



City Assessor's Office
PO Box 911, City Hall
Charlottesville, VA 22902
Telephone: 434-970-3136
Website: www.charlottesville.gov

Memo

To: Sam Sanders, City Manager
Cc: Chris Cullinan, Director of Finance
Chris Engel, Director of Economic Development

From: David Milton, City Assessor
RE: 2026 Real Estate Assessment
Date: January 26, 2026

The office of real estate is pleased to submit information for the 2026 reassessment.

The goal for the assessor's office is to assess the city's real property fairly and equitably. Property assessments are reviewed annually, utilizing recent sales data to provide current market valuations.

All real property owners will receive notice of their property values regardless of whether the value changed. The notices are to be mailed on January 29th, 2026. Assessor's office personnel will be available to discuss assessments with property owners on or before February 28th, 2026. Property owners may also request a hearing with the Board of Equalization following an administrative appeal.

Total taxable property increased from \$11,767,301,300 to \$12,205,639,500 which represents a total assessed value increase of \$438,338,200 or 3.73%. The reassessment of existing property increased by \$402,181,830 or 3.42%.

Exhibit 1 details the changes between residential and commercial property. The exhibit shows that existing residential property increased by a total of \$301,513,700 or 4.27%. Existing commercial property increased by \$100,668,130 or 2.14%

The average assessed value for taxable residential property is \$548,800. (4% increase)

I am also enclosing the following exhibits for your review.

**Real Estate Assessment
Information for
2026**

I. Press release

II. Frequently asked questions

III. Exhibit Notes

IV. Assessment Information from Assessor

V. Exhibits



City Assessor's Office
PO Box 911, City Hall
Charlottesville, VA 22902
Telephone: 434-970-3136
Website: www.charlottesville.gov

Press Release
January 26, 2026

The City's Assessor's Office has completed the 2026 reassessment. Of the 15,220 taxable properties, residential parcels increased by an average of 4.27%. Commercial properties (including apartments, retail, office, industrial, and vacant land) increased by an average of 2.14%.

When residential, commercial, and new construction are averaged together taxable properties in the city increased by 3.73% in 2026.

Additional details of this year's figures include:

- Residential properties
 - Assessments for existing residential property increased in value by 4.27%.
 - 90.25% of residential assessments increased in value, 2.87% decreased, and 6.88% did not change.
- Commercial properties
 - Assessments for existing commercial properties increased in value by 2.14%.
 - 62.01% of commercial assessments increased in value, 17.45% decreased, and 20.54% did not change.
- Combined existing residential and commercial property increased in value by 3.42%
- New construction value for 2026 is 0.31%.
- When new construction and reclassifications are added to the value of existing property, the total value of property in the city increased by four 3.72%.

General FAQ's about the City Assessor's Office and assessment process can be found under "City Assessor" homepage link at www.charlottesville.gov . Please call the City's Assessor's Office to schedule an in-person appointment at 434-970-3136, Monday – Friday, 8:00 a.m. to 5:00 p.m.

Frequently Asked Questions - 2026 Assessments

What if a property owner has not received their reassessment notice?

Property owners who have not received a reassessment notice by February 9th or have questions are encouraged to call the City Assessor's Office. Property owners wishing to discuss their assessments for 2026 must do so before February 28th, 2026, to be eligible for a review for the 2026 assessment. The City Assessor's Office business hours are from 8:00 a.m. to 5:00 p.m. The telephone number is 434-970-3136. Assessments are accessible on the city's online GIS viewer at <https://gisweb.charlottesville.org/GISViewer/>. Appeal forms are online at <https://www.charlottesville.gov/210/City-Assessor>.

How does the property owner appeal an assessment?

Once assessments are mailed, a property owner has 30 days to appeal the assessment. The property owner may speak to an appraiser and, if necessary, schedule an inspection of the property. After this, if a dispute still exists, the property owner may appeal to the Board of Equalization (BOE). The three-person board, appointed by the Circuit Court, is composed of city property owners. The board may affirm, reduce, or raise the assessment. Appeal forms are available online and hard copies are available at the City Assessor's Office.

If the property owner disagrees with the board's decision, they may appeal to the Circuit Court. Please call the City's Assessor's Office at 434-970-3136 with any questions related to the assessment values.

Does the city offer any programs for financial assistance?

Charlottesville residents are encouraged to apply for real estate tax relief for the elderly or disabled persons. Anyone 65 years of age and older, with an annual income of \$62,100 or less, may qualify. Persons under 65 years of age who are permanently and totally disabled may also qualify. Elderly or disabled renters are also encouraged to apply for rent relief. Elderly or disabled renters who are 65 age or older, or are permanently and totally disabled, with an annual income of \$62,100 or less, and a net worth of \$125,000 or less, may qualify. Applicants have until April 1st, 2026 to apply for the real estate tax relief program and until May 1st, 2026 to apply for the rent relief program.

Applications for the Charlottesville Homeowner Assistance Program (CHAP)* are mailed in early July 2026. The deadline to apply is September 1st, 2026. To apply, please contact the Charlottesville Commissioner of Revenue's Office at 434-970-3160 or visit <https://www.charlottesville.gov/1345/Commissioner-of-Revenue>.

*CHAP requires yearly reauthorization by City Council.

How much tax relief has been given in the past?

In 2025, 519 applicants qualified for elderly and disabled tax relief program, with an average relief of \$3,800. A total of 296 applicants qualified for CHAP, with grant amounts varying from \$1,000 to \$2,500.

Exhibit Notes:

Exhibit I: Indicates the reassessment change for taxable residential and commercial properties.

Exhibit II: Indicates the percentage change in value by neighborhood for taxable and exempt properties for the current and four preceding years.

Exhibit III: Reflects the parcel count percentage change and average assessed value by neighborhood of taxable and exempt properties.

Exhibit IV: Reflects assessments and new construction trends over a 10-year period.

Exhibit V: Indicates the total assessed value after building permits and appeals of taxable properties by year for 10 years.

Exhibit VI: Reflects residential, commercial, and exempt properties stratified by value ranges.

EXHIBIT I
Assessment Changes
Tax Year 2026

	Residential	Commercial	Total
Assessment Values 2025	\$7,055,290,600	\$4,675,169,000	\$11,730,459,600
Adjustments (appeals, corrections, etc.)	\$2,979,500	\$33,862,200	\$36,841,700
Revised Values 2025	\$7,058,270,100	\$4,709,031,200	\$11,767,301,300
Increases (Decreases) for 2026			
General Reassessment % Change from Reassessment	\$301,513,700 4.27%	\$100,668,130 2.14%	\$402,181,830 3.42%
New Construction % Change from New Construction	\$33,249,500 0.47%	\$2,906,870 0.06%	\$36,156,370 0.31%
Total Increase (Decrease) % Change Before Reclassification	\$334,763,200 4.74%	\$103,575,000 2.21%	\$438,338,200 3.73%
New Total 2026	\$7,393,033,300	\$4,812,606,200	\$12,205,639,500
Reclassification (Taxable to Non-Taxable) % Change from Reclassification	(\$114,300) 0.00%	\$70,100 0.00%	(\$44,200) 0.00%
Total Assessed Values 2026	\$7,392,919,000	\$4,812,676,300	\$12,205,595,300
General Reassessment	4.74%	2.20%	3.72%

Reported percentage change compares taxable 2026 values to revised taxable 2025 values.

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2022-2026

RESIDENTIAL NEIGHBORHOOD	2026 % Change	2025 % Change	2024 % Change	2023 % Change	2022 % Change
1 (Angus Road Area)	1.66	11.55	4.10	12.01	5.26
2 (Birdwood/Hillcrest Road)	0.87	8.04	2.20	11.83	28.50
3 (Towles/Merryden/Ivy Terrace)	11.48	11.44	7.92	14.71	15.72
4 (University/Maury Hills)	2.67	11.89	1.85	12.67	17.75
5 (Fry's Spring)	3.89	7.04	7.01	12.83	10.45
6 (Azalea Gardens/Green Valley)	4.24	13.90	3.58	10.39	9.79
7 (JPA/Shamrock Road)	2.77	4.68	3.47	17.38	11.48
7CR (Cooper's Row) ¹	-	-	-	-	-
7H (Huntley)	2.57	4.09	4.05	8.75	9.25
8 (Johnson Village)	3.65	5.38	4.58	14.70	11.05
9 (Ridge Street)	6.55	6.83	6.30	11.41	10.08
9B (Burnet Commons)	3.49	4.03	6.81	5.56	13.20
9C (Brookwood Carter View)	5.30	3.35	6.99	6.60	14.08
10 (Fifeville)	4.89	7.58	5.35	18.74	9.98
11 (Venable/Page/10th Street)	9.16	15.16	3.44	13.29	12.64
12 (Rugby)	1.56	6.11	8.13	13.41	6.39
13 (Venable)	11.35	10.88	8.48	6.75	7.24
14 (Meadowbrook Hills)	8.17	7.01	2.69	11.79	5.91
15 (Rutledge)	2.23	8.36	5.29	15.19	8.40
16 (Greenbrier)	2.29	6.14	7.86	8.98	16.11
17 (Greenleaf Terrace/Rose Hill/Rugby Hills)	4.86	9.97	3.54	14.25	14.88
18 (Rose Hill/Forrest Street)	7.71	10.44	2.59	20.67	18.49
19 (North Downtown)	3.67	8.96	4.33	6.56	6.22
20 (IX/Belmont)	11.86	7.47	5.13	16.19	11.47
21 (Carlton/Belmont)	2.21	4.32	7.02	20.49	13.58
22 (Belmont)	3.77	9.27	8.10	4.57	14.53
22S (Stonehenge Extended)	3.67	10.61	5.51	16.99	1.68
23 (Little High Street/East Jefferson Street)	2.49	9.75	6.61	13.55	4.37
23CT (Coal Tower)	-6.05	15.74	0.95	2.86	2.26
24 (Woolen Mills)	4.62	5.61	6.21	8.08	12.99
25 (Locust Grove)	0.68	9.26	7.07	14.92	15.63
26 (Locust Grove Extended)	3.02	7.81	5.75	13.90	15.35
26C (St. Charles Place)	13.10	13.93	4.10	6.31	5.89
27 (Woodhayven)	3.61	9.20	12.62	10.23	19.30
28 (Holmes/North Avenue Area)	3.90	8.10	2.41	8.46	17.16
28AW (Ashby Place/Wilder)	3.64	10.38	3.97	4.18	7.02

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2022-2026

RESIDENTIAL NEIGHBORHOOD CONTINUED	2026 % Change	2025 % Change	2024 % Change	2023 % Change	2022 % Change
29 (Orangedale)	2.13	12.47	18.70	6.93	24.63
30 (Willoughby)	6.47	12.83	6.11	4.27	7.83
40 (Davis Avenue/Marshall Street Area)	3.13	5.56	5.09	10.07	4.96
43 (Forest Hills)	2.34	6.27	2.72	13.23	11.88
53 (North Belmont)	5.03	10.53	6.92	10.20	11.67
54 (North Belmont Condos)	4.26	1.44	5.24	11.68	31.21
55 (Melbourne Condos)	2.46	16.37	6.19	9.06	15.16
56 (Old 5th Circle)	2.63	5.51	3.30	17.70	11.36
57 (Overlook Condos)	2.20	3.89	7.49	9.58	7.26
61 (Walker Square Condos)	0.09	9.51	5.44	15.59	0.00
62 (JPA Condos)	19.91	5.25	14.34	8.85	9.93
63 (Holsinger Condos)	3.16	4.11	0.23	6.25	13.24
64 (Cherry Hill)	3.47	7.95	3.41	6.72	9.63
65 (Downtown Condos)	2.11	3.59	1.62	7.20	10.68
66 (Johnson Village New Addition)	2.14	5.93	9.90	13.66	6.35
70 (Rockcreek Condos)	4.77	5.45	3.57	5.91	10.69
71 (Lewis & Clark Condos) ²	1.65	4.45	0.62	6.17	11.11
72 (Lochlyn Hills)	6.92	10.03	5.74	8.54	4.42
73 (Belmont Station)	4.92	0.86	4.21	7.99	16.29
74 (Druid Avenue Condos)	-0.83	10.16	5.40	8.83	10.06
RESIDENTIAL AVERAGE	4.26	8.12	5.49	10.87	11.50

EXHIBIT II

Five-Year Assessment History by Neighborhood

Due to General Reassessment

Tax Years 2022-2026

COMMERCIAL NEIGHBORHOOD	2026 % Change	2025 % Change	2024 % Change	2023 % Change	2022 % Change
32 (Preston Avenue)	1.81	7.33	6.72	16.20	0.72
33 (Court Square & Central Business District)	4.48	2.05	0.72	15.58	2.18
34A (UVA Area Apartments)	9.95	8.76	4.05	9.81	3.35
34B (West Side Apartments)	11.64	4.44	6.30	9.04	8.71
34C (East Side Apartments)	9.04	6.99	1.00	11.73	8.83
34D (Downtown Apartments)	8.17	4.69	0.74	18.38	3.44
36 (West Main)	7.81	-1.84	1.08	25.55	4.96
37 (29 North & Ivy Road)	0.45	21.56	4.87	9.42	2.78
38 (Light Industry & Harris Steet)	0.62	20.74	3.42	12.14	0.75
39 (UVA Commercial/Residential)	0.51	11.20	-0.92	17.99	0.62
41 (Fraternities)	-0.79	3.67	3.37	0.00	-1.05
44 (Cherry Avenue)	1.19	30.71	1.59	30.81	1.28
45 (5th Street Extended)	1.55	-0.83	4.45	8.96	6.46
46 (Belmont Commercial)	1.49	16.00	1.03	28.20	7.03
47 (River Road)	2.18	4.92	0.55	14.93	0.27
48 (High Street)	-0.07	1.64	-1.46	15.59	2.43
49 (Market Street)	5.67	12.30	2.35	10.91	1.92
50 (Carlton Commercial)	0.34	15.89	-0.52	20.52	0.85
51 (Rose Hill Commercial)	1.13	8.06	4.46	19.55	0.75
52 (Fry's Spring Commercial)	-4.38	1.95	1.37	29.57	3.21
67 (Office Condos)	2.38	1.35	0.00	26.26	-0.19
COMMERCIAL AVERAGE	3.10	8.65	2.15	16.72	2.82
CITYWIDE AVERAGE	3.94	8.26	4.57	12.48	9.10

Note: Exhibit II includes both taxable and exempt properties.

¹ New neighborhood for 2026.

² Neighborhood has both residential and commercial assessment values.

EXHIBIT III - 2026 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2026 AVERAGE ASSESSED VALUE
1 (Angus Road Area)	204	1.66	\$371,100
2 (Birdwood/Hillcrest Road)	57	0.87	\$489,200
3 (Towles/Merryden/Ivy Terrace)	252	11.48	\$1,134,000
4 (University/Maury Hills)	449	2.67	\$545,400
5 (Fry's Spring)	393	3.89	\$518,800
6 (Azalea Gardens/Green Valley)	564	4.24	\$450,000
7 (JPA/Shamrock Road)	531	2.77	\$511,000
7CR (Cooper's Row) ¹	76	-	\$18,800
7H (Huntley)	115	2.57	\$549,300
8 (Johnson Village)	211	3.65	\$508,200
9 (Ridge Street)	272	6.55	\$356,000
9B (Burnet Commons)	131	3.49	\$526,600
9C (Brookwood Carter View)	203	5.30	\$531,800
10 (Fifeville)	541	4.89	\$419,300
11 (Venable/Page/10th Street)	493	9.16	\$463,200
12 (Rugby)	338	1.56	\$1,281,000
13 (Venable)	242	11.35	\$470,800
14 (Meadowbrook Hills)	210	8.17	\$1,551,300
15 (Rutledge)	583	2.23	\$815,600
16 (Greenbrier)	350	2.29	\$562,200
17 (Greenleaf Terrace/Rose Hill/Rugby Hills)	742	4.86	\$672,900
18 (Rose Hill/Forrest Street)	154	7.71	\$301,500
19 (North Downtown)	725	3.67	\$803,500
20 (IX/Belmont)	281	11.86	\$447,400
21 (Carlton/Belmont)	696	2.21	\$329,300
22 (Belmont)	760	3.77	\$422,600
22S (Stonehenge Extended)	26	3.67	\$665,100
23 (Little High Street/East Jefferson Street)	154	2.49	\$525,600
23CT (Coal Tower)	26	-6.05	\$1,483,200
24 (Woolen Mills)	515	4.62	\$439,100
25 (Locust Grove)	317	0.68	\$713,200
26 (Locust Grove Extended)	424	3.02	\$527,300
26C (St. Charles Place)	24	13.10	\$626,700
27 (Woodhayven)	119	3.61	\$443,200
28 (Holmes/North Avenue Area)	197	3.90	\$474,800
28AW (Ashby Place/Wilder)	27	3.64	\$575,100

EXHIBIT III - 2026 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD CONTINUED	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2026 AVERAGE ASSESSED VALUE
29 (Orangedale)	298	2.13	\$265,200
30 (Willoughby)	53	6.47	\$425,300
40 (Davis Avenue/Marshall Street Area)	106	3.13	\$640,900
43 (Forest Hills)	325	2.34	\$394,200
53 (North Belmont)	309	5.03	\$633,000
54 (North Belmont Condos)	47	4.26	\$654,900
55 (Melbourne Condos)	53	2.46	\$440,100
56 (Old 5th Circle)	47	2.63	\$377,800
57 (Overlook Condos)	48	2.20	\$217,500
61 (Walker Square Condos)	226	0.09	\$351,900
62 (JPA Condos)	234	19.91	\$295,900
63 (Holsinger Condos)	17	3.16	\$1,139,000
64 (Cherry Hill)	118	3.47	\$515,700
65 (Downtown Condos)	151	2.11	\$818,300
66 (Johnson Village New Addition)	37	2.14	\$859,200
70 (Rockcreek Condos)	25	4.77	\$385,700
71 (Lewis & Clark Condos) ²	24	1.65	\$734,000
72 (Lochlyn Hills)	120	6.92	\$802,200
73 (Belmont Station)	41	4.92	\$513,600
74 (Druid Avenue Condos)	19	-0.83	\$350,200
TOTAL RESIDENTIAL PARCEL COUNT	13,700		
TOTAL RESIDENTIAL AVERAGE ASSESSED VALUE			\$577,500

EXHIBIT III - 2026 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

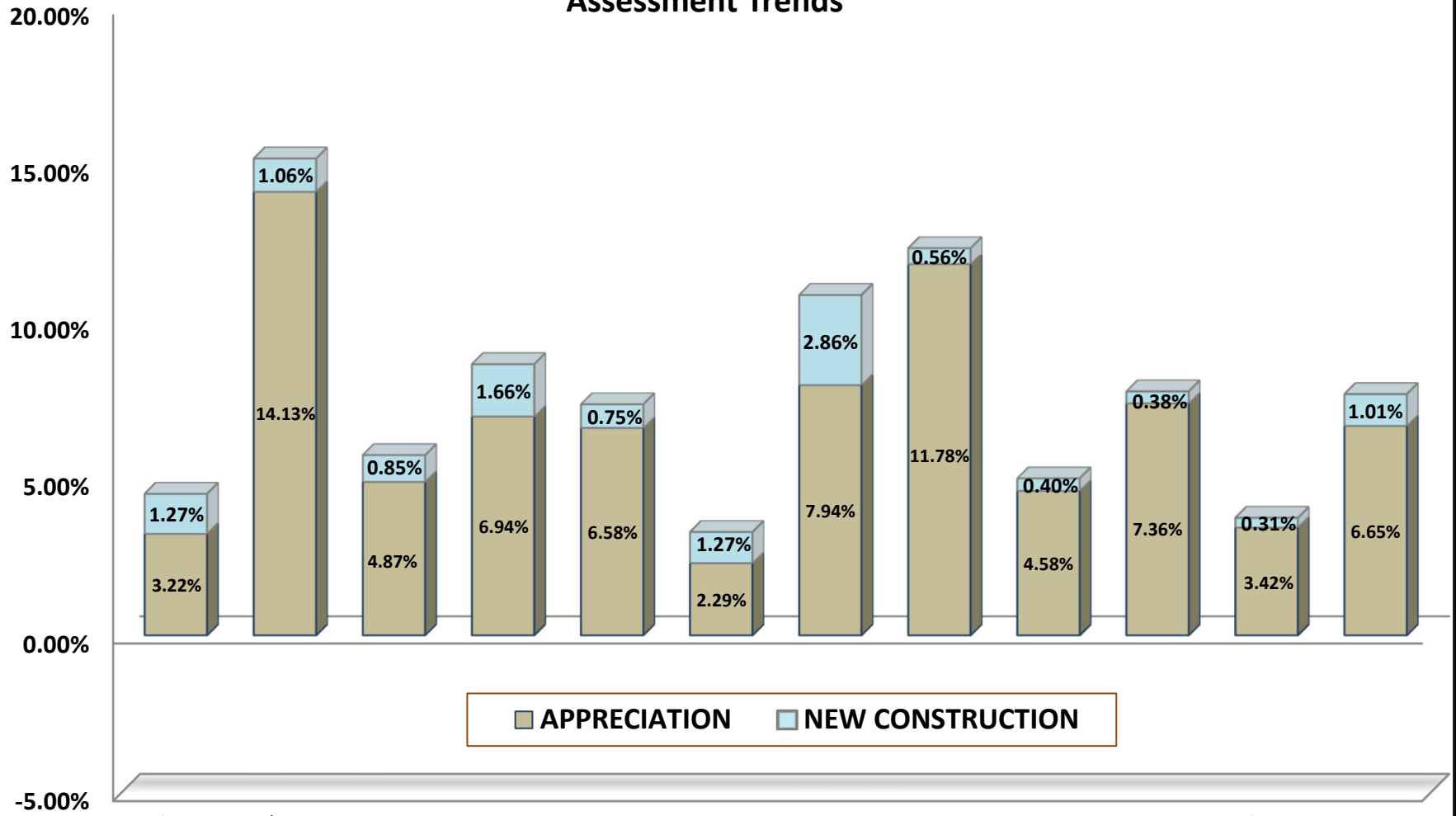
COMMERCIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2026 AVERAGE ASSESSED VALUE
32 (Preston Avenue)	108	1.81	\$2,553,800
33 (Court Square & Central Business District)	427	4.48	\$2,750,000
34A (UVA Area Apartments)	184	9.95	\$6,613,700
34B (West Side Apartments)	22	11.64	\$3,164,500
34C (East Side Apartments)	43	9.04	\$3,365,900
34D (Downtown Apartments)	23	8.17	\$3,245,600
36 (West Main)	193	7.81	\$12,130,100
37 (29 North & Ivy Road)	221	0.45	\$6,437,400
38 (Light Industry & Harris Steet)	72	0.62	\$1,340,600
39 (UVA Commercial/Residential)	23	0.51	\$5,176,000
41 (Fraternities)	49	-0.79	\$1,202,100
44 (Cherry Avenue)	53	1.19	\$3,131,200
45 (5th Street Extended)	21	1.55	\$2,040,400
46 (Belmont Commercial)	158	1.49	\$1,668,400
47 (River Road)	32	2.18	\$1,988,200
48 (High Street)	223	-0.07	\$1,224,300
49 (Market Street)	89	5.67	\$2,188,900
50 (Carlton Commercial)	30	0.34	\$1,879,300
51 (Rose Hill Commercial)	31	1.13	\$2,133,800
52 (Fry's Spring Commercial)	23	-4.38	\$5,363,200
67 (Office Condos)	19	2.38	\$1,121,000
TOTAL COMMERCIAL PARCEL COUNT	2,044		
TOTAL COMMERCIAL AVERAGE ASSESSED VALUE			\$3,367,500

Note: Exhibit III includes both taxable and exempt properties.

¹ New neighborhood for 2026.

² Neighborhood has both residential and commercial assessment values.

EXHIBIT IV Assessment Trends



TOTALS 4.49% 15.19% 5.72% 8.60% 7.33% 3.28% 10.80% 12.34% 4.98% 7.74% 3.73% 7.66%

Note: Exhibit IV includes only taxable properties.

Exhibit V
Assessed Real Estate Values
Residential/Commercial
Tax Years 2016 - 2026

Total Assessments

Tax Year	Residential	Commercial	Total	\$ Increase (Decrease)	% Increase
2016 ¹	\$3,622,619,200	\$2,359,873,700	\$5,982,492,900	\$139,222,400	2.50%
2016 ²	\$3,623,090,200	\$2,360,183,100	\$5,983,273,300	\$780,400	0.01%
2017 ¹	\$3,791,491,920	\$3,097,905,000	\$6,889,396,920	\$906,123,620	15.14%
2017 ²	\$3,791,443,320	\$2,927,665,400	\$6,719,108,720	(\$170,288,200)	-2.47%
2018 ¹	\$4,063,363,224	\$3,027,226,000	\$7,090,589,224	\$371,480,504	5.53%
2018 ²	\$4,051,878,124	\$3,015,090,600	\$7,066,968,724	(\$23,620,500)	-0.33%
2019 ¹	\$4,443,561,700	\$3,222,482,700	\$7,666,044,400	\$599,075,676	8.48%
2019 ²	\$4,438,803,300	\$3,211,832,000	\$7,650,635,300	(\$15,409,100)	-0.20%
2020 ¹	\$4,640,040,000	\$3,563,084,000	\$8,203,124,000	\$552,488,700	7.22%
2020 ²	\$4,634,523,500	\$3,550,706,100	\$8,185,229,600	(\$17,894,400)	-0.22%
2021 ¹	\$4,867,058,200	\$3,586,348,400	\$8,453,406,600	\$268,177,000	3.28%
2021 ²	\$4,861,214,400	\$3,547,689,600	\$8,408,904,000	(\$44,502,600)	-0.53%
2022 ¹	\$5,486,229,100	\$3,827,991,100	\$9,314,220,200	\$905,316,200	10.77%
2022 ²	\$5,486,199,200	\$3,825,982,800	\$9,312,182,000	(\$2,038,200)	-0.02%
2023 ¹	\$6,141,482,900	\$4,319,259,300	\$10,460,742,200	\$1,148,560,200	12.33%
2023 ²	\$6,135,508,500	\$4,268,407,000	\$10,403,915,500	(\$56,826,700)	-0.54%
2024 ¹	\$6,500,411,700	\$4,423,514,500	\$10,923,926,200	\$520,010,700	5.00%
2024 ²	\$6,496,706,800	\$4,390,854,900	\$10,887,561,700	(\$36,364,500)	-0.33%
2025 ¹	\$7,055,290,600	\$4,675,169,000	\$11,730,459,600	\$842,897,900	7.74%
2025 ²	\$7,058,270,100	\$4,709,031,200	\$11,767,301,300	\$36,841,700	0.31%
2026 ¹	\$7,392,919,000	\$4,812,676,300	\$12,205,595,300	\$438,294,000	3.72%

Note: Exhibit V includes only taxable properties.

¹ Figures shown reflect values due to general reassessment, new construction and building permits.

² Value changes prior to 2017 include changes in value due to substantially complete building permits, appeals, adjustments, and corrections. Value changes 2017 to present only include changes due to appeals, adjustments, and corrections.

New Construction Only

Tax Year	Residential	Commercial	Total
2016	\$18,120,000	\$54,350,900	\$72,470,900
2017	\$17,950,200	\$45,689,100	\$63,639,300
2018	\$19,974,854	\$36,809,266	\$56,784,120
2019	\$41,209,900	\$76,218,800	\$117,428,700
2020	\$36,088,700	\$21,358,100	\$57,446,800
2021	\$38,235,000	\$42,553,400	\$80,788,400
2022	\$56,562,200	\$183,697,700	\$240,259,900
2023	\$23,588,500	\$28,434,900	\$52,023,400
2024	\$19,655,000	\$22,258,800	\$41,913,800
2025	\$26,977,700	\$14,650,500	\$41,628,200
2026	\$33,249,500	\$2,906,870	\$36,156,370

EXHIBIT VI - 2026
ASSESSMENT INFORMATION
by Value Range
01/29/2026

	RESIDENTIAL						COMMERCIAL						EXEMPT					
	TOTAL ¹		VACANT		IMPROVED		TOTAL ¹		VACANT		IMPROVED		EDUCATIONAL ¹		OTHER ¹		TOTAL ¹	
	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES
< 50K	220	\$3,015,200	219	\$3,009,200	1	\$6,000	21	\$209,100	19	\$134,900	2	\$74,200	0	\$0	25	\$458,300	25	\$458,300
50-99K	95	\$6,902,700	88	\$6,315,300	7	\$587,400	14	\$1,090,100	8	\$645,100	6	\$445,000	0	\$0	40	\$3,042,300	40	\$3,042,300
100-149K	309	\$39,177,500	189	\$23,424,600	120	\$15,752,900	32	\$4,080,500	18	\$2,248,700	14	\$1,831,800	3	\$377,600	50	\$6,116,600	53	\$6,494,200
150-199K	193	\$33,845,500	88	\$15,052,700	105	\$18,792,800	38	\$6,714,800	17	\$2,947,400	21	\$3,767,400	2	\$329,600	17	\$2,828,500	19	\$3,158,100
200-249K	460	\$108,423,300	21	\$4,699,700	439	\$103,723,600	48	\$10,858,400	16	\$3,683,000	32	\$7,175,400	1	\$202,500	6	\$1,314,100	7	\$1,516,600
250-299K	975	\$268,093,100	14	\$3,849,000	961	\$264,244,100	67	\$18,274,500	16	\$4,289,500	51	\$13,985,000	2	\$540,000	10	\$2,842,600	12	\$3,382,600
300-349K	1083	\$352,777,700	18	\$5,943,800	1,065	\$346,833,900	61	\$19,835,700	4	\$1,298,400	57	\$18,537,300	0	\$0	20	\$6,375,500	20	\$6,375,500
350-399K	1144	\$430,776,200	8	\$3,057,300	1,136	\$427,718,900	67	\$25,352,300	10	\$3,849,900	57	\$21,502,400	3	\$1,149,300	20	\$7,642,500	23	\$8,791,800
400-449K	1560	\$662,672,900	4	\$1,727,500	1,556	\$660,945,400	74	\$31,442,600	5	\$2,093,500	69	\$29,349,100	0	\$0	17	\$7,142,500	17	\$7,142,500
450-499K	1448	\$686,170,500	3	\$1,466,500	1,445	\$684,704,000	63	\$29,763,200	9	\$4,245,200	54	\$25,518,000	2	\$971,500	15	\$7,176,100	17	\$8,147,600
500-549K	1132	\$592,472,800	2	\$1,033,300	1,130	\$591,439,500	41	\$21,634,700	3	\$1,573,400	38	\$20,061,300	0	\$0	7	\$3,730,700	7	\$3,730,700
550-599K	905	\$519,129,100	0	\$0	905	\$519,129,100	41	\$23,665,100	1	\$574,600	40	\$23,090,500	2	\$1,156,700	4	\$2,248,500	6	\$3,405,200
600-649K	709	\$442,663,700	1	\$620,500	708	\$442,043,200	42	\$26,291,700	4	\$2,550,900	38	\$23,740,800	0	\$0	6	\$3,694,300	6	\$3,694,300
650-699K	582	\$391,696,700	0	\$0	582	\$391,696,700	49	\$33,074,000	3	\$2,003,400	46	\$31,070,600	1	\$657,200	9	\$6,099,300	10	\$6,756,500
700-749K	437	\$316,603,800	1	\$712,800	436	\$315,891,000	50	\$36,102,400	1	\$700,200	49	\$35,402,200	4	\$2,852,500	4	\$2,893,200	8	\$5,745,700
750-799K	319	\$246,830,400	0	\$0	319	\$246,830,400	43	\$33,366,300	0	\$0	43	\$33,366,300	1	\$779,500	5	\$3,853,500	6	\$4,633,000
800-849K	250	\$206,224,500	0	\$0	250	\$206,224,500	47	\$38,852,300	1	\$839,500	46	\$38,012,800	3	\$2,432,300	2	\$1,638,300	5	\$4,070,600
850-899K	234	\$204,708,200	0	\$0	234	\$204,708,200	56	\$48,934,300	1	\$851,800	55	\$48,082,500	1	\$875,200	1	\$897,300	2	\$1,772,500
900-949K	166	\$153,269,200	0	\$0	166	\$153,269,200	40	\$37,140,400	0	\$0	40	\$37,140,400	0	\$0	0	\$0	0	\$0
950-999K	170	\$165,669,600	0	\$0	170	\$165,669,600	32	\$31,236,500	2	\$1,949,600	30	\$29,286,900	1	\$969,200	2	\$1,955,500	3	\$2,924,700
1 Million +	1081	\$1,561,796,400	2	\$2,426,100	1,079	\$1,559,370,300	822	\$4,334,757,400	22	\$53,775,400	800	\$4,280,982,000	95	\$1,643,428,300	143	\$2,130,799,500	238	\$3,774,227,800
	13,472	\$7,392,919,000	658	\$73,338,300	12,814	\$7,319,580,700	1,748	\$4,812,676,300	160	\$90,254,400	1,588	\$4,722,421,900	121	\$1,656,721,400	403	\$2,202,749,100	524	\$3,859,470,500

¹ Includes vacant and improved parcels

Taxable Parcels	
Average Assessed Value	
Residential:	\$548,761.80
Commercial:	\$2,753,247.31
Assessed Values	
Residential:	\$7,392,919,000
Commercial:	\$4,812,676,300
Total:	\$12,205,595,300
Parcel Count	
Residential:	13,472
Commercial:	1,748
Total:	15,220

Exempt Parcels	
Average Assessed Value	
Exempt Educational:	\$13,691,912.40
Exempt Other:	\$5,465,878.66
Assessed Values	
Exempt Educational:	\$1,656,721,400
Exempt Other:	\$2,202,749,100
Total:	\$3,859,470,500
Parcel Count	
Exempt Educational:	121
Exempt Other:	403
Total:	524