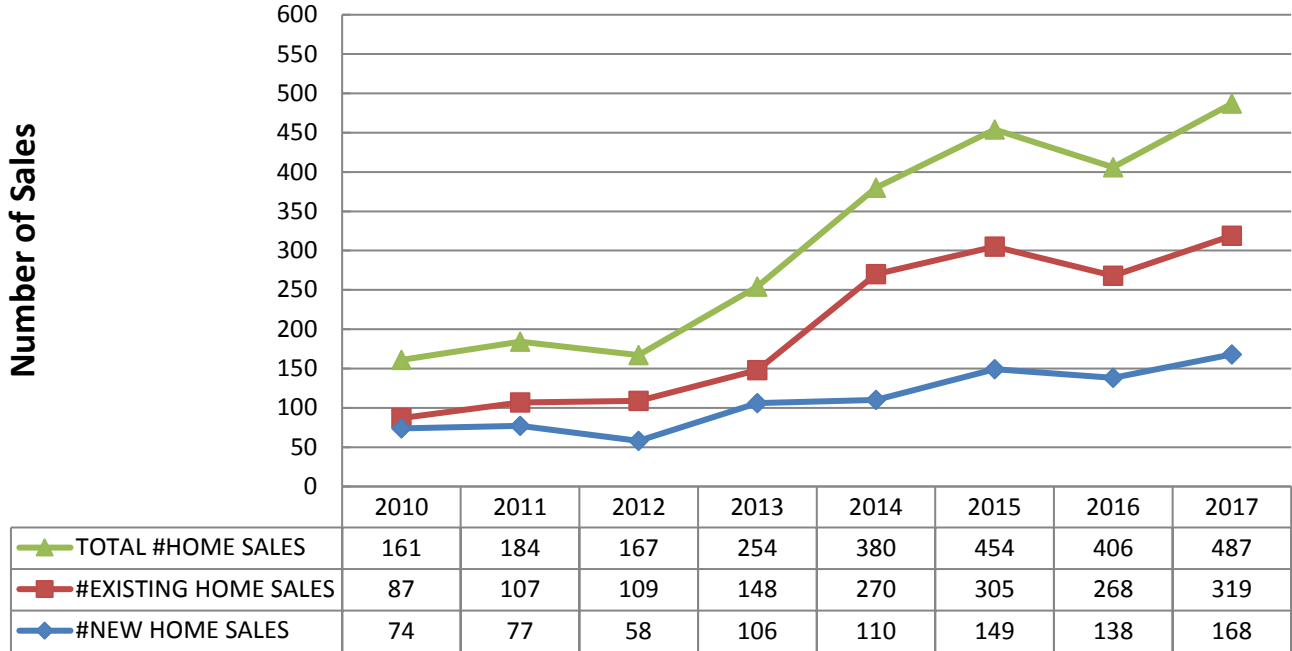
Physical inspections were completed and corrections were made due to improvements, age/condition adjustments, physical properties and market desirability. It is not unusual to see large increases as well as decreases in assessments in these areas. While it would be desirable to inspect every parcel in the county every reassessment, it is cost prohibitive. Approximately 40% of improved properties have been physically inspected in this reassessment. Neighborhoods selected for review are based on statistical data. Several areas required additional work due to market influences, waterfront location and change in zoning or improper land use for zoning. All areas were reviewed and assessed. It is the goal of this office to maintain costs associated with a general reassessment by physically inspecting 1/3 to 1/2 of all properties each reassessment cycle, rotating cycles so that every property is physically inspected at least once every six years as recommended by IAAO standards.

## Commercial:

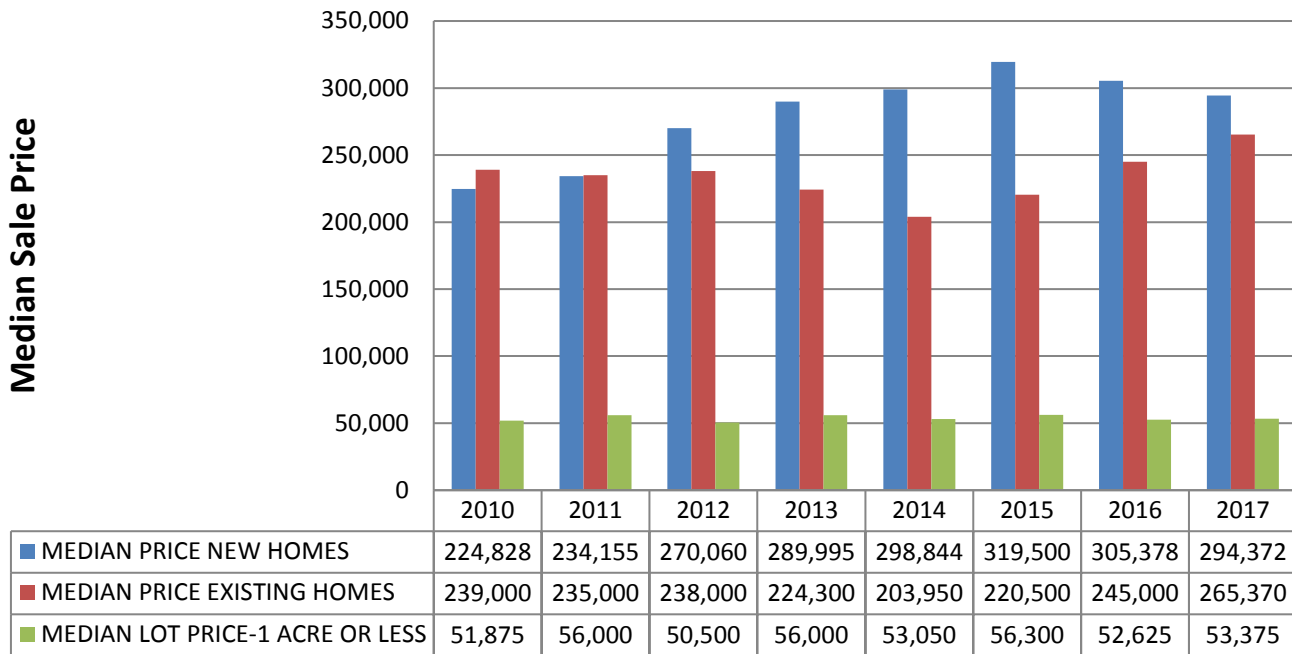
Although commercial properties comprise only 4.16 % of all parcels in New Kent, it represents 11% of total value. New Kent County has experienced growth in this area in the past few years. Notable additions for 2016/2017: Taco Bell, Loves Travel Stop/ARBYS, Fastmart at bottoms bridge, New Kent Mini Storage, All American Mini Storage (new location 155) and JC pallet new office warehouse space. Commercial properties are analyzed by location, allowable use and size; with attention to known and emerging growth areas. There are several areas of the county that experienced higher than average percentage increases. Noted is the Bottoms Bridge corridor. This area has multiple commercial sales and development. The Bottoms Bridge influences have been primarily retail and fast food establishments. The Interstate 64 influence has been predominantly for properties of an industrial nature. Neighborhoods for these areas were created to properly reflect the market data.

All graphs and included data on the following pages are as of January 1, 2018.

### 2018 Reassessment Single Family Residential - # of Sales

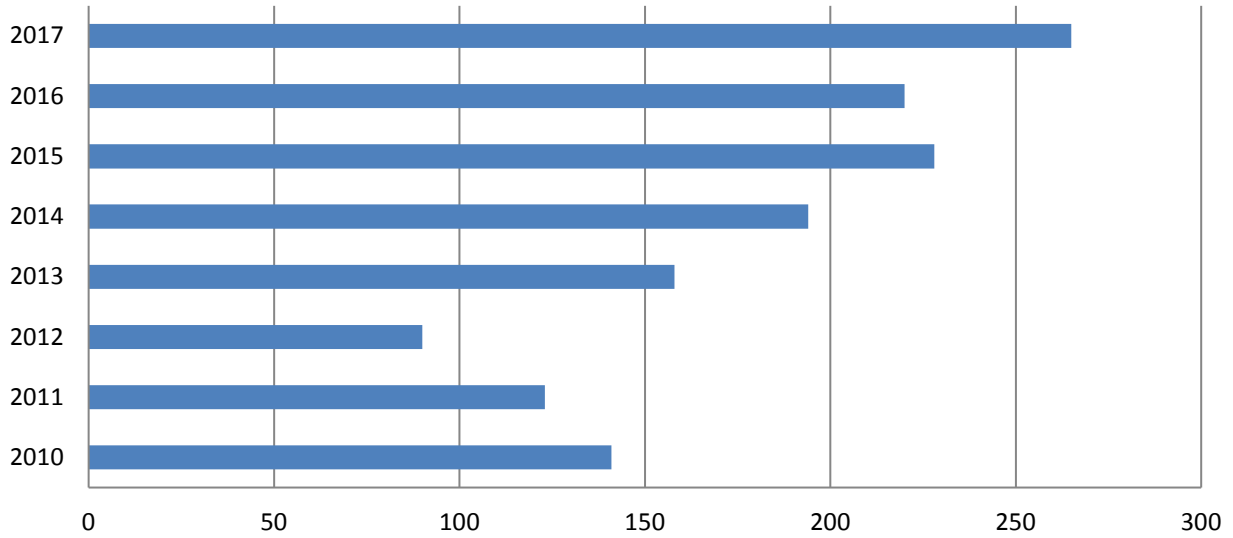


### 2018 Reassessment Single Family Residential - Median Sale



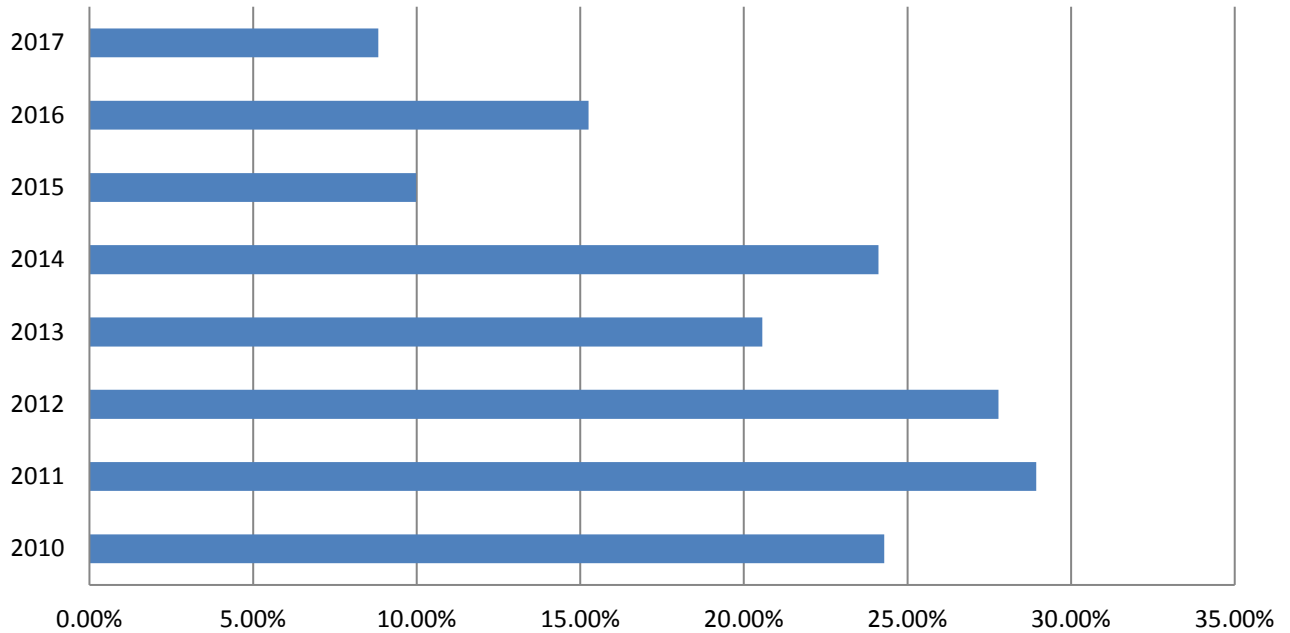
- Median lot price is not reflective of per acre price
- 2018 Median Single Family Residential Assessed Home Value \$251,300 – 2016 \$223,600

## New Home Construction Trends



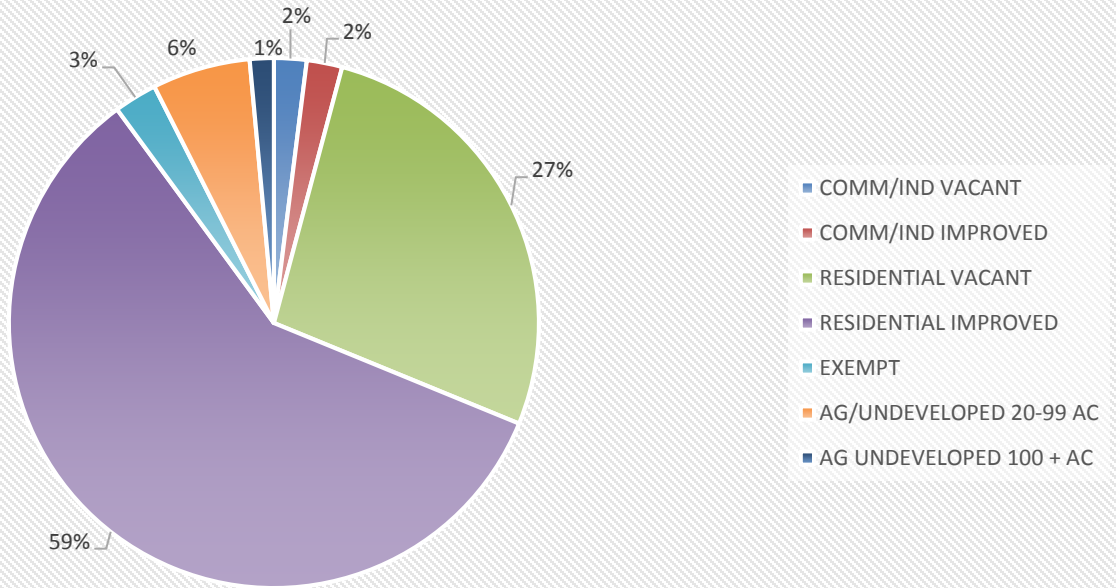
	2010	2011	2012	2013	2014	2015	2016	2017
NEW HOMES	141	123	90	158	194	228	220	265

## % of Foreclosure Related Sales

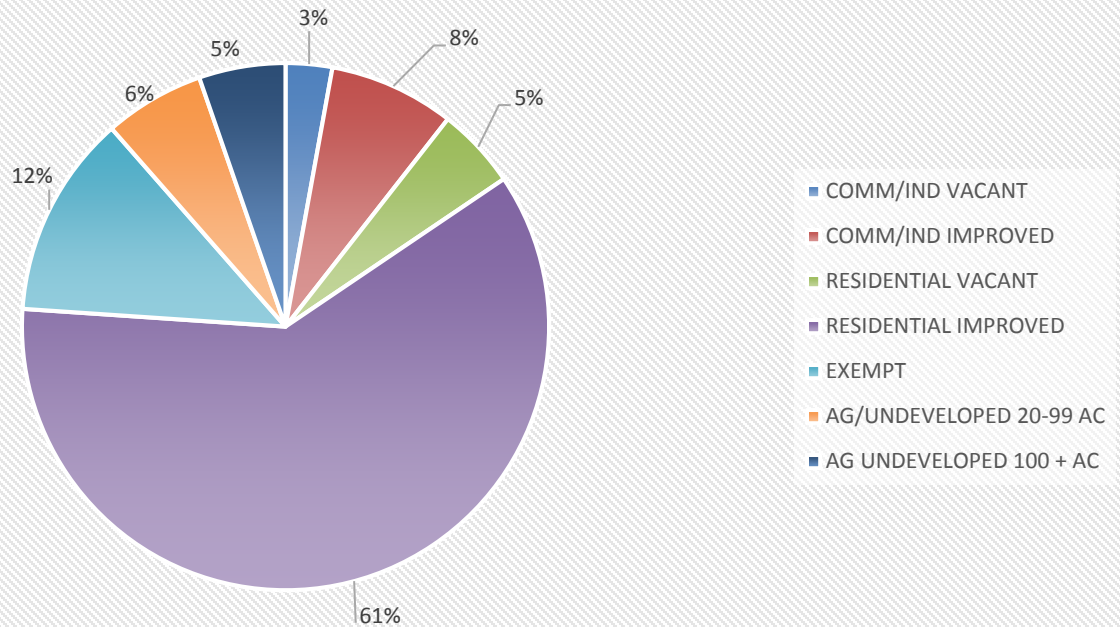


	2010	2011	2012	2013	2014	2015	2016	2017
% OF SALES	24.29%	28.94%	27.78%	20.56%	24.11%	9.98%	15.25%	8.83%

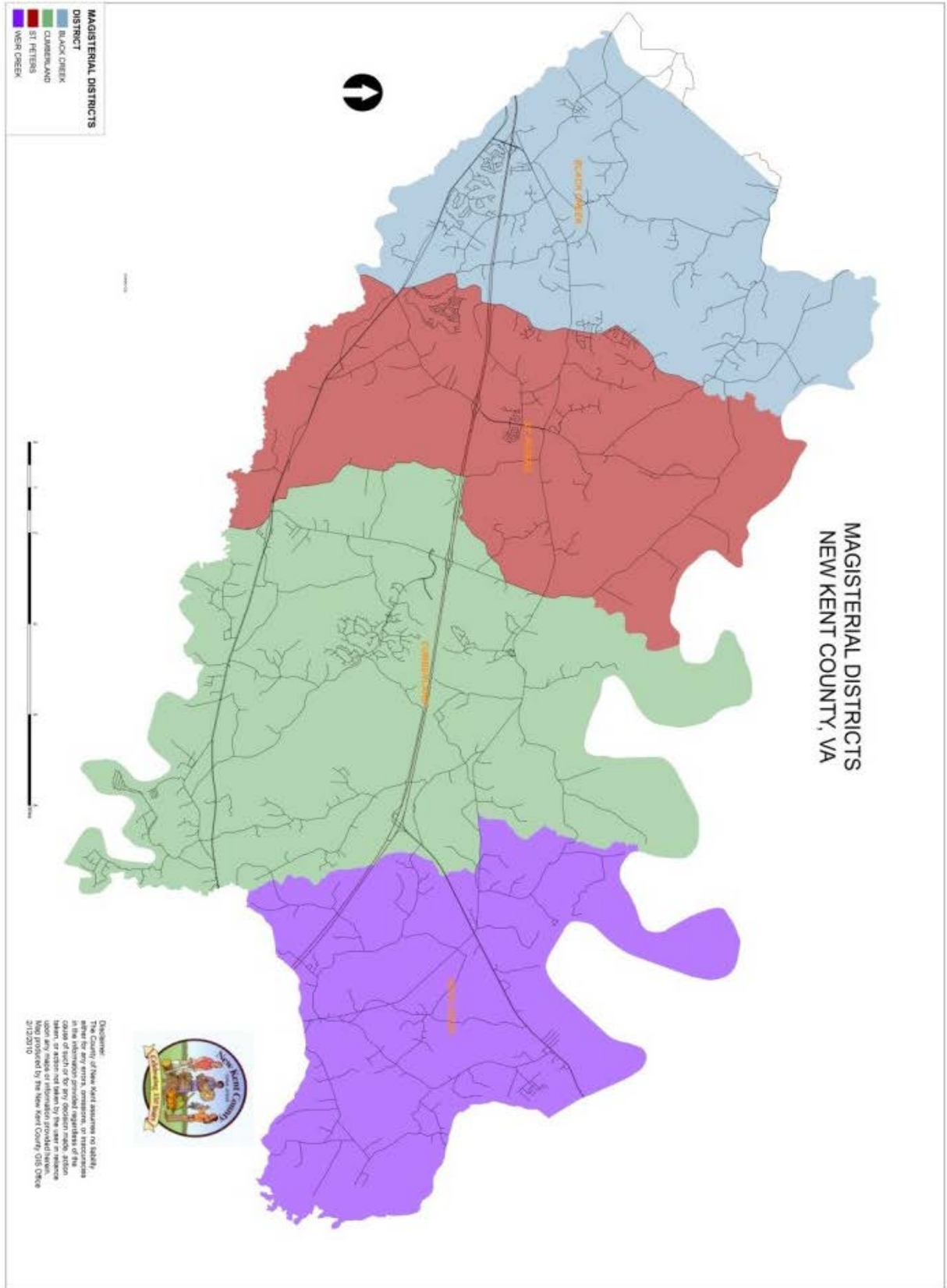
## 2018 Reassessment Total Parcels by Division/Use



## 2018 Reassessment Value of Parcel by Division/Use

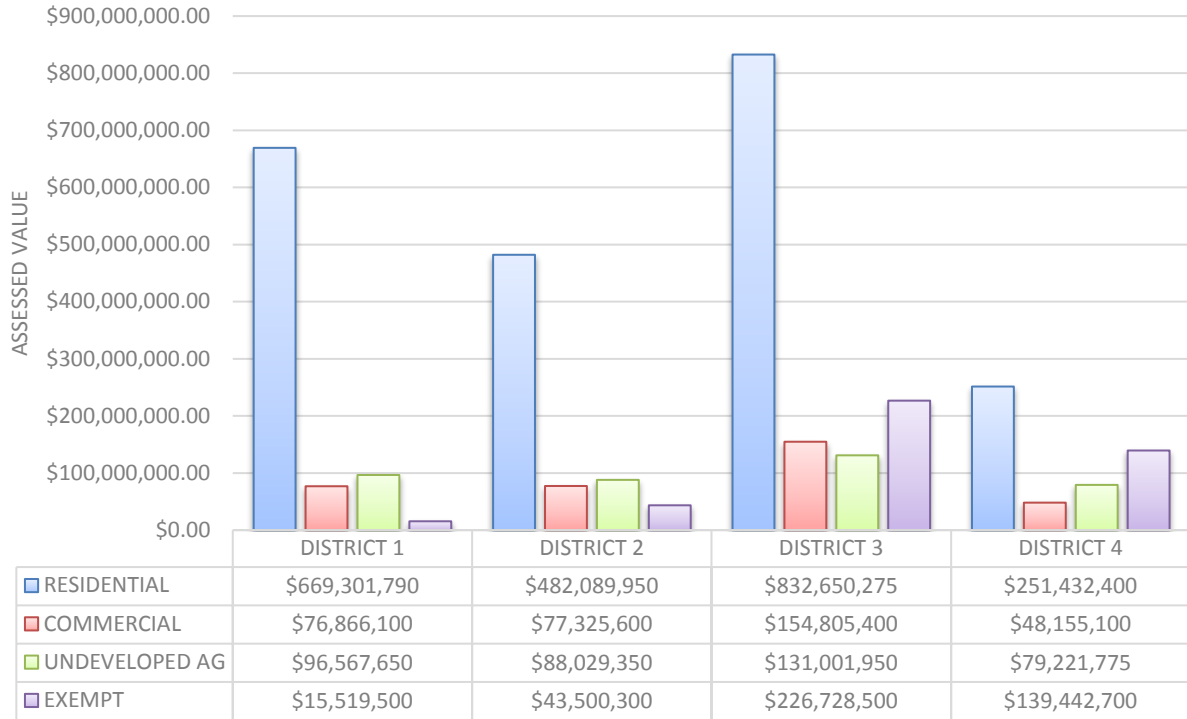


The following three graphs/charts depict the location and distribution of assessed values within each of the four magisterial districts as of January 1, 2018.

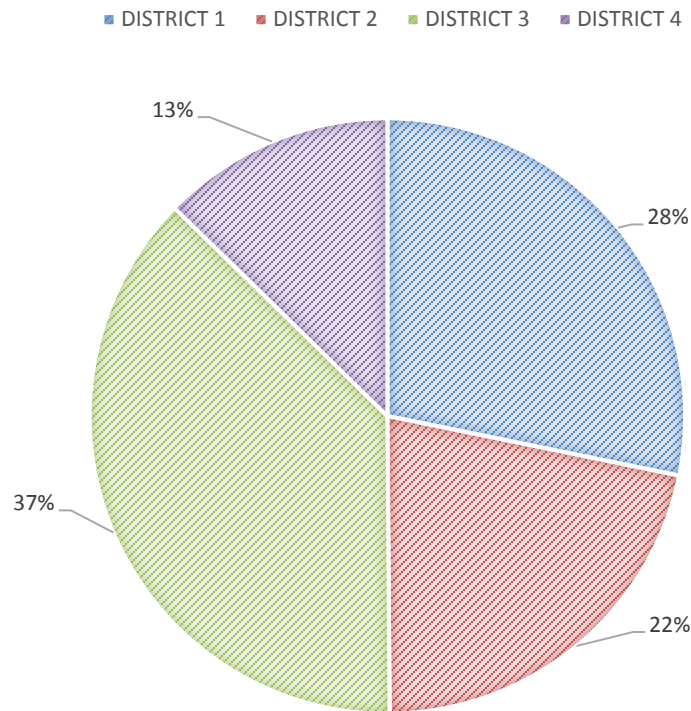




### Assessed Value by Use/District



### DISTRICT % OF TAXABLE ASSESSED VALUE



## LAND USE- AFD TAXATION

TAX YEAR	PARCELS	ASSESSMENT EXEMPT	TAX RATE	TAX EXEMPTED
2018 ESTIMATED	520	96,762,800	0.0078*	\$754,750
2017	513	93,489,900	0.0083	\$ 775,966
2016	479	96,290,900	0.0083	\$799,214
2015	480	76,160,300	0.0084	\$639,746
2014	460	71,259,400	0.0084	\$598,578
2013	455	76,100,600	0.0085	\$646,855
2012	446	75,552,700	0.0081	\$611,977
2011	344	75,360,400	0.0070	\$527,523
2010	325	72,348,650	0.0070	\$506,441

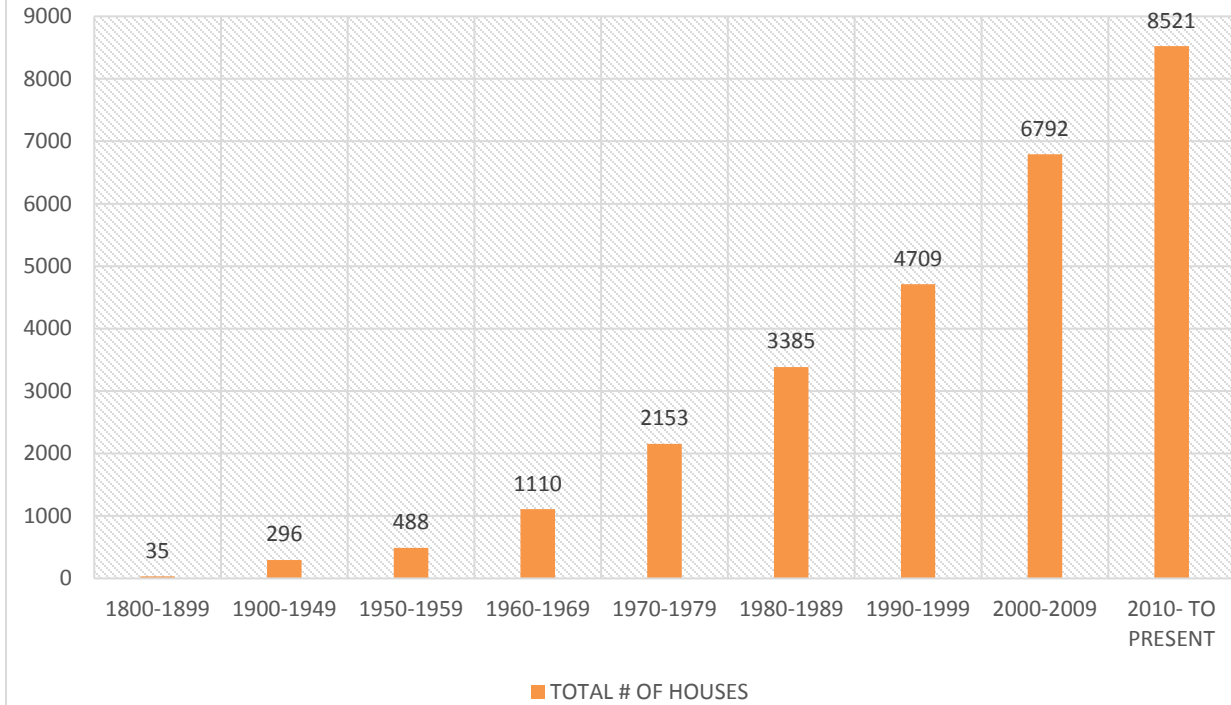
\*INDICATED EQUALIZED RATE

## RESIDENCES BY YEAR BUILT

YEAR BUILT	NUMBER	MEDIAN ASSESSMENT*
PRIOR TO 1800	29	\$ 423,000
1800-1899	74	\$ 278,200
1900-1949	324	\$ 165,500
1950-1959	229	\$ 176,100
1960-1969	469	\$ 176,000
1970-1979	1071	\$ 201,400
1980-1989	1260	\$ 246,700
1990-1999	1352	\$ 238,800
2000-2009	2209	\$ 303,600
2010 TO PRESENT	916	\$ 304,600

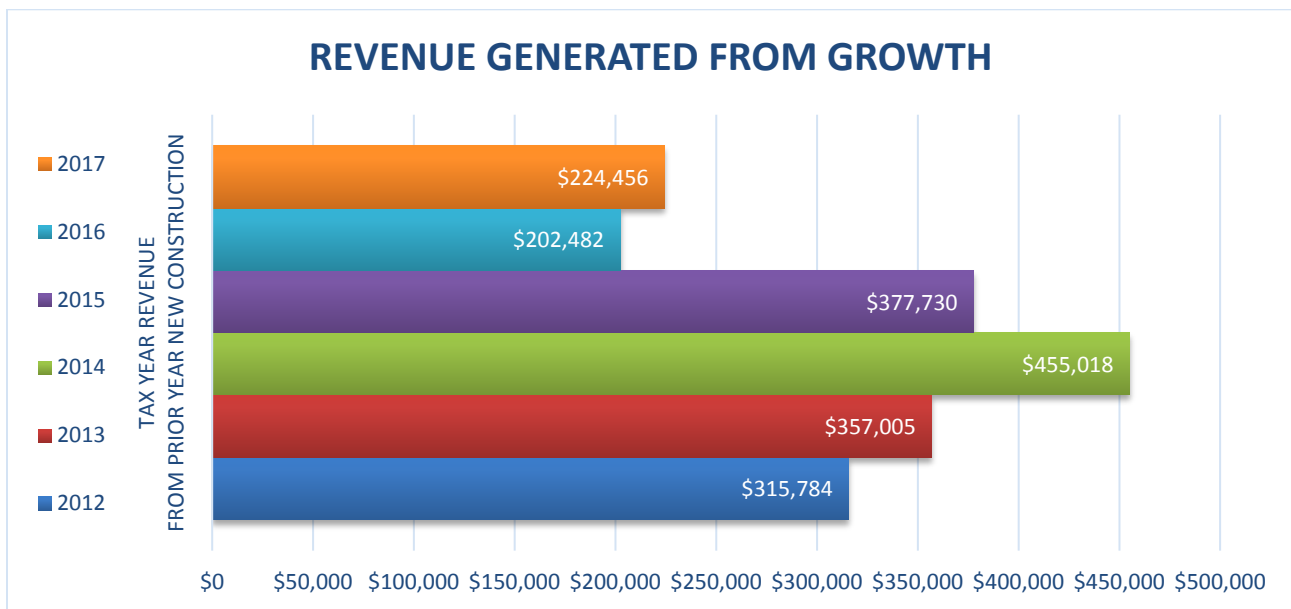
\*ROUNDED TO NEAREST 100

## # OF HOMES - GROWTH



\*PRE 1900 # OF HOMES STILL EXISTING- DOES NOT INCLUDES MOBILE HOMES

## REVENUE GENERATED FROM GROWTH



IN 2016 1 PENNY IN RATE WOULD GENERATE \$257,847 IN TAX

IN 2018 1 PENNY AT WILL GENERATE \$ 281,079 IN TAX

**REASSESSMENT TOTALS FOR EQUALIZATION 01/01/2018**

<b>2017 TOTALS FOR EQUALIZATION</b>				
	<b>LAND</b>	<b>IMP</b>	<b>TOTAL</b>	<b>TAX</b>
2017 LAND BOOK TOTALS	1,094,885,900	1,657,420,300	2,752,306,200	22,844,142
2017 ABATEMENTS/ERRORS OMISSIONS	-984,446	-3,937,785	-4,922,231	-40,855
2017 CITY OF NN EXEMPTION	-8,120,915	-13,644,026	-21,764,942	-180,649
2017 AFD EXEMPTION	-93,489,900	0	-93,489,900	-775,966
2017 ELDERLY/DISABLED/VETERAN EXEMPTION	-9,658,102	-28,974,307	-38,632,410	-320,649
<b>2017 TAXABLE VALUE</b>	<b>982,632,536</b>	<b>1,610,864,181</b>	<b>2,593,496,718</b>	<b>21,526,023</b>
<b>2018 TOTALS FOR EQUALIZATION</b>				
	<b>LAND</b>	<b>IMP</b>	<b>TOTAL</b>	
2018 REASSESSMENT TAXABLE TOTALS	1,110,507,000	1,884,369,040	2,994,876,040	
2018 CITY OF NN EXEMPTION-ESTIMATED	-8,359,559	-14,483,857	-22,843,416	
2018 AFD EXEMPTION	-96,762,800	0	-96,762,800	
2017 NEW PARCELS	-8,723,800	0	-8,723,800	
2017 NEW CONSTRUCTION	0	-63,354,100	-63,354,100	
2018 ELDERLY/DISABLED/VETERAN EXEMPTION	-10,623,913	-31,871,738	-42,495,651	
<b>TOTAL FOR EQUALIZATION</b>	<b>986,036,928</b>	<b>1,774,659,345</b>	<b>2,760,696,273</b>	
PERCENTAGE OF CHANGE			6.45%	
INDICATED EQUALIZED RATE			0.0078	
AS OF 2/5/2018			21,533,431	
		<b>ASSUME</b>		
		<b>78/100</b>		

**Conclusion:**

The estimated total taxable value as of January 1, 2018 is \$2,994,876,040. This represents an increase from all causes (revaluation, new construction, new parcels, rezoning, etc.) The State Corporation Commission assessments and State-assessed properties have not yet been reviewed by the State. The current revaluation reflects an overall median ratio of 99.55% with a coefficient of dispersion (COD) of 2.67%. The COD measures how closely the individual ratios are arrayed around the median. The smaller the dispersion, the more uniform or equitable the assessments are. The acceptable level for the COD depends on the type of property considered, and the size of the sample. The IAAO (International Association of Assessing Officers) notes that a low coefficient (15% or less) tends to be associated with good appraisal uniformity for single family residential properties. While a coefficient of 20 percent or less indicates good distribution for more diverse classes of property. A less uniform assessment translates into inequality in actual tax burdens. Virginia Code establishes that properties should be assessed at 100% of fair market value. Sales/assessment ratios are a measure of the level of assessed value to sales price. A ratio of 1 or 100% is the desired result in a reassessment. The desired result of a reassessment is to provide the fair and equitable assessments to ensure the distribution of tax base is evenly spread.

## RESIDENTIAL NEIGHBORHOOD AVERAGE % OF CHANGE

NBHD #	NBHD	% CHANGE	NBHD #	NBHD	% CHANGE	NBHD #	NBHD	% CHANGE
100	WESTERN	7.49%	305	SPRING WOOD ESTATES	9.15%	610	BOSSIES	4.45%
110	SHERWOOD	16.98%	310	WOODHAVEN	6.64%	620	WILLIAMSBURG COLONY	6.96%
115	HILTON WOODS DR	11.09%	320	LIBERTY HALL	10.89%	630	PAMUNKEY DRIVE	7.38%
117	ESTATES AT BLACK CREEK	2.55%	330	LIBERTY HALL PLANTATION	11.21%	640	CHURCHLAND FARMS	12.09%
120	RANCH ACRES	2.13%	340	QUINTON PARK	5.72%	645	MILLERS RETREAT	12.60%
122	COSBY MILL ACRES	5.80%	341	QUINTON PARK TOWN	2.49%	650	COOKS MILL 2	6.54%
125	OLD ROXBURY ESTATE	4.46%	360	QUAKER WOODS	12.97%	660	TURNERS LANDING	8.36%
130	QUINTON STATION	13.80%	370	NALLY TRACT	7.82%	670	WINDSOR SHADES	4.28%
135	MARSTON MANOR	9.91%	380	TAYLORS GROVE ESTATES	4.33%	680	WHITEHOUSE	9.38%
140	DEER LAKE I	1.63%	390	QUAKER ROAD ESTATES	17.21%	690	CEDAR LANE FARM	19.15%
141	DEER LAKE II	3.07%	395	QUINTON MEADOW	23.91%	700	EASTERN	10.10%
143	ROCHAMBEAU ESTATES	NEW	400	CENTRAL	6.52%	705	LANGLEY PINES	13.62%
145	LONG BRIDGE ESTATES	4.49%	410	CHESTNUT HILLS	13.46%	710	LAKE SERTOMA	11.45%
150	CLOPTON	25.45%	421	MAIDSTONE	-2.00%	715	BRICKHOUSE LANE	30.79%
155	BAYLOR GROVE	1.84%	430	COURTHOUSE ESTATES	2.14%	720	LEE'S REACH	8.05%
160	ESSEX HILLS	8.02%	450	NK COLONY ESTATES	11.28%	730	ELTHAM	13.46%
165	AUTUMN HILLS	7.34%	460	MINITREE	4.75%	740	PLUM POINT 1	20.60%
170	FARMS AT WALNUT HILL	7.69%	470	DIASCUND I	8.63%	741	PLUM POINT 2	-1.06%
175	TUNSTALL ESTATES	22.65%	480	CHICKAHOMINY SHORES	17.77%	750	BROWNS	20.04%
180	BROOKWOOD	13.06%	485	DIASCUND CREEK	6.88%	760	DIASCUND 2	0.85%
190	DRAPAX	15.98%	490	THE OAKS	3.92%	770	WEDGEWOOD	6.51%
201	WOODS EDGE 2	14.71%	511	VINITERRA	-4.17%	780	THE COLONIES	9.19%
205	WOODS EDGE I	17.19%	512	VILLAS AT VINITERRA	0.00%	790	HOLLY PINES	13.95%
210	PATRIOTS LANDING 1	-0.44%	541	THE ARBORS	3.38%	800	BENT TREE EST	14.95%
211	CUMBERLAND STATION	7.95%	551	FOUR SEASONS	-4.85%	810	SHORES OF YORK	10.39%
213	PATRIOTS LANDING 2	6.61%	570	OAKMONT TOWN	6.95%	820	R WHITE SUBDIVISION	19.93%
214	PATRIOTS LANDING ISLAND	5.74%	571	BELGREEN NORTH	-6.00%	830	TABERNACLE WOODS	16.22%
220	ROCK CREEK	-13.65%	572	PADDOCK	-16.05%	835	KENT ESTATES	16.59%
230	CLINTWOOD	16.07%	573	SANCTUARY	-1.04%	840	RIVERVIEW	12.94%
240	KENWOOD	6.24%	574	PINEHURST	-0.87%	850	YORK RIVER BLUFF	5.84%
250	FIVE LAKES 1	5.67%	575	ST ANDREWS	-2.36%	851	RUSSELS POINT	32.11%
255	FIVE LAKES 2	5.76%	576	KINGS POND	1.79%	852	YORK RIVER BLUFF 2	-3.09%
256	FIVE LAKES 3	5.65%	577	AUGUSTA	-4.64%	860	LIPPPOLDS	8.27%
257	FIVE LAKES 4	2.03%	578	PRESERVE	4.29%	870	PITTS SUBDIVISION	6.60%
270	GREENWOOD	5.26%	579	KINGS POND ESTATES	-0.63%	880	PINEY POINTE	-10.66%
271	GREENWOOD 2	8.89%	580	OAKMONT VILLAS	19.34%	890	LYNN LAKE	10.33%
272	GREENWOOD 3	NEW	581	OAKMONT	5.26%	900	WINDY LANE	12.75%
280	QUINTON ESTATES	11.35%	582	BELGREEN SOUTH	-24.77%	WFI	LARGE TRACT WATER	6.66%
290	CRESTWICKE	5.74%	590	GRAND OAK	5.36%			
300	IDENS	17.01%	600	POPLAR SPRINGS	28.48%			

\*DOES NOT INCLUDE NEW CONSTRUCTION, OPEN SPACE OR SPECIAL PURPOSE

Commercial Vacant Mean Ratio	0.994951
Commercial Vacant Weighted Mean	0.997102
Commercial Vacant P.R.D	0.997842
Commercial Vacant Median	0.997988
Commercial Vacant C.O.D	0.020524

Commercial Improved Mean Ratio	1.000597
Commercial Improved Weighted Mean	0.996904
Commercial Improved P.R.D	1.003704
Commercial Improved Median	1.000597
Commercial Improved C.O.D	0.008718

R Vacant Mean Ratio	1.014867
R Vacant Weighted Mean	1.005270
R Vacant P.R.D	1.009547
R Vacant Median	0.997846
R Vacant C.O.D	0.050640

Residential Improved Mean Ratio	0.998564
Residential Improved Weighted Mean	0.997304
Residential Improved P.R.D	1.001264
Residential Improved Median	0.994544
Residential Improved C.O.D	0.022360

Overall Median	0.995500
Overall C.O.D	0.026737
Overall P.R.D	1.003390