

# City Assessor's Report

Preliminary Land Book  
January 21, 2020



CITY ASSESSOR'S OFFICE  
Brian E. Gordineer, AAS – City Assessor

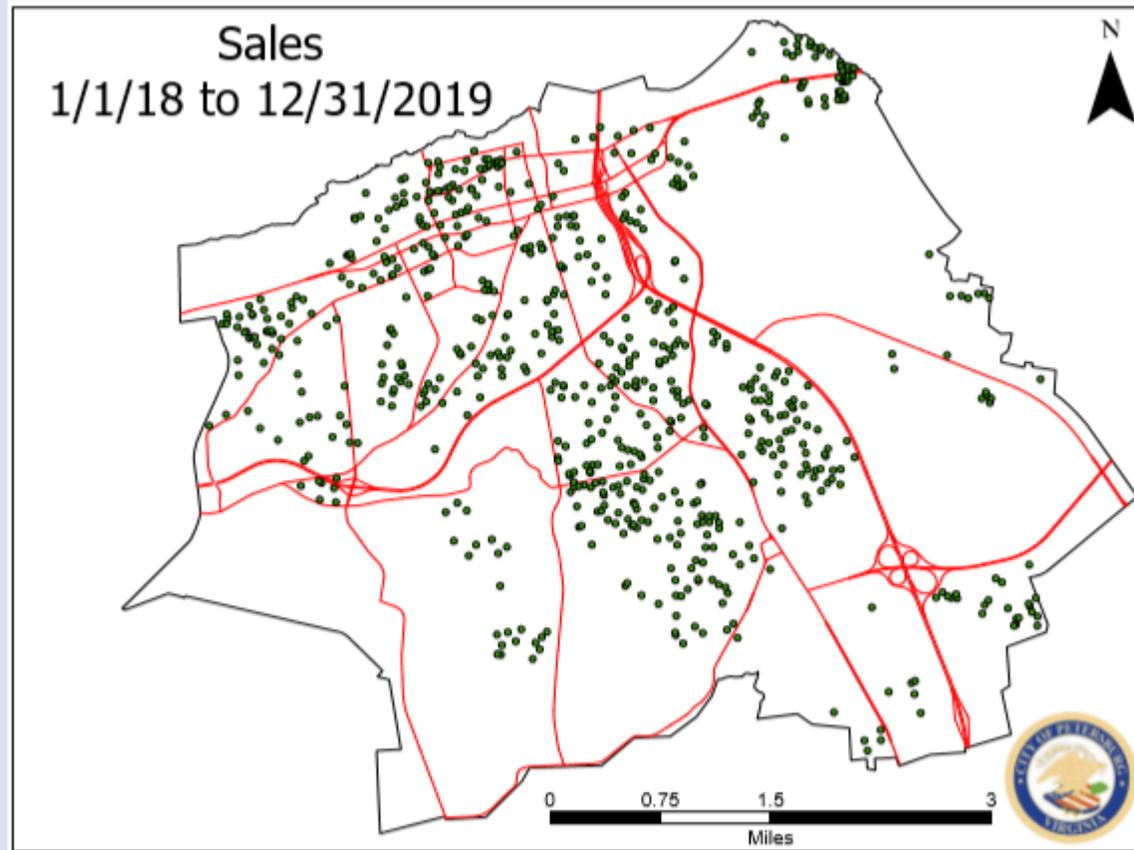
## City Assessor's Office - City of Petersburg, Virginia

| <i>Parcel Count</i>         |                           | <b>FY2020 - 7/1/19 Assessments</b> | <i>Parcel Count</i> | <i>Parcel Change</i> | <b>Dollar Change</b> | <b>FY2021 - 7/1/20 Assessments</b> | <i>Percent Total</i> |
|-----------------------------|---------------------------|------------------------------------|---------------------|----------------------|----------------------|------------------------------------|----------------------|
| <b>MARKET VALUE CLASSES</b> |                           |                                    |                     |                      |                      |                                    |                      |
| 4,033                       | SF Res. - Suburban        | \$403,504,287                      | 4,034               | 0.02%                | <b>3.54%</b>         | \$417,789,800                      | 17.70%               |
| 7,162                       | SF Res. - Urban           | \$574,925,208                      | 7,154               | -0.11%               | <b>1.57%</b>         | \$583,933,000                      | 24.73%               |
| 1,085                       | Multi-Family Residential  | \$373,707,238                      | 1,067               | -1.66%               | <b>11.68%</b>        | \$417,343,100                      | 17.68%               |
| 1,221                       | Commerecial/Industrial    | \$551,479,616                      | 1,235               | 1.15%                | <b>1.01%</b>         | \$557,052,200                      | 23.60%               |
| 43                          | Agricultural              | \$18,464,400                       | 44                  | 2.33%                | <b>3.54%</b>         | \$19,237,500                       | 0.81%                |
| 700                         | Exempt                    | \$396,802,435                      | 713                 | 1.86%                | <b>-7.89%</b>        | \$365,476,900                      | 15.48%               |
| <b>14,244</b>               | <b>Total Market Value</b> | <b>\$2,318,883,184</b>             | <b>14,247</b>       | <b>0.02%</b>         | <b>1.81%</b>         | <b>\$2,360,832,500</b>             | <b>100.00%</b>       |



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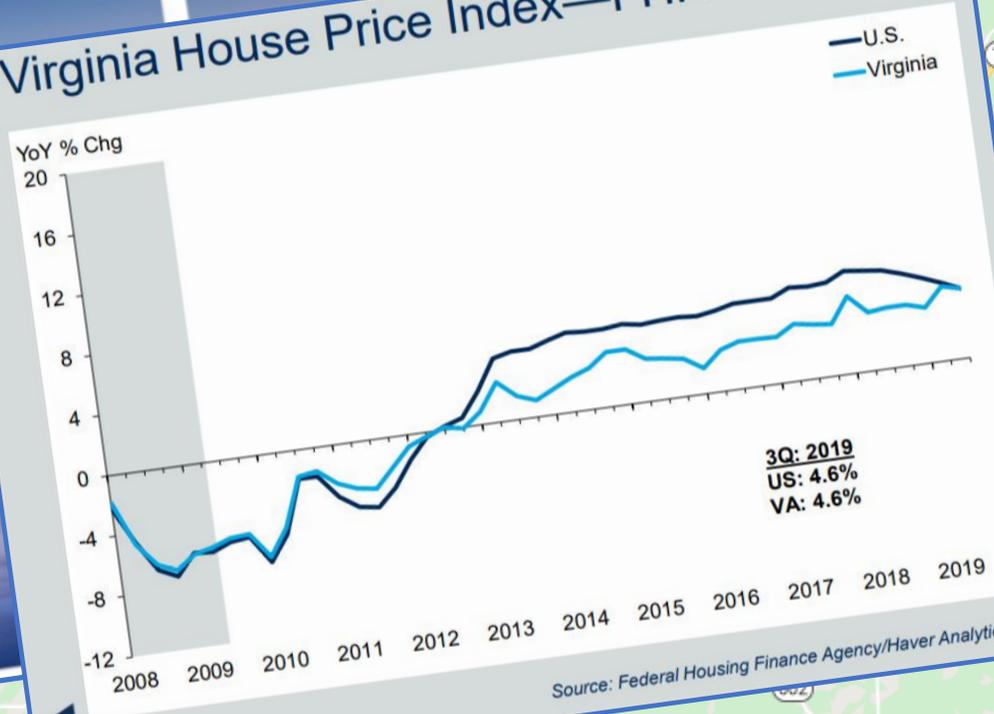
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# Market Conditions Report

Richmond, VA Area



## Virginia House Price Index—FHFA



FEDERAL RESERVE BANK  
OF RICHMOND



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# The Long & Foster Market Minute

Focus On: Petersburg City Housing Market

Units Sold  
33



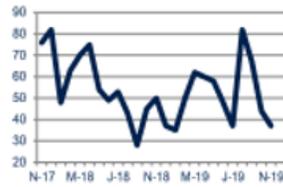
Up  
Vs. Year Ago

Active Inventory  
159



Up 3%  
Vs. Year Ago

Days On Market  
37



Down -26%  
Vs. Year Ago

| Fiscal Year | Transfers |
|-------------|-----------|
| 2013        | 1022      |
| 2014        | 917       |
| 2015        | 1048      |
| 2016        | 1060      |
| 2017        | 1113      |
| 2018        | 1005      |
| 2019        | 1188      |

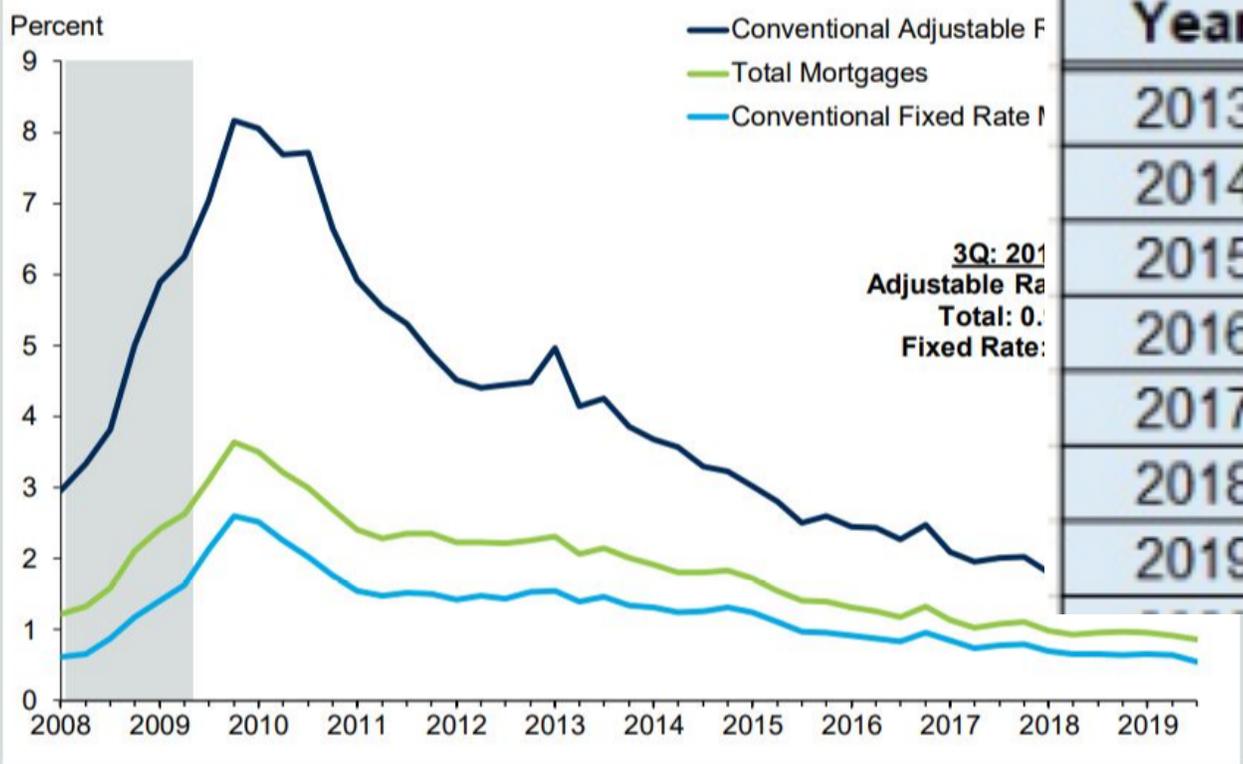
+18%



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# Virginia Mortgage Delinquency Rate

90+ days delinquent



| Fiscal Year | Forclosures | % Forclosures All Transfers |
|-------------|-------------|-----------------------------|
| 2013        | 110         | 11%                         |
| 2014        | 169         | 18%                         |
| 2015        | 205         | 20%                         |
| 2016        | 200         | 19%                         |
| 2017        | 170         | 15%                         |
| 2018        | 107         | 11%                         |
| 2019        | 89          | 7%                          |

**-17%**

FEDERAL RESERVE BANK  
RICHMOND

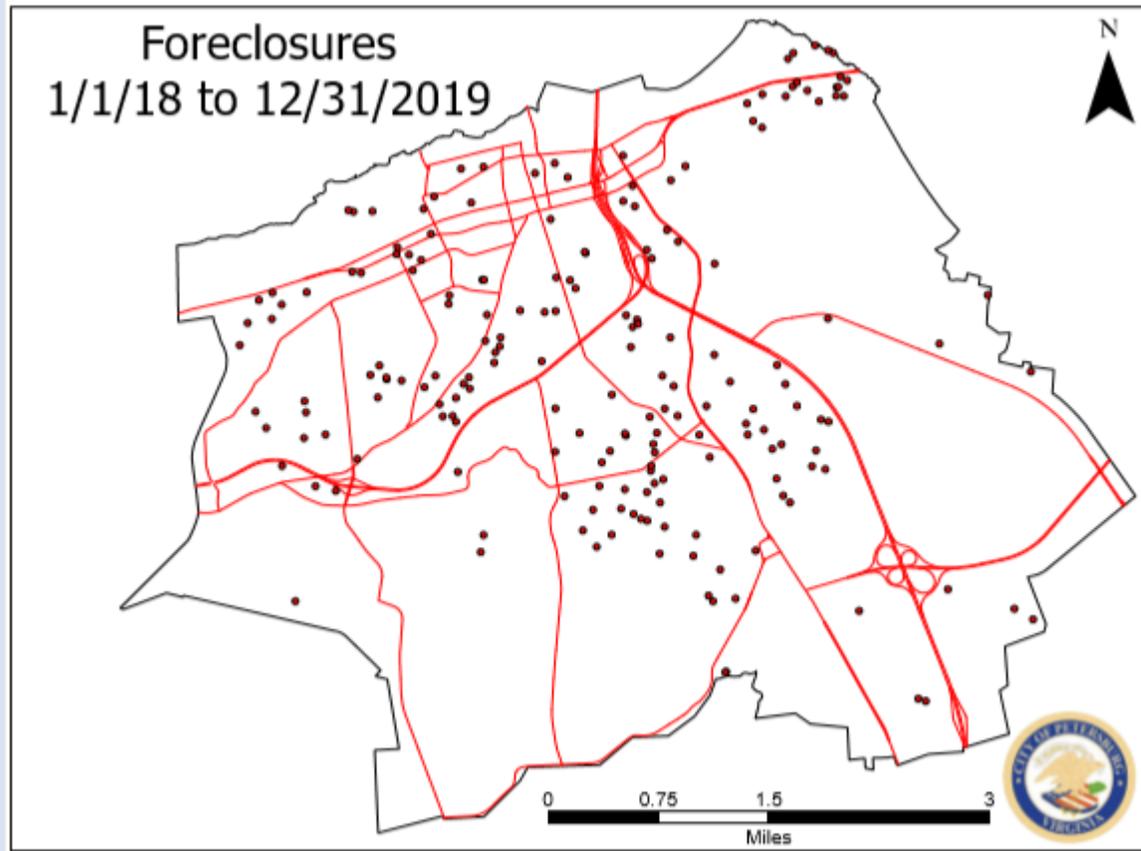
Source: Mortgage Bankers Association/Haver Analytics

89



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# 4,868

**City Assessor's Office, Petersburg, Virginia  
NOTICE OF CHANGE IN ASSESSMENT**

Assessed Value as of January 1, 2020 for Fiscal Year 2021 (Effective 7/1/2020-6/30/2021)

**Parcel:** 92010001

**Property Address:** 3501 Halifax Rd

**Legal Description:** PT PARCELS A&B 94.131 ACRES

|                            | FY2019             | FY2020             | FY2021             |
|----------------------------|--------------------|--------------------|--------------------|
| LAND                       | \$1,025,087        | \$1,025,087        | \$1,025,100        |
| IMPROVEMENT(S)             | \$0                | \$0                | \$0                |
| <b>TOTAL</b>               | <b>\$1,025,087</b> | <b>\$1,025,087</b> | <b>\$1,025,100</b> |
| Tax Rate (per \$100)       | \$1.35             | \$1.35             | \$1.35             |
| Levy (Before Tax Programs) | \$13,838.67        | \$13,838.67 (0.0%) | \$13,838.85 (0.0%) |

\*Public hearings on the FY2021 budget/tax rate will take place on April 21 and May 5, 2020 at Petersburg Union Station, 103 River St., Petersburg, Virginia.

You may request a review of an assessment by completing a review of assessment application by March 1st, 2020. Applications are available at [www.petersburg-va.org/148/City-Assessor](http://www.petersburg-va.org/148/City-Assessor). May be requested by telephone at 804-733-2333 or may be obtained at the City Assessor's Office.

**APPEAL DEADLINE TO THE CITY ASSESSOR'S OFFICE: March 1, 2020**

**APPEAL DEADLINE TO THE BOARD OF EQUALIZATION: April 1, 2020**

**BOARD OF EQUALIZATION APPLICATIONS WILL BE DISPOSED BY: June 30, 2020**

Taxpayers may request to examine appraisal cards, working papers and other information regarding the methodology employed in calculating the assessed value.

# Jan. 28



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# Petersburg-va.org/148/City-Assessor

## ASSESSMENT CALENDAR

### Assessment Calendar

Valuation as of January 1, 2020 and effective for July 1, 2020

- Jan. 28 Change of Assessment Notices Mailed
- Jan. 28 – Mar. 1 "Office Review" Appeal Period
- Jan. 28 – Apr. 1 Board of Equalization Appeal Period
- May 31 Land Use Applications Deadline
- May. – Jun. Board of Equalization Hearings

|             |                      |               |                      |            |                      |                           |
|-------------|----------------------|---------------|----------------------|------------|----------------------|---------------------------|
| HOME        | SEARCH               | SUMMARY       | INTERIOR             | EXTERIOR   | SALES                | ABOUT                     |
| Parcel      | <input type="text"/> | Building type | <input type="text"/> | Lot size   | <input type="text"/> | thru <input type="text"/> |
| Owner       | <input type="text"/> | Year built    | <input type="text"/> | Fin size   | <input type="text"/> | thru <input type="text"/> |
| Street name | <input type="text"/> | Beds          | <input type="text"/> | NHood      | desc                 | <input type="text"/>      |
| Street num  | <input type="text"/> | Baths         | <input type="text"/> | LUC        | desc                 | <input type="text"/>      |
| Total value | <input type="text"/> | thru          | <input type="text"/> | Sale price | <input type="text"/> | thru <input type="text"/> |
| Sale date   | <input type="text"/> | thru          | <input type="text"/> | Book       | <input type="text"/> | Page <input type="text"/> |



The City of Petersburg, Virginia

City Assessor's Office – Petersburg, Virginia

## Office Review – to the City Assessor

This form must be completed and filed with the necessary attachments to the City Assessor's Office **within 30 days of the change of assessment notice date**, whichever is later, to be considered for review. Mail to 135 N. Union St. – Suite 301, Petersburg, VA 23803 or email to cgreen@pete.va.gov. **must include all attachments at the time of submission. Additional materials may require resubmission of the entire application.**

A separate application must be filed for each separately assessed parcel.

**An application will be considered complete only when...**

- > All "Property and Ownership Information – Recorded Ownership" is filled out including proposed assessed value
- > Supporting evidence is provided for A, B or C under the "Basis of Review"
- > The form is signed by an owner or authorized agent (Anyone other than the recorded property owner must file an Agent Authorization form)



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Copy of any appraisal with a valuation date after Jan. 1, 2010

Copy of any listing of the subject property after Jan. 1, 2018

Copy of any appraisal with an effective valuation date after January 1, 2016

Copy of any real estate listing of the subject property after January 1, 2016

2016 Audited or Certified Income and Expenses Statements \*

2017 Audited or Certified Income and Expenses Statements \*