

CITY ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – City Assessor

City of Petersburg, Virginia



Annual Report - Fiscal Year 2019

Creating the New City Assessor's Office

Valuation July 1, 2018 / Effective July 1, 2018 - Vol. I

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Cover Photo: Post Card of Petersburg City Hall

Preface

Creating the New City Assessor's Office

The City Assessor's Office is pleased to present our first annual report - for the Fiscal Year 2019 Land Book (effective July 1, 2018 through June 30, 2019). This annual report begins the tradition of sharing the achievement and progress toward goals that were the centerpiece of City Council's 2017-2018 Study of the City Assessor's Office by the International Association of Assessing Officers (IAAO). The IAAO Study provided specific recommendations to re-establish the real estate assessment function in the City of Petersburg.

In September 2017 I had the privilege to work with Bruce Woodzell, past President of the International Association of Assessing Officers (IAAO), to undertake the study of the City Assessor's Office. We spent three days onsite to document the state of the office and gather information to make recommendations for improvement. In January we presented our findings and suggestions to City Council, and in May I was hired as City Assessor to implement study recommendations to re-establish the assessment function.

The first step was to create a new team, as Real Estate Technician Crystal Green, was the sole remaining employee of the City Assessor's Office. Ms. Green's dedication to the office allowed the new team to quickly jump start the new City Assessor's Office. Real Estate Appraisers Shannon Griffin and Mary Burket were entirely new hires, while Real Estate Analyst Shaun Criss, had worked in the office for four years, but had been away for a year. The team now also includes Brandy Hawley and Shaneice Williams who are scanning property record cards dating back to the 1930s.

With a team in place, the next step was to begin implementing the IAAO Study recommendations, first and foremost being the creation of an assessment calendar based on a biennial assessment cycle. Ordinance changes transitioned the City to a two-year cycle with a January 1 valuation date in which values become effective the following July 1. This schedule provides the City Manager, Finance Department and Budget Department precise estimates of tax revenue before the annual budget is approved in May. The schedule also provides for all assessment appeals to be processed before the July 1 Land Book is finalized, thus eliminating the need to make time-consuming and error prone billing adjustments.

The City Assessor's Office is now fully staffed, and City Council has provided the legal framework and financial resources to achieve the vision of becoming a model assessment office. We hope that you find this year's annual report both interesting and useful, and we hope that you follow our progress!



Brian E. Gordineer, AAS
City Assessor

United States Customs House – Home of the New City Assessor’s Office

The City Assessor’s Office is located on the third floor of the structure built between 1856 and 1859 as the United States Custom House and Post Office. The Italian Renaissance Revival style building was designed by architect Ammi B. Young (1798-1874). The property had been purchased in 1856 for \$15,000 and the granite-faced brick edifice cost \$84,665 to construct.

The Custom House and Post Office was expanded from the original five-bay façade to the present eight-bay façade from 1908 to 1910. In 1936 the Post Office moved to its current location and the building was renovated as part of the Works Progress Administration. In 1938 the structure become Petersburg’s City Hall.

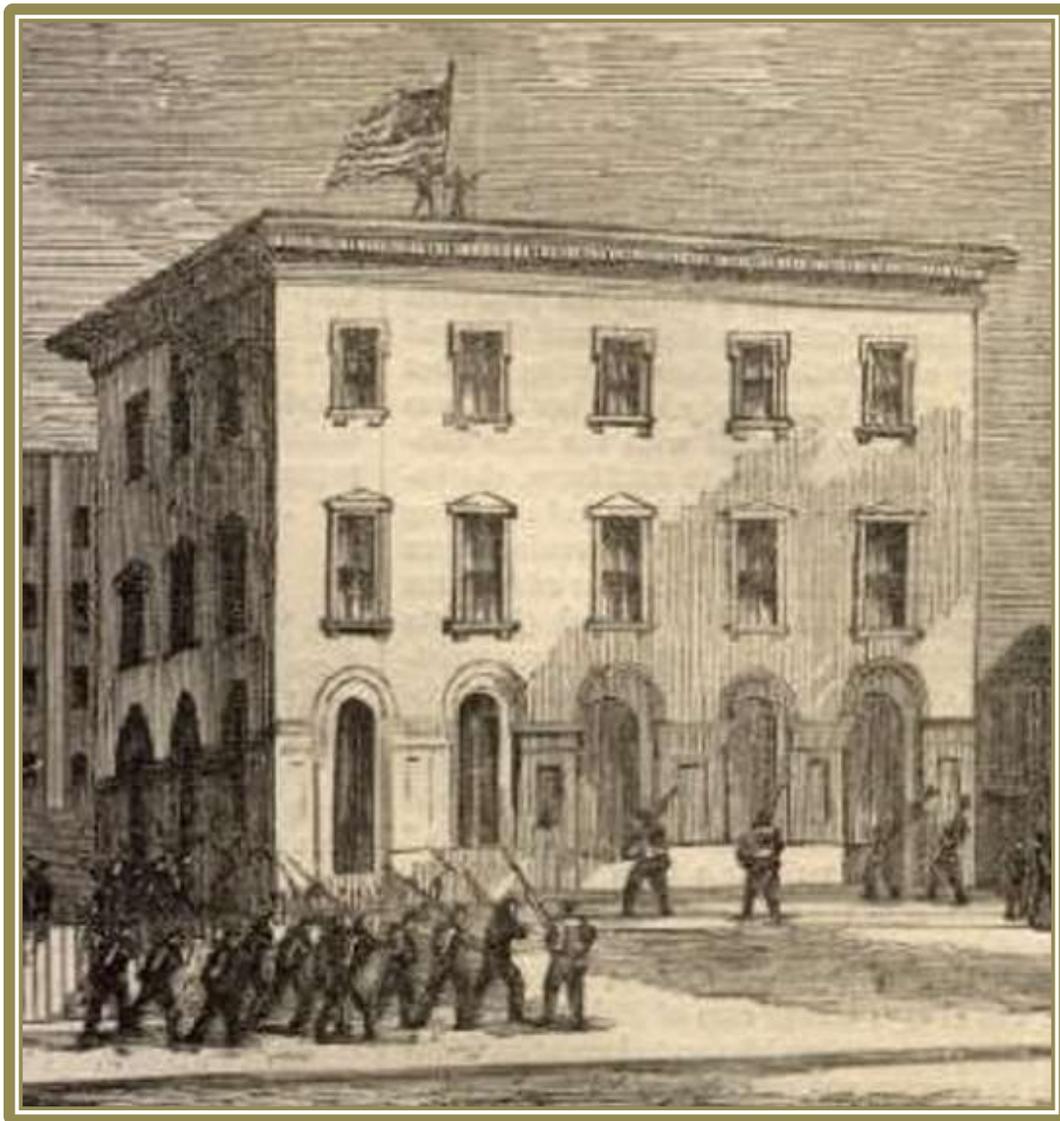


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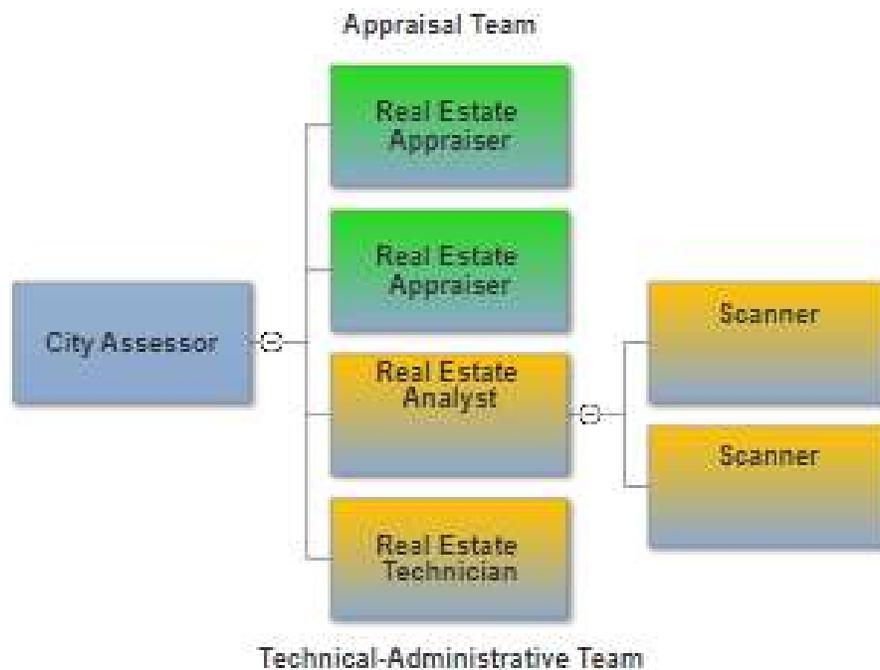
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Introduction

Establishment

The establishment of the City Assessor's Office was enabled by Article II. – Assessment and Reassessment of Real Estate, Section 6-5 of the Municipal Code of Petersburg. Today, the City Assessor's Office is a team of real estate appraisers, information and technology specialists, and administrative specialists led by the City Assessor. The team is composed of two Real Estate Appraisers which constitute the Appraisal Team and the Real Estate Technician, Real Estate Analyst and two Scanners which constitute the Technical-Administrative Team.

**City Assessor's Office
Organizational Chart**



City Assessor

The position of City Assessor was enabled by Article II. – Assessment and Reassessment of Real Estate, Section 6-5 of the Municipal Code of Petersburg. In 1948 the assessment function was transferred from the Commissioner of Revenue to the City Assessor. The City Assessor continues to be appointed by City Council, as originally envisioned by the City Charter. The City of Petersburg Land Books provide the chronology of those that have certified the assessment role produced by the City Assessor’s Office since the establishment of the office.

<u>Land Book Year</u>	<u>Certification</u>
1948 - 1975	Archie C. Boisseau
1975 - 1979	Edward S. Baran
1980	Harley N. Hensley (Acting)
1981 - 2006	James D. Hester, SRA, MAI, RES, CAE
2006 - 2014	Randolph A. Rush
2015 - 2016	Richie N. McKeithen
2017	John F. Jarratt. (Interim)
2018 - present	Brian E. Gordineer, AAS

Team

City Assessor - Brian E. Gordineer, AAS * – *less than a year*

Real Estate Technician – Crystal Green - *15 years of service*

Real Estate Analyst – Shaun Criss - *4 years of service*

Real Estate Appraiser I – Shannon Griffin - *less than a year*

Real Estate Appraiser I – Mary Burket * - *less than a year*

Scanning Project – Brandy Hawley - *less than a year*

Scanning Project – Shaneice Williams - *less than a year*

Years of service with the City of Petersburg are listed after each team member name. Collectively the team has 21 years of service with the City of Petersburg.

Professional Designations

AAS, IAAO Assessment Administration Specialist

* These individuals hold real estate appraisal licenses issued by the Virginia Department of Professional and Occupational Regulation.



Mission Statement

The City Assessor's Office fairly and equitably assesses the real estate in the City of Petersburg biennially and provides accurate property information under the authority of the Constitution of Virginia, Code of Virginia and Petersburg City Code and in accordance with standards of professional practice.

Values

The guiding values of the City Assessor's Office 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.

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 City Assessor's Office is currently working toward the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers.

Summary Description of Services

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

- Biennially assessing the value of all real estate in the City of Petersburg as of July 1
- Making supplemental assessments for new construction, additions and improvements completed after the annual July 1 Land Book
- Providing for review of assessments for equalization and fair market value (Office Review, Board of Equalization and appeals to Circuit Court), and providing administrative support to the Board of Equalization
- Preparing the Land Book, and providing real estate assessments and property information
- Administering applications for tax exemptions, tax abatements, the rehabilitation exemption program and land use assessments, as well as conducting damage assessment related to natural disasters

Customers of the City Assessor's Office include the citizens and property owners of Petersburg, the real estate professionals of the Tri-Cities, as well as numerous City departments including the City Manager's Office, Budget Office, City Attorney's Office, Department of Economic Development, Finance Department, Community Development Department, Billing and Collections Department, City Treasurer and the Commissioner of Revenue.

Certificate of Excellence in Assessment Administration

The City Assessor's Office has made application to the International Association of Assessing Officers (IAAO) to begin the process for achieving the Certificate of Excellence in Assessment Administration (CEAA). IAAO recognizes governmental units and individuals involved with assessment that integrate best practices in the workplace. This challenging and rigorous program is an evaluation of specific, accepted, assessment administration and appraisal practices as defined in the IAAO publication *Assessment Practices: Self-Evaluation Guide*.

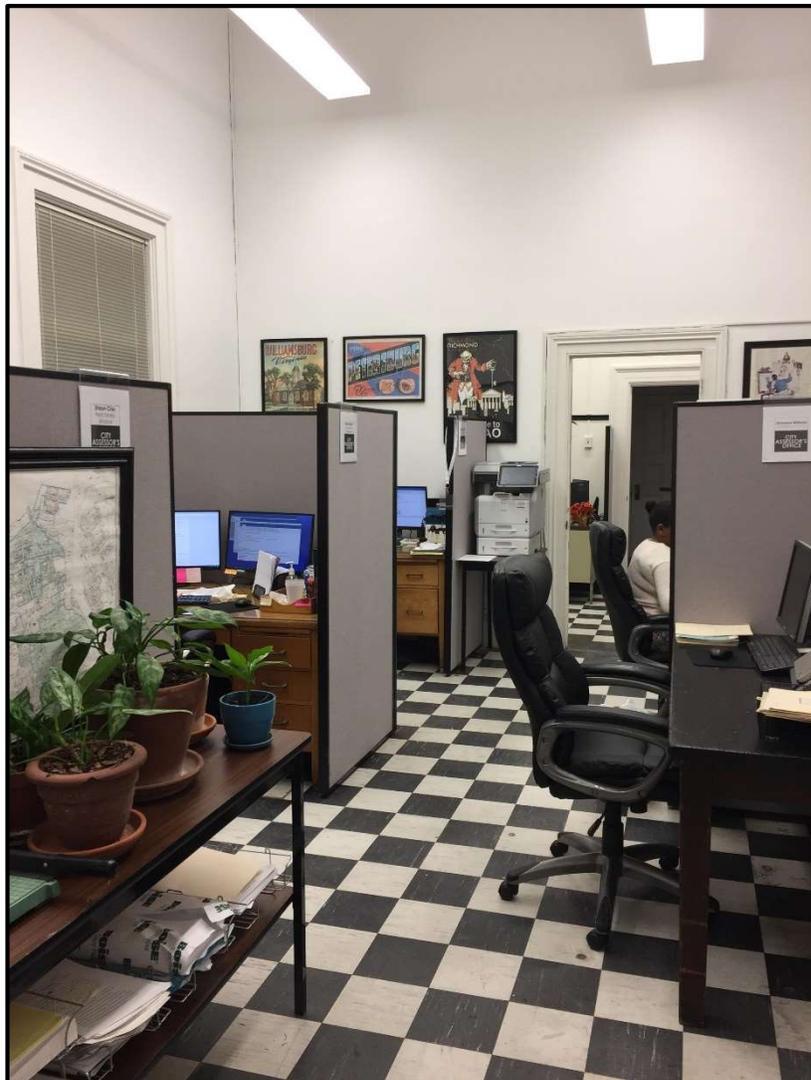
Petersburg City Assessor Brian Gordineer led Hampton's Office of the Assessor of Real Estate to achieve this certification after two years of process analysis and improvement that followed his arrival to that office in 2009. Hampton was the first jurisdiction in Virginia to receive the certification and just the tenth jurisdiction internationally. Hampton was followed by the Virginia jurisdictions of Portsmouth, Alexandria, Norfolk and Fairfax County.



City Assessor's Office Team

Organization

The regular functions of the City Assessor's Office are coordinated and performed by the City Assessor, Appraisal Team and Technical/Administrative Team. The City Assessor's Office meets for a weekly collaboration. Numerous special projects and periodic functions are coordinated and performed by the Appraisal Team and Technical/Administrative Team, and individual team members as necessary. The teamwork of the City Assessor's Office 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.



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, three members of the City Assessor's Office attended the Virginia Department of Taxation offering of the International Association of Assessing Officers' **Workshop 452 – Ratio Studies**. The Appraisal Team and the Real Estate Technician are also conducting a self-study of the International Association of Assessing Officers' **Course 101 – Fundamentals of Real Property Appraisal**. This past year the City Assessor attended the International Association of Assessing Officers Annual Conference and the International Association of Assessing Officers Legal Seminar.

Professional Development

The City Assessor's Office provides an environment focused on enhancing the skills and potential of every team member. City Assessor Brian Gordineer and Real Estate Appraiser Mary Burket are licensed by the Commonwealth of Virginia Department of Professional and Occupational Regulation. City Assessor Brian Gordineer holds the **Assessment Administration Specialist (AAS)** professional designation from the International Association of Assessing Officers. Real Estate Appraiser Shannon Griffin is working toward the requirements of a license from the Commonwealth of Virginia Department of Professional and Occupational Regulation and Real Estate Technician Crystal Green is working toward the requirements of a designation with the Virginia Land Title Association. Real Estate Analyst Shaun Criss is a Microsoft Certified Professional.

Career Development

This Spring the City Assessor's Office will be pleased to announce an internship to college students interested in the fields of real estate, real estate valuation and real estate assessments. The eight-week, volunteer program will include 120 hours of diverse assessment experience, including public relations, ownership and title, and assessment administration. The program is being promoted to students in real estate classes and programs at Virginia State University, Richard Bland College, Virginia Commonwealth University, Old Dominion University, Virginia Tech and the College of William and Mary. Valuable job skills and employment training are also available to participants of the VIEW Program that are placed in the City Assessor's Office.

Equalization-Accuracy-Efficiency

CAMA

The valuation functions of the City Assessor’s Office are administered through Patriot Properties AssessPro Classic computer assisted mass appraisal (CAMA) database. The Appraisal Team is currently conducting field inspections to move forward with the Residential Modeling Project. The need for utilization and implementation of the CAMA database was identified in City Council’s 2017-2018 IAAO Study. The City Assessor’s Office will be utilizing AssessPro Classic and maximizing its efficiencies from knowledge gained through regular participation in Virginia and national user group educational and training offerings.

M		Parcel ID: 010-220025	Card: 1/1
Account: 1078		Ent. Parcel Area: 89254 - SF	
User Account:		Location: 201-25 HINTON ST PETERSBURG	
Land Use: 485 - Warehouse		Neigh: 8 - 8	
Owner #1: TRP HINTON STREET LLC		Own Type:	
Override	Current	Year 2019	Legal Description
Calc. Land Area:	68,354	2	1 2 BRISTOW PLAT C D E-1 E-2 S. HILL PLAT
Full Market Value:	720,000		
Building Value:	557,500	325,200	
Yard Items:			
Land Value:	162,500	162,500	
Total Value:	720,000	487,700	
Assessed Value:	720,000		
Agricult. Credit:			
Sales Information		Reval / Market Districts:	
Grantor: SECURITY STORAGE SERVICE INC.		Narrative Description	
Sale Price: 825,000	Validity: Q	This parcel contains 68354 SQUARE FEET of land mainly classified as Warehouse with a 1S Warehouse Building, having primarily Exterior and 61024 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	
Sale Date: 8/28/2018	Sold Vacant: No		
Legal Ref: 2018-2197			
<input type="checkbox"/> Office Notes	<input type="checkbox"/> Notes		

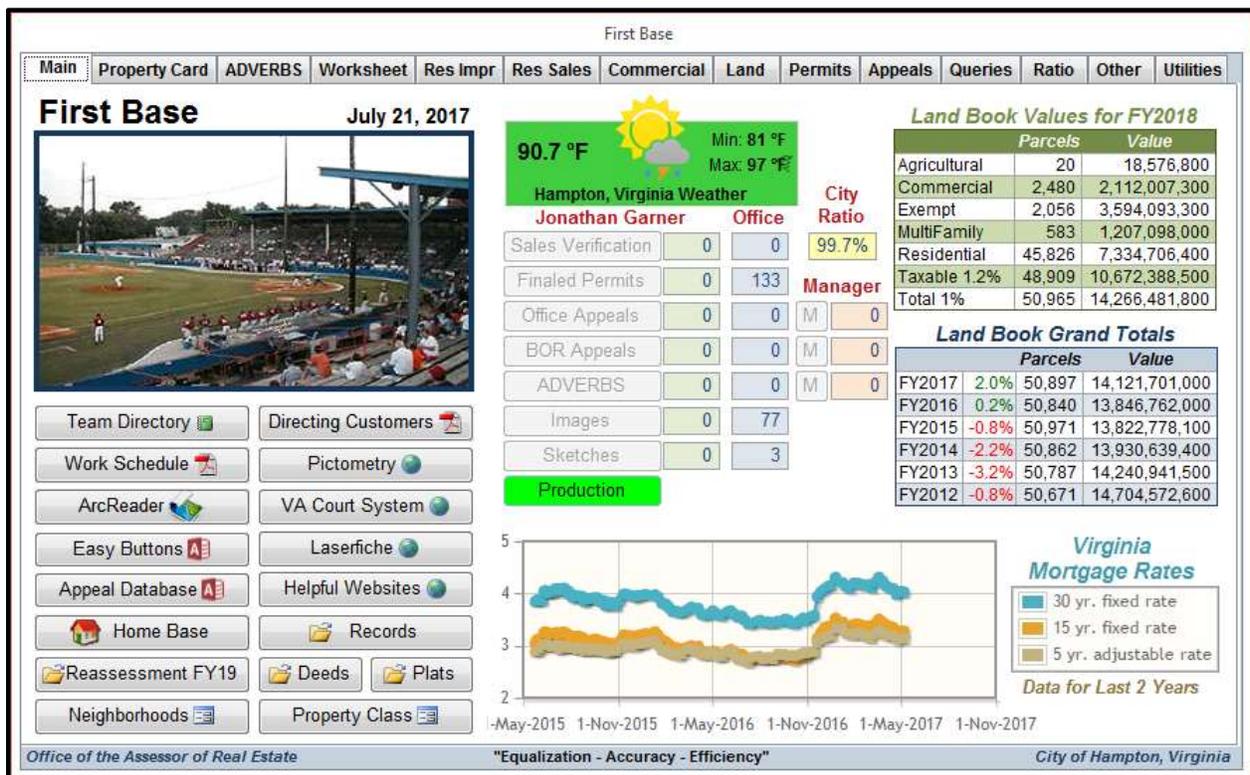


No Map Available



First Base

The City Assessor's Office has begun to develop an in-house Access database known as "First Base". This database is being created by Real Estate Analyst Shaun Criss and is based on a proven-application developed and used by City Assessor Brian Gordineer when in Hampton. Shaun Criss will be working in collaboration with the entire team of the City Assessor's Office to collaboratively develop the application. First Base will provide numerous reporting functions to insure accuracy of data and assure equalization of assessments. The need for improved reporting was specifically identified in City Council's 2017-2018 IAAO Study. First Base also incorporates update applications that allow mass updates related to building permits and sales verifications to be performed efficiently and accurately, and avoiding duplication of time-consuming data entry.



FirstBase – Office of the Assessor of Real Estate, Hampton, Virginia

Appeal Database

The Appeal database will be another in-house developed Access database that will be created by Real Estate Analyst Shaun Criss. The database will be created to process the appeals of the January 1, 2020 reassessment. The development and implementation of the Appeal database will reinforce the paperless appeal process. The paperless appeal process introduced this year has already eliminated the use of reams of paper and expensive toner cartridges, and has saved hours of printing, assembly and distribution of materials. The Board of Equalization received all hearing materials on tablets which they used in their preparations, as well as at the hearings.

FY2018 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

Office Review
Appraiser

Documentation

Board of Review Preparation
Appraiser

Board of Review Hearing
Meeting Date

Appeal Database – Office of the Assessor of Real Estate, Hampton, Virginia

ADVERBS Database

The ADVERBS (Anything, Deeds, Vacations, Easements, Right-of-Ways, Boundary Line Adjustments and Splits) Database is yet another planned database that will increase the efficiency and accuracy of processing changes in property information, as well as subsequent valuation adjustments. Property changes are currently accomplished by passing folders of paper records between team members. With ADVERBS team members will receive automated email notifications informing them of required changes in property information. Automated email notifications will also inform other City departments of the changes being processed on specific parcels. Additionally, team members will view the resources to process their changes electronically from the departmental data storage in HOMEBASE.

The screenshot displays the ADVERBS database interface. At the top, the title bar reads "ADVERBS". Below it, a green header bar contains the text "Anything, Deed, Vacation, Easement, Right of Way, Boundary Line Adjustment, Split, Rezoning" and a "Printable" button. The main form area is divided into several sections:

- Form Fields:** ID (1387), Fiscal Year (2017), Type (Split), Neighborhood (3480), Recipient (Steve Edwards), and Property Class (505).
- Plat/Page:** M5/12
- Instrument:** 170003408
- File Location:** R:_HOMEBASE\HB_Admin\Plats\Misc Plat Book 5\M5 - 12.pdf (with a "Browse" button)
- Parcels:** Parent (13004316), New (03/31/17: 03/17/17 - 170003408 - Split 13004522 (Unit 150) & 13004523 (Unit 152) & 13004524 (7C Common Area) from 13004316 (inactive). Phase 7 complete.), Inactivate (13004316). A "Retract Signatures for Update" button is located below this section.
- Processor:** User (Mike Trowbridge), Date/Time (3/31/2017 12:38:03 PM), Email GIS (3/31/2017 12:38:26 PM).
- Appraiser:** Parent Permits Reviewed, Value Changes (Yes selected, No unselected), User (Steve Edwards), Date/Time (4/4/2017 8:49:18 AM), Email Processor button. A text box contains the appraisal note: "13004316 (Future phase 7) is built out, this parcel now has a \$0 Value. 13004522 and 13004523 are valued at \$50,000 townhouse style condo value and 13004524 Phase 7C common area is being moved to neighborhood 6000 and repriced at \$2000/acre giving this parcel a \$100 value. All are ready to be posted."
- Posted Values:** *Only update if values were posted.* User (Aimee Hower), Date/Time (4/6/2017 8:08:56 AM).

ADVERBS Database – Office of the Assessor of Real Estate, Hampton, Virginia

Land Book

Preliminary Land Book Summary

The Preliminary Land Book concept will be introduced in January 2020 as the City moves to a biennial assessment cycle and a valuation date of January 1. The City Assessor's Office will issue the next general reassessment in January 2020, although there will still be a need to create an annual Land Book in order to create real estate tax bills for Fiscal Year 2020 (2019-2020).

The Preliminary Land Book will provide the summary of the January 1 valuation of all property in the City of Petersburg (to be effective from the next July 1 through to the next June 30) each year, with the exception of those parcels assessed by the State Corporation Commission: It will also show the percentage changes from the prior finalized Land Book. 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.

In the future, City Assessor Brian Gordineer will make a presentation of the Preliminary Land Book to City Council each January. Below is an example of the Fiscal Year 2019 Preliminary Land Book from Hampton.

Preliminary Land Book - Summary Statistics
Valuation as of January 1, 2018
 Effective for July 1, 2018 (July 1, 2018-June 30, 2019)
 Office of the Assessor of Real Estate - City of Hampton

Parcel Count		FY2018 - 7/1/17 Assessments	Parcel Count	Parcel Change	Dollar Change	FY2019 - 7/1/18 Assessments	Percent Total
MARKET VALUE CLASSES							
582	Multi-Family	\$1,207,098,000	586	0.69%	2.49%	\$1,237,141,200	8.61%
2,480	Commercial	\$2,112,007,300	2,501	0.85%	0.95%	\$2,132,152,300	14.84%
45,847	Residential	\$7,353,283,200	45,842	-0.01%	0.64%	\$7,400,182,000	51.51%
2,056	Exempt	\$3,594,093,300	2,059	0.15%	0.12%	\$3,598,338,700	25.04%
50,965	Total Market Value	\$14,266,481,800	50,988	0.05%	0.71%	\$14,367,814,200	100.00%
44	SCC	Assessed by SCC	41	-6.82%	NA		
TAXABLE VALUE							
50,965	Market Value Classes	\$14,266,481,800	50,988	0.05%	0.71%	\$14,367,814,200	100.00%
2,056	LESS Exempt	\$3,594,093,300	2,059	0.15%	0.12%	\$3,598,338,700	25.04%
20	LESS Land Use Deferral	\$15,522,800	20	0.00%	-0.66%	\$15,419,700	0.11%
7	LESS Rehab Credit	\$2,120,400	10	42.86%	359.63%	\$9,746,000	0.07%
1,835	LESS Tax Relief Programs*	\$247,275,300	1,835	0.00%	0.00%	\$247,275,300	1.72%
	Total Taxable Value	\$10,407,470,000			0.86%	\$10,497,034,500	73.06%

*Provided by Commissioner of the Revenue - Actual FY2018 tax relief is also used as an estimate for FY2019 tax relief

Notices

Change of Assessment Notices related to the July 1, 2018 Land Book were mailed in July 2018. The Change of Assessment Notices for the next reassessment, for January 1, 2020, will utilize a postcard format in an effort to reduce production and postage costs associated with printing notices on full sheets of paper and mailing them in envelopes. City Assessor Brian Gordineer led Hampton to be the first jurisdiction in Virginia to adopt the innovative and cost-saving postcard format for the state-mandated Change of Assessment Notices.

Fiscal Year	Effective Date	Parcels	Change Notices
FY2019	July 1, 2017	14,232	58
FY2018	July 1, 2016	14,229	188
FY2017	July 1, 2015	14,211	129

Office Review

In this assessment cycle the deadline for an “Office” Review of Assessment was May 31, 2018. 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 City Assessor’s Office, and with that complete information fair and equitable assessed values are the result. During the Office Review period twenty-four applications were received, resulting in one assessment decrease and twenty-three no changes.

Board of Review

The deadline to appeal to the Board of Equalization was August 31, 2018. The Board of Equalization includes three Petersburg property owners appointed by the Circuit Court to consider the requests of property owners to change the assessed value of their property. The Board receives training from the Commonwealth of Virginia Department of Taxation. The Board is administratively supported by the City Assessor's Office. City Assessor Brian Gordineer serves as liaison to the Board of Review and is supported by Real Estate Technician Crystal Green.

Board Member	Term Expires	Occupation
Joan Gardner	June 30, 2017	Business Owner
Karen Graham	June 30, 2018	Legal Profession
Leonard Muse	June 30, 2019	Retired Municipal Government

The Board of Equalization 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 Equalization because the owner is dis-satisfied with the results of the "Office" Review of Assessment.

Hearings were scheduled on three Wednesdays in November 2018. Eighteen Board of Equalization Applications were heard, and eight changes resulted in a decrease of \$2,949,800 in assessed value. The Board adopted a paperless process where applications, meeting agendas and staff support materials were accessed on tablets.

Land Book

The Land Book represents the value of each parcel in the City of Petersburg as of July 1 and includes the tax liability associated with that parcel. The Land Book information was finalized in July 2018 and transmitted to the Commissioner of Revenue where an electronic report was produced in August 2018. Petersburg's first electronic Land Book is preserved by the City Assessor's Office, Commissioner of Revenue and the Clerk of the Circuit Court. The summary page from the July 1, 2018 (Fiscal Year 2019, effective July 1, 2018 through June 30, 2019) Land Book is provided below.

8/17/2018 TIME: 14:52		--- FINAL TOTALS ---		
LAND VALUE	BUILDING	TOTAL VALUE		TOTAL TAX
405,814,946	1,385,313,668	1,791,128,614		24,180,236.32
7,404,400		7,404,400		99,959.40
398,410,546	1,385,313,668	1,783,724,214		24,080,276.92
	***** CLASS TOTALS *****			
	* 1.	552,924,428	*	
	* 2.	383,034,613	*	
	* 3.	246,243,190	*	
	* 4.	590,793,583	*	
	* 5.	7,320,600	*	
	* 6.	10,812,200	*	
	* 7.		*	
	* 8.		*	
	* 9.		*	
	* I.		*	
	*		*	

Land Book History

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

Fiscal Year	Grand Total	Grand % Change	Taxable Total	Taxable % Change	Tax Rate
2015	NA	NA	\$ 1,750,913,800	NA	\$ 1.35
2016	NA	NA	\$ 1,807,689,096	3%	\$ 1.35
2017	NA	NA	\$ 1,768,190,589	-2%	\$ 1.35
2018	NA	NA	\$ 1,778,092,104	1%	\$ 1.35
2019	\$ 2,308,170,697	NA	\$ 1,770,955,104	0%	\$ 1.35

Exemptions

The City Assessor's Office 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 Petersburg. Exemptions are the exception to taxation and require submission of certain information for consideration in order to consider an exemption. Currently applications for exemption by classification are only being considered, as there has been a moratorium on exemptions by designation since September 2018. 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 22% of the total value of the City of Petersburg Land Book.

Exempt or Immune Classification	Value of Land or lot and standing timber trees owned by the same person; or value of land or lot exclusive of standing timber trees not owned by the owner of the land or lot	Value of buildings and improvements	Total value of land or lot and standing timber trees owned by the owners of the land or lot, buildings and improvements; also standing timber trees owned by OTHERS (not the owners of the land or lot)	Tax which would be due if the property were not tax exempt or tax immune
1. Governmental				
A. Federal	\$ 8,897,700.00	\$ 4,548,900.00	\$ 13,446,600.00	\$ 181,529.10
B. State	\$ 310,200.00	\$ 1,433,100.00	\$ 1,743,300.00	\$ 23,534.55
C. Regional	\$ 398,500.00	\$ 291,900.00	\$ 690,400.00	\$ 9,320.40
D. Local	\$ 43,776,070.00	\$ 208,670,791.00	\$ 252,446,861.00	\$ 3,408,032.62
E. Multiple				
GOVERNMENTAL TOTALS	\$ 53,382,470.00	\$ 214,944,691.00	\$ 268,327,161.00	\$ 3,622,416.67
2. Non-Governmental				
F. Religious	\$ 14,419,536.00	\$ 68,421,138.00	\$ 82,840,674.00	\$ 1,118,349.10
G. Charitable	\$ 1,134,500.00	\$ 871,600.00	\$ 2,006,100.00	\$ 27,082.35
H. Educational	\$ 333,700.00	\$ 7,453,100.00	\$ 7,786,800.00	\$ 105,121.80
I. All Other	\$ 3,773,000.00	\$ 29,326,600.00	\$ 33,099,600.00	\$ 446,844.60
NON-GOVERNMENTAL TOTALS	\$ 19,660,736.00	\$ 106,072,438.00	\$ 125,733,174.00	\$ 1,697,397.85
3. Grand Total (Governmental Totals plus Non-Governmental Totals)	\$ 73,043,206.00	\$ 321,017,129.00	\$ 394,060,335.00	\$ 5,319,814.52

City Owned Property - In Petersburg and Surrounding Localities

The following list itemizes 467 parcels owned by the City of Petersburg. These include 454 parcels within the city limits, as well as 13 parcels located in Chesterfield, Dinwiddie and Prince George counties, and the City of Colonial Heights. The total assessed value of all 467 parcels is \$251,834,018.

City of Petersburg Parcel	Address	Description	Acre	Assessment
004-050008	2101-07 WASHINGTON ST	Grade Change	0.24	\$ 59,500
004-190005	51 GIBBONS AVE	Lakemont Elementary	14.50	\$ 9,999,400
004-190007	1610 PRINCE GEORGE AV	Wooded Lot	2.12	\$ 36,900
004-190015	1611 HARE ST	Asphalt Parking Lot	0.40	\$ 33,000
006-010001	800 MAGAZINE RD	Adj to Park	3.00	\$ 66,800
006-020004	409 OLD CHURCH ST	Adj to River N of RR	10.00	\$ 238,700
006-020006	873 BOLLINGBROOK ST	Adj to Railroad	0.03	\$ 3,900
006-080002	875 REAR BANK ST	Pumping Station	0.09	\$ 59,800
007-010006	149 ROLFE ST	Grassy Lot	0.36	\$ 23,800
007-010012	914 LOGAN ST	FOR SALE, Lot	0.12	\$ 5,400
007-020001	301 ROLFE ST	Lot	0.80	\$ 30,500
007-020006	343 ROLFE ST	FOR SALE, Lot	0.44	\$ 14,300
007-030017	331 WITTEN ST	FOR SALE, Lot	0.12	\$ 1,200
007-030019	321 WITTEN ST	FOR SALE, Lot	0.15	\$ 1,200
007-040017	808-810 LOGAN ST	Lot w Vacant Building	0.18	\$ 25,200
007-040800	101 WITTEN ST	Corner Lot	0.04	\$ 2,000
007-070009	130 POCAHONTAS ST	Pocahontas Island (EDA)	23.46	\$ 2,349,500
007-080001	150 SAPONY ST	Narrow Lot	7.86	\$ 365,200
007-080003	119 POCAHONTAS ST	FOR SALE, Pocahontas Island	1.87	\$ 105,000
007-090002	600 BRIDGE ST	Lot w Fenced 1 Story Building	0.39	\$ 55,600
007-100002	39 REAR RIVER ST	Former Farmers Market	0.28	\$ 16,500
009-010005	627 REAR SOUTH ST	Adj to River N of RR/Park	0.21	\$ 87,600
009-010006	FLEA ISLAND APPOMATTOX RIVER	River Trail	0.21	\$ 41,300
009-040008	951 MCKENZIE ST	Lot w Park	5.23	\$ 164,400
010-010007	308 UNIVERSITY BLVD	Hansen Development	2.32	\$ 166,800
010-030002	528 UNIVERSITY BLVD	Adj to Patton Park	0.11	\$ 8,300
010-040003	501 PIAMINGO ALLEY	Adj to Patton Park	0.66	\$ 57,400
010-090800	520 MCNEIL'S ALLEY	Adj to Peter Jones Site	0.82	\$ 61,900
010-110026	339 LOW ST	Park	1.35	\$ 109,700
010-150021	333 UNIVERSITY BLVD	Lot	0.10	\$ 10,000
010-150025	347 UNIVERSITY BLVD	Grassy Lot	0.06	\$ 7,600
010-150027	351-53 UNIVERSITY BLVD	Grassy Lot	0.14	\$ 14,000
010-170003	505 HIGH ST	Lot	0.02	\$ 2,500
010-210001	302 MARKET ST	Landscaped Open Space	0.16	\$ 19,800
011-010002	37 RIVER ST	South Side Railroad Depot	2.95	\$ 947,600
011-010004	FLEA ISLAND APPOMATTOX RIVER	River Island	1.35	\$ 10,100
011-010801	39 REAR RIVER ST	Behind Depot	2.86	\$ 194,300
011-010802	135 REAR OLD ST	Asphalt Parking Lot	1.47	\$ 137,400
011-020001	103 RIVER ST	Union Train Station	2.07	\$ 1,278,800
011-020002	209 REAR RIVER ST	Harbor Area	1.01	\$ 94,800
011-020004	209 RIVER ST	Harbor Area	0.06	\$ 5,300
011-020006	275 RIVER ST	Harbor Area	1.34	\$ 247,700
011-020801	501 SECOND ST	Harbor Area	0.30	\$ 28,200
011-030001	429 FIFTH ST	Harbor Area	0.96	\$ 68,900
011-040002	236 RIVER ST	Harbor Area	0.17	\$ 4,300
011-040003	240 RIVER ST	Harbor Area	0.55	\$ 30,600
011-090801	42 RIVER ST	Parking Lot	0.05	\$ 18,000
011-090802	30 RIVER ST	Parking Lot	0.39	\$ 118,900
011-100001	413 SYCAMORE ST	Parking Lot	0.46	\$ 234,400
011-100015	1 BOLLINGBROOK ST	Parking Lot	0.13	\$ 33,200
011-110001	9 OLD ST	Farmers Market	0.37	\$ 900,000
011-130002	421 MARKET ST	Adj to Historic Site Old St	0.10	\$ 36,600

City of Petersburg Parcel	Address	Description	Acre	Assessment
011-130026	15 BANK ST	Siege Museum	0.34	\$ 2,915,800
011-210007	125 HENRY ST	Asphalt Parking Lot	0.25	\$ 54,800
011-210800	100 BANK ST	Asphalt Parking Lot	0.53	\$ 56,500
011-220004	44 BANK ST	Former Road Row	0.17	\$ 53,400
011-220006	27-37 TABB ST	Juvenile & Domestic Court Buil	1.68	\$ 3,524,000
011-220008	7 COURTHOUSE AVE	Petersburg Courthouse	0.83	\$ 5,529,800
011-220011	209 SYCAMORE ST	Asphalt Parking Lot	0.59	\$ 152,700
011-220019	40 HENRY ST	Petersburg City Jail	0.41	\$ 4,864,000
011-220801	75 HENRY ST	Parking Lot	0.50	\$ 55,100
011-230001	138 BANK ST	Bank & Market	0.01	\$ 8,200
011-230022	232 SYCAMORE ST	Parking Lot	0.67	\$ 207,000
011-230035	103 TABB ST	City Hall Annex	0.57	\$ 1,299,100
011-230036	107 TABB ST	Parking Lot	0.66	\$ 146,300
011-230037	125 TABB ST	Parking Lot	0.24	\$ 49,000
011-240009	106 TABB ST	Code Compliance Building	0.07	\$ 390,100
011-240010	142 UNION ST	City I.T.	0.06	\$ 182,500
011-240011	130 UNION ST	Parking Lot	0.54	\$ 118,700
011-250001	135 UNION ST	City Hall	0.35	\$ 2,328,000
011-250003	150 SYCAMORE ST	Former Bank	0.07	\$ 760,300
011-250006	144 SYCAMORE ST	Fire Admin	0.11	\$ 2,374,300
011-250007	142 SYCAMORE ST	Fire Admin	0.20	\$ 4,757,100
011-250018	108 SYCAMORE ST	Landscaped Alley	0.11	\$ 33,500
011-250041	125 UNION ST	Parking Lot	0.15	\$ 39,200
011-260007	120 MONROE ST	Parking Lot	0.86	\$ 260,700
011-260023	117 SYCAMORE ST	Landscaped Alley	0.08	\$ 27,500
011-270001	30 TABB ST	Parking Lot	0.72	\$ 333,500
011-280001	14 FRANKLIN ST	Parking Area	0.10	\$ 35,500
011-290004	10 JEFFERSON ST	Former VEC Site	1.10	\$ 335,100
011-290007	125 WASHINGTON ST	Former VEC Site	0.62	\$ 227,100
011-300001	30 CENTRE HILL CT	Parking Lot	0.55	\$ 92,600
011-300017	120 JEFFERSON ST	Parking Lot	0.09	\$ 11,600
011-300019	116 JEFFERSON ST	Parking Lot	0.27	\$ 33,200
011-300023	137 FRANKLIN ST	Open Lot	0.12	\$ 20,700
011-300024	135 FRANKLIN ST	Wooded Lot	0.12	\$ 22,100
011-300044	28 CENTRE HILL CT	Asphalt Parking Lot	0.09	\$ 15,800
011-300046	1 CENTRE HILL CT	Centre Hill Mansion	0.60	\$ 2,918,400
011-300047	0 CENTRE HILL CT	Adj to Centre Hill Mansion	0.80	\$ 83,400
011-320013	335 WASHINGTON ST	FOR SALE, Madison St (NW Corn)	0.24	\$ 40,500
011-340001	108 WASHINGTON ST	Trailways Bus Station	0.44	\$ 177,290
012-010001	433 RIVER ST	Harbor Area	0.44	\$ 13,400
012-020004	527 BANK ST	Little Run	0.75	\$ 6,100
012-050017	703-05 BANK ST	FOR SALE, Duplex	0.05	\$ 68,800
012-070015	857 BANK ST	Lot	0.12	\$ 10,700
012-070018	851 BANK ST	Lot	0.06	\$ 5,400
012-070031	801 BANK ST	Two Lots	0.10	\$ 8,400
012-080012	105 BURCH ST	Wooded Lot	0.12	\$ 10,900
012-080014	109 BURCH ST	Wooded Lot	0.07	\$ 5,300
012-080015	113 BURCH ST	Wooded Lot	0.04	\$ 1,800
012-080016	115 BURCH ST	Wooded Lot	0.14	\$ 8,400
012-090001	816 BANK ST	Blandford Elem.	4.27	\$ 3,134,700
012-140001	501 WASHINGTON ST	Former Holiday Inn Site	1.77	\$ 224,300
012-180010	10 FOLEY ST	Lot	0.12	\$ 11,500
012-250002	806 WASHINGTON ST	Lot	0.05	\$ 5,400
012-260004	734 WASHINGTON ST	Lot	0.05	\$ 5,400

City of Petersburg				
Parcel	Address	Description	Acre	Assessment
012-260019	715 E WYTHE ST	Lot	0.14	\$ 6,500
012-260022	33 CRATER RD	Grass & Gravel Lot	0.20	\$ 41,700
012-330006	716 E WYTHE ST	Lot	0.13	\$ 10,700
012-330025	129 BLANK ALLEY	Wooded Lot	0.14	\$ 7,200
012-340006	820 OLD WYTHE ST	Lot with Garage	3.94	\$ 1,068,600
013-190007	921 PRIAM ST	Lot	0.13	\$ 8,900
013-230004	1024 EIGHTH ST	FOR SALE,Wooded Lot	0.31	\$ 17,800
014-010001	37 SLAGLE AVE	Pin Oaks Estates	16.72	\$ 4,935,600
014-020003	48 CULPEPER AVE	Vacant Tree Lot	0.08	\$ 1,600
018-020001	1600 HICKORY HILL RD	Fenced Lot	0.19	\$ 19,900
020-010001	319 CRATER RD	Blandford Cemetery and Church	170.00	\$ 2,089,300
021-070011	424 ST ANDREW ST	Petersburg Utility Department	30.49	\$ 573,200
021-070012	412 ST ANDREW ST	Wooded Lot	0.21	\$ 21,100
021-170009	334 CRATER RD	Peoples Memorial Cemetery	8.17	\$ 74,800
021-170016	601 ST ANDREW ST	Wooded Lot w Slope	0.69	\$ 7,800
021-180006	111 ROCHELLE LN	Blandford Church and Cemetery	2.50	\$ 409,200
021-180007	300 OLD CHURCH ST	Parking Lot	1.22	\$ 72,600
021-240001	201 TERRACE AVE	Corner Lot	0.09	\$ 4,900
022-020800	101 WASHINGTON ST	Across from Transit Ctr	1.70	\$ 892,283
022-040004	50 MARKET ST	Fire Station	0.46	\$ 1,366,200
022-050005	25 MARKET ST	Parking Lot	0.52	\$ 85,100
022-050010	42 UNION ST	FOR SALE, Adj to Transit Cente	0.22	\$ 358,700
022-050011	38 UNION ST	Vacant Building	0.38	\$ 759,800
022-050012	24 UNION ST	Manicured Parking Lot	0.78	\$ 171,147
022-050802	100 WASHINGTON ST	City Transit	0.71	\$ 18,203,900
022-060004	29 UNION ST	FOR SALE, Roper Warehouse	0.41	\$ 625,995
022-060005	41 UNION ST	FOR SALE, Former Garage	0.09	\$ 56,862
022-140012	137 SYCAMORE ST	Former Public Library	0.28	\$ 805,400
022-150004	128 SYCAMORE ST	Ptrsbg Redevel Hsing Auth	0.89	\$ 4,031,000
022-150021	129 HARRISON ST	1 Story Building	0.08	\$ 363,700
022-150023	109 HARRISON ST	Parking Lot	0.14	\$ 18,000
022-150801	115 HARRISON ST	Adj Halifax Triangle	0.02	\$ 20,700
022-160001	140 HALIFAX ST	Halifax Triangle	0.82	\$ 90,300
022-170002	116-22 HALIFAX ST	Halifax Triangle	0.59	\$ 46,300
022-170003	106 HALIFAX ST	Halifax Triangle	0.16	\$ 36,300
022-180011	137 MARKET ST	Adj Halifax Triangle	0.07	\$ 9,400
022-180012	153 HALIFAX ST	Adj Halifax Triangle	0.05	\$ 7,400
022-180013	155 HALIFAX ST	S Market St NE Corner	0.11	\$ 20,500
022-180014	151 HALIFAX ST	Adj Halifax Triangle	0.03	\$ 5,800
022-180024	127 HALIFAX ST	Adj Halifax Triangle	0.07	\$ 16,100
022-180025	123 HALIFAX ST	Adj Halifax Triangle	0.10	\$ 20,900
022-180026	121 HALIFAX ST	Adj Halifax Triangle	0.07	\$ 14,300
022-180027	119 HALIFAX ST	Adj Halifax Triangle	0.06	\$ 13,400
022-180800	147 HALIFAX ST	Adj Halifax Triangle	0.08	\$ 18,600
022-210003	216 FARMER ST	Small Lot	0.02	\$ 1,700
022-210005	231 HALIFAX ST	Parking Lot	0.03	\$ 5,900
022-210800	301 HALIFAX ST	Health Department	2.42	\$ 5,442,500
022-220011	248 HALIFAX ST	Lot	0.04	\$ 4,500
022-230007	116 SOUTH AVE	Adj Halifax Triangle	0.06	\$ 10,000
022-230008	114 SOUTH AVE	Adj Halifax Triangle	0.06	\$ 10,000
022-230009	112 SOUTH AVE	Adj Halifax Triangle	0.06	\$ 10,000
022-230010	110 SOUTH AVE	Adj Halifax Triangle	0.04	\$ 5,700
022-290001	243 SYCAMORE ST	Central Park	11.35	\$ 834,500
022-300016	334 SYCAMORE ST	FOR SALE, Filmore (Corner)	0.27	\$ 70,000

City of Petersburg Parcel	Address	Description	Acre	Assessment
022-320016	205 MAPLE LN	Wooded Narrow Lot	0.04	\$ 3,500
022-350010	334 HARRISON ST	FOR SALE, Lot	0.31	\$ 6,900
022-380026	417 ADAMS ST	Fenced Lot	0.08	\$ 6,000
022-390008	417 JEFFERSON ST	Grassy Lot	0.17	\$ 9,200
022-390009	421 JEFFERSON ST	Lot	0.15	\$ 10,100
023-040002	523 HINTON ST	FOR SALE, Adj to High St Lofts	0.11	\$ 6,700
023-040003	527 HINTON ST	FOR SALE, Adj to High St Lofts	0.25	\$ 15,000
023-050003	645 HINTON ST	FOR SALE, Jones St (NE Corner)	0.11	\$ 6,600
023-060004	714 COMMERCE ST	FOR SALE, Adj to Residence	0.11	\$ 10,700
023-060009	703 HINTON ST	FOR SALE, Jones St (NW Corner)	0.10	\$ 4,700
023-110001	522 HINTON ST	Lot	1.15	\$ 38,400
023-110002	516 HINTON ST	Grassy Lot	0.17	\$ 16,500
023-110025	539 WASHINGTON ST	Lot	0.11	\$ 16,600
023-110028	519 REAR WASHINGTON ST	Lot	0.03	\$ 1,500
023-180010	35 PINE ST	Vocational Building	1.05	\$ 1,863,200
023-250007	127 DUNLOP ST	Lot	0.03	\$ 3,000
023-270001	206 JONES ST	Lot	0.07	\$ 5,400
023-280005	215 JONES ST	Grassy Lot	0.09	\$ 5,900
023-280012	650 LAWRENCE ST	Lot	0.05	\$ 3,500
023-350002	515 LEE AVE	Large Lot with Small Building	2.48	\$ 236,900
023-350800	400 FARMER ST	Social Services Building	2.71	\$ 4,621,200
023-400025	852 ROME ST	Corner Lot	0.14	\$ 7,400
024-010001	1210 BYRD ST	Adj to Railroad	0.65	\$ 800
024-050002	1011 MCKENZIE ST	Wooded Lot	0.20	\$ 7,200
024-070019	915 HIGH ST	Vacant House	0.30	\$ 27,100
024-080016	1119 HIGH ST	Grassy Lot	0.11	\$ 6,600
024-100005	1230 HIGH ST	Lot	0.12	\$ 7,600
024-130012	835 COMMERCE ST	Asphalt Parking Lot w Building	1.30	\$ 826,800
024-140014	1015 COMMERCE ST	FOR SALE, Titmus Building	2.66	\$ 2,224,600
024-180001	1004 COMMERCE ST	FOR SALE, Parking Area	2.11	\$ 101,800
024-220018	1157 WASHINGTON ST	Grassy Lot	0.15	\$ 8,200
024-220019	1203 WASHINGTON ST	Residence	0.14	\$ 32,700
024-220036	1206 HINTON ST	Grassy & Gravel Lot	0.12	\$ 7,600
024-220039	1162 HINTON ST	Lot	0.08	\$ 6,500
024-270022	919 WYTHE ST	Lot	0.12	\$ 6,300
024-280037	107-09 WEST ST	Lot	0.09	\$ 6,500
024-290017	1114 WYTHE ST	Cleared Lot	0.18	\$ 9,700
024-290024	118 WEST ST	Brush Lot	0.22	\$ 12,700
025-030003	0 Flea Island APPOMATTOX RIVER	River Island	0.73	\$ 2,600
025-030800	1289 REA UPPER APPOMAT ST	River Front	3.20	\$ 3,200
026-010001	2101 FLEA ISLAND APPOMATTOX RIVER	River Front	3.00	\$ 14,200
027-010010	2351 WASHINGTON ST	Lot	1.36	\$ 6,300
027-010012	2120 DOCK ST	Adj Anchor Ind Pk	1.21	\$ 10,100
027-170003	2071 MIDWAY AVE	Anchor Ind Pk Parking	0.14	\$ 14,900
028-010001	1701 DOCK ST	Adj Anchor Ind Pk	2.97	\$ 166,300
028-320003	1898 MIDWAY AVE	Industrial Park	1.72	\$ 235,900
028-320014	2051 ANCHOR AVE	FOR SALE, Industrial Park Pad	0.41	\$ 40,800
028-330003	1981 MIDWAY AVE	Industrial Park	0.40	\$ 700,000
029-050018	131 CHAPPELL ST	Grassy Lot	0.09	\$ 5,700
029-080012	1420 FERNDALE AVE	Grassy Lot	0.09	\$ 8,000
029-080022	1411 FARMER ST	Lot	0.12	\$ 8,400
029-100013	1150 ROME ST	Lot	0.11	\$ 5,400
029-100038	1205 FARMER ST	Lot	0.34	\$ 16,700
029-120016	323 WEST ST	Lot	0.10	\$ 7,400

City of Petersburg Parcel	Address	Description	Acre	Assessment
029-150006	425 WEST ST	Lot	0.27	\$ 15,700
029-170010	1116 STAINBACK ST	FOR SALE, Narrow Wooded Parcel	0.17	\$ 9,000
029-170013	522 WEST ST	Park & Playing Field	12.00	\$ 227,600
029-170023	1216 FARMER ST	Park	6.43	\$ 703,900
029-170024	309 FAIRGROUNDS RD	Transit Facility	7.30	\$ 873,200
029-170901	1320 FARMER ST	Fire Station	1.07	\$ 456,400
029-190005	803 AUGUSTA AVE	Reserved Lot	0.70	\$ 9,600
030-010804	518 VAN BUREN DR	Grassy Lot	0.20	\$ 20,700
030-010805	514 VAN BUREN DR	Grassy Lot	0.20	\$ 20,700
030-010806	510 VAN BUREN DR	Grassy Lot	0.20	\$ 20,700
030-010808	502 VAN BUREN DR	Grassy Lot	0.25	\$ 20,700
030-010809	500 OWENS CT	Grassy Lot	0.20	\$ 20,700
030-010810	498 OWENS CT	Grassy Lot	0.27	\$ 20,700
030-010811	496 OWENS CT	Grassy Lot	0.30	\$ 20,700
030-010812	492 OWENS CT	Grassy Lot	0.37	\$ 20,700
030-010813	490 OWENS CT	Grassy Lot	0.25	\$ 20,700
030-030022	819 LEE AVE	Lot with Trees	0.05	\$ 3,900
030-040002	1004 FARMER ST	Lot	0.14	\$ 6,500
030-060013	903 LEE AVE	Vacant Lot	0.14	\$ 900
030-090003	612 PEGRAM ST	Lot	0.43	\$ 14,400
030-090029	731 WEST ST	Parking Lot	0.12	\$ 3,000
030-090035	715 WEST ST	Lot	0.24	\$ 10,300
030-100005	818 GILLFIELD DR	Playground	0.33	\$ 12,400
030-120028	660 HOBBS CT	Vacant Lot	1.16	\$ 16,200
030-120032	853 WESLEY ST	Vacant Lot	0.28	\$ 6,200
030-130002	725 WESLEY ST	Peabody Middle School	13.00	\$ 13,174,100
030-130005	605 HALIFAX ST	Parking Lot and Field	3.02	\$ 91,100
030-160006	525 SHORE ST	Lot	0.16	\$ 4,300
030-180004	710 WESLEY ST	Lot	0.08	\$ 5,000
030-180005	706 WESLEY ST	Lot	0.07	\$ 4,400
030-180006	704 WESLEY ST	Lot	0.05	\$ 3,000
030-180007	708 FEDERAL ST	Lot	0.06	\$ 4,400
030-180009	709 ANN ST	Four Lots	0.48	\$ 25,800
030-180017	724 WESLEY ST	Small Lot	0.02	\$ 2,400
030-200004	706 INDEPENDENCE AVE	Lot	0.06	\$ 4,400
030-200005	702 INDEPENDENCE AVE	Vacant Grassy Lot	0.05	\$ 4,800
030-200006	700 INDEPENDENCE AVE	Vacant Grassy Lot	0.17	\$ 10,800
030-200011	735 HALIFAX ST	Lot	0.31	\$ 17,400
030-200018	803 JONES ST	Grassy Lot	0.35	\$ 18,100
030-200019	751 JONES ST	Grassy Lot	0.10	\$ 5,100
030-220001	800 ARLINGTON ST	Industrial Parking Lot	5.24	\$ 1,125,400
030-220012	742 MOUNT AIRY ST	Grassy Lot	0.20	\$ 7,800
030-220013	746 MOUNT AIRY ST	Lot	0.02	\$ 900
030-230012	804 JONES ST	Grassy Lot	0.17	\$ 7,400
030-230013	808 JONES ST	Grassy Lot	0.10	\$ 7,100
030-230023	802 ROSEMENT ST	Wooded Narrow Lot	0.04	\$ 600
030-240007	811 HALIFAX ST	Lot	0.17	\$ 8,000
030-240011	829 JONES ST	Lot	0.17	\$ 7,800
030-240014	809 JONES ST	Grassy Lot	0.15	\$ 10,100
030-250003	604 SHORE ST	FOR SALE, Grassy Lot	0.27	\$ 17,300
030-250011	808 HALIFAX ST	FOR SALE, Lot	0.09	\$ 10,400
030-260001	530 SHORE ST	FOR SALE, Lot	0.10	\$ 8,000
030-260003	524 SHORE ST	FOR SALE, Narrow Lot	0.12	\$ 5,300
030-260004	520 SHORE ST	Lot	0.10	\$ 5,600

City of Petersburg				
Parcel	Address	Description	Acre	Assessment
030-260005	517 ST MATTHEW ST	FOR SALE, Lot	0.19	\$ 9,400
030-260009	813 ST JAMES ST	Lot	0.07	\$ 3,500
030-270001	600 CARTER ST	Lot with 1-Story Building	0.08	\$ 83,000
030-280023	19 JARRATT CT	Lot with 2-Story Building	0.02	\$ 76,500
031-040003	436 BYRNE ST	Grassy Lot	0.15	\$ 4,500
031-040035	4 ROSS CT	Lot	0.05	\$ 3,500
031-040036	6 ROSS CT	Lot	0.05	\$ 3,500
031-040039	12 ROSS CT	Lot	0.05	\$ 11,100
031-040045	9 ROSS CT	Lot	0.06	\$ 4,800
031-040056	453 HARDING ST	Urban Agricultural Center	0.34	\$ 1,017,400
031-040057	449 HARDING ST	Grassy Lot	0.23	\$ 6,300
031-050006	432 HARRISON ST	Grassy & Wooded Lot	0.18	\$ 9,500
031-050007	438 HARRISON ST	Grassy & Wooded Lot	0.20	\$ 8,300
031-050008	440 HARRISON ST	Grassy & Wooded Lot	0.11	\$ 5,300
031-050010	450 HARRISON ST	Grassy Lot	0.21	\$ 8,100
031-050011	452 HARRISON ST	Lot	0.15	\$ 6,300
031-050038	115 JOLLY ALLEY	Grassy Lot	1.26	\$ 13,600
031-050039	469 BYRNE ST	Lot	0.08	\$ 5,000
031-060016	437-37A HARRISON ST	Grassy Lot	0.26	\$ 13,800
031-060018	431 HARRISON ST	Grassy Lot	0.10	\$ 5,900
031-060019	429 HARRISON ST	Grassy Lot	0.10	\$ 8,300
031-060020	427 HARRISON ST	Lot	0.10	\$ 5,900
031-080002	523 HARRISON ST	Grassy Lot	0.20	\$ 7,500
031-100010	520 ADAMS ST	Grassy Lot	0.09	\$ 4,200
031-140003	110 SPRUCE ST	Lot	0.11	\$ 7,700
031-140006	120 SPRUCE ST	Lot	0.08	\$ 7,700
031-140019	109 MERCURY ST	Grassy Lot	0.05	\$ 3,900
031-140021	535 ADAMS ST	Grassy Lot	0.16	\$ 6,800
031-180013	617 SYCAMORE ST	FOR SALE, Graham Rd (NE Corn)	0.23	\$ 50,000
031-200003	244 NEW ST	Lot	0.08	\$ 5,600
031-200017	602 HARRISON ST	Grassy Lot	0.09	\$ 3,900
031-200028	135 KENTUCKY AVE	Lot	0.17	\$ 11,000
031-200043	615 HARDING ST	Grassy Lot	0.09	\$ 3,900
031-200046	627 HARDING ST	Fenced Lot	0.18	\$ 9,000
031-230009	742 BLICK ST	Grassy/w Hills Lot	0.18	\$ 9,000
031-240013	738 WILSON ST	Lot	0.08	\$ 3,700
031-240016	741 BLICK ST	Grassy Lot	0.10	\$ 4,500
031-250012	716 HARDING ST	Grassy Lot	0.22	\$ 7,400
031-250013	722 HARDING ST	Grassy Lot	0.18	\$ 4,400
031-250014	724 HARDING ST	Gravel Parking Lot	0.21	\$ 9,600
031-250024	725 STERLING ST	Narrow Wooded Lot	0.12	\$ 2,800
031-250032	411 SHORE ST	Narrow Lot	0.08	\$ 4,600
031-250033	747 WILSON ST	Lot	0.08	\$ 14,800
031-250034	745 WILSON ST	Lot	0.04	\$ 2,800
031-250038	735 WILSON ST	Lot	0.27	\$ 15,600
031-250040	729 WILSON ST	Lot	0.07	\$ 5,600
031-250041	725 WILSON ST	Lot	0.07	\$ 4,300
031-250047	340 MISTLETOE ST	Grassy Lot	0.09	\$ 7,500
031-260022	230 KENTUCKY AVE REAR	Grassy & Wooded Lot	0.17	\$ 2,800
031-260024	723-25 HARDING ST	Lot	0.09	\$ 4,100
031-260036	204 KENTUCKY AVE	Grassy & Wooded Lot	0.12	\$ 5,400
031-260037	202 KENTUCKY AVE	Grassy & Gravel Lot	0.11	\$ 4,500
031-260039	126 KENTUCKY AVE	Grassy Lot	0.06	\$ 3,300
031-300002	801 ADAMS ST	FOR SALE, Former Hospital Site	24.02	\$ 1,669,500

City of Petersburg				
Parcel	Address	Description	Acre	Assessment
031-310010	960 SYCAMORE ST	Sig Grade Change	0.08	\$ 7,300
031-310011	980 SYCAMORE ST	Wooded Lot	0.23	\$ 10,900
031-320023	151 VIRGINIA AVE	FOR SALE, Cleared Lot	0.11	\$ 6,900
031-340010	210 SHORE ST	Vacant General Commercial	0.27	\$ 6,900
031-340014	205 ST MATTHEW ST	Duplex	0.08	\$ 15,400
031-340015	207 ST MATTHEW ST	Duplex	0.08	\$ 13,100
031-340018	221 ST MATTHEW ST	Vacant House	0.15	\$ 26,500
031-350003	232-34 ST MATTHEW ST	Grassy Lot	0.11	\$ 4,500
031-350004	228-30 ST MATTHEW ST	Grassy Lot	0.11	\$ 4,500
031-350005	224-26 ST MATTHEW ST	Grassy Lot	0.11	\$ 4,500
031-350006	222 ST MATTHEW ST	Vacant Grassy Lot	0.11	\$ 4,300
031-350007	216 ST MATTHEW ST	Vacant Grassy Lot	0.11	\$ 4,300
031-350014	201 VIRGINIA AVE	Corner Lot	0.09	\$ 6,600
031-350017	219 VIRGINIA AVE	Grassy Lot	0.22	\$ 8,400
031-380003	328 SHORE ST	FOR SALE, Lot	0.14	\$ 6,600
031-380004	322 SHORE ST	FOR SALE, Lot	0.13	\$ 6,000
031-390005	408 SHORE ST	FOR SALE, Vacant Lot	0.15	\$ 6,900
031-390009	415 ST MATTHEW ST	FOR SALE, Narrow Lot	0.15	\$ 11,800
031-400001	516-18 SHORE ST	FOR SALE, Lot	0.16	\$ 6,400
031-400002	804-806 BOLLING ST	FOR SALE, Grassy Lot	0.16	\$ 7,300
032-010022	523 JEFFERSON ST	Playground	1.09	\$ 87,000
032-030019	201 GRAHAM RD	Grassy Lot	0.12	\$ 7,200
032-040009	547 WEBSTER ST	Lot with Water Silo	0.97	\$ 1,886,800
032-040011	341 GRAHAM RD	Wooded Lot	0.86	\$ 20,900
032-080001	909 SYCAMORE ST	Cameron Field	18.00	\$ 759,500
032-100001	448 FOREST LN	Narrow Wooded Parcel	3.10	\$ 4,100
033-060001	600 RESERVOIR AVE	FOR SALE, Lot	0.24	\$ 1,600
033-080802	535 COLUMBIA RD	Brush Lot	0.17	\$ 11,700
034-020002	950 WINFIELD RD	Utility Facility	1.09	\$ 2,559,000
034-020800	960 COUNTY DR	Grassy Lot	1.66	\$ 40,000
038-030003	2913 TRAVIS LN	Fenced Utility Lot	0.05	\$ 3,300
039-020800	2655 STEDMAN DR	County Drive (EDA)	21.93	\$ 191,800
040-020001	2401 COUNTY DR	N Stedman Dr (NE Corner)	0.15	\$ 900
040-030004	2255 REA JAMESTOWN DR	Lot w Water Silo	1.37	\$ 1,300,300
041-040001	2140 ANDERSON ST	Park	2.07	\$ 23,400
041-070001	2009 ANDERSON ST	Wooded Lot	0.14	\$ 22,400
041-100003	1805 WALTON ST	FOR SALE, Wooded Lot	0.88	\$ 28,300
042-110013	790 ALLEN AVE	Wooded Lot	0.05	\$ 149,600
043-010001	1017 SYCAMORE ST	Lot	3.98	\$ 84,600
043-030001	1511 MONTICELLO ST	City Facility Building	5.24	\$ 1,931,800
043-100017	1553 BRANDON AVE	Wooded Lot	4.27	\$ 7,400
044-050011	521 ST MARK ST	FOR SALE, Lot	0.12	\$ 5,000
044-070009	1022 HIGH PEARL ST	FOR SALE, Vacant House	0.11	\$ 39,800
044-080006	1000 DIAMOND ST	Virginia Avenue Elem	3.93	\$ 5,168,100
044-090016	151 ST MARK ST	FOR SALE, Manicured Lot	0.39	\$ 34,100
044-100034	152 ST MARK ST	Manicured Lot	0.07	\$ 5,400
044-100035	105 NORTH CAROLINA AVE	Wooded Lot	2.49	\$ 11,000
044-110020	249 NORTH CAROLINA AVE	FOR SALE, Lot	0.21	\$ 6,600
044-130012	1118 CHESTNUT ST	Grassy Lot	0.04	\$ 3,300
044-200001	52 NORTH CAROLINA AVE	Lot	4.29	\$ 9,800
044-210001	246 ST LUKE ST	Lot	1.83	\$ 8,400
044-280002	500 ST JOHN ST	Wooded Lot	0.93	\$ 1,900
044-290002	400 ST JOHN ST	Wooded Lot	0.65	\$ 2,900
044-300001	300 ST JOHN ST	Wooded Lot	2.32	\$ 10,800

City of Petersburg Parcel	Address	Description	Acre	Assessment
044-310003	1600 JOHNSON RD	Animal Control	3.67	\$ 292,900
044-320003	101 NORTH BLVD	Wooded Lot	16.60	\$ 45,900
045-060002	839-41 JONES ST	Grassy Lot	0.13	\$ 8,500
045-060004	827 HALIFAX ST	Vacant Grassy Lot	0.09	\$ 11,800
045-060006	901 HALIFAX ST	Vacant House	0.15	\$ 33,000
045-110002	530 VIRGINIA AVE	Grassy Lot	0.05	\$ 2,600
045-110008	535 ST MARK ST	Corner Lot	0.09	\$ 3,500
045-170057	1200 BAYLORS LN	Parking Lot	0.11	\$ 6,300
045-200010	1111 HALIFAX ST	Grassy Lot	0.26	\$ 13,500
045-200011	1115 HALIFAX ST	Grassy Lot	0.20	\$ 10,900
045-240013	1237 HALIFAX ST	AP Hill Comm Center	2.03	\$ 1,298,900
045-240021	1127 HAWK ST	Lot	0.08	\$ 6,400
045-380031	716 KIRKHAM ST	FOR SALE, Lot	0.20	\$ 6,300
045-380032	712-14 KIRKHAM ST	FOR SALE, Lot	0.16	\$ 5,000
045-380033	708-10 KIRKHAM ST	FOR SALE, Lot	0.22	\$ 6,800
046-030016	1605 LINCOLN ST	FOR SALE, Narrow Lot	0.71	\$ 16,200
046-040014	432 PECAN ST	Multi-Family/Apartments	24.79	\$ 4,735,800
046-080007	931 CLARKE ST	Wooded Lot	0.86	\$ 14,300
046-080026	1100 PATTERSON ST	Westview Elem	8.27	\$ 3,908,000
046-140011	1523 HANOVER ST	Drainage Channel	0.78	\$ 4,900
047-100027	1609-11 VALOR DR	Duplex	0.26	\$ 99,300
047-100033	1665-67 VALOR DR	Duplex	0.26	\$ 94,800
047-100034	1673-75 VALOR DR	Duplex	0.34	\$ 94,800
047-100035	1681-85 VALOR DR	Duplex	0.50	\$ 94,800
047-100036	1689-91 VALOR DR	Duplex	0.40	\$ 94,800
047-140006	333 REAR POPLAR ST	Drainage Channel	0.48	\$ 2,800
047-140008	100 PLEASANTS LN	Pleasant Lane Elementary School	10.00	\$ 8,329,000
051-160003	1604 HALIFAX ST	Fenced Lot w Water Silo	0.28	\$ 755,200
052-030005	1544 HALIFAX ST	Adj to School	2.54	\$ 44,200
052-090002	1450 TALLEY AVE	AP HILL Elem	17.92	\$ 10,143,600
052-100039	1654 WEST CLARA DR	FOR SALE, Lot	0.14	\$ 9,300
052-130004	1616 DEFENSE RD	Park	276.65	\$ 6,593,400
053-040002	1600 SHIRLEY AVE	Wooded Lot	7.68	\$ 70,600
054-030009	1645 REAR BRANDON AVE	Drainage Channel	2.69	\$ 23,100
054-090001	1711 ARCH ST	Drainage Area	4.99	\$ 18,400
054-110001	1702 EAST BLVD	Drainage Area	4.11	\$ 30,000
054-220001	1844 COGGIN ST	Wooded Lot	1.54	\$ 21,400
054-230005	1830 ARCH ST	Wooded Lot	1.11	\$ 15,300
054-230014	1835 COGGIN ST	Wooded Lot	0.69	\$ 9,500
055-110004	255 SOUTH BLVD	School Board Office	1.56	\$ 2,351,800
055-190016	1907 SYCAMORE ST	Fire Station	0.51	\$ 980,400
055-220001	300 SOUTH BLVD	Walnut Hill Elem	11.14	\$ 6,539,554
055-220002	1952 WAKEFIELD ST	Walnut Elem. Adjacent	0.20	\$ 22,500
057-050009	2575 CENTURY DR	Drainage Area	9.10	\$ 67,000
059-010001	1133 REAR TRIAD PKWY	Fenced Lot	0.06	\$ 3,600
060-010003	3101 COUNTY DR	Lot with Swamp	0.42	\$ 84,500
061-010001	1151 FORT BROSS DR	Fire Department Training Facility	3.11	\$ 2,224,600
064-010004	2607 PINEHURST DR	FOR SALE, Lot	0.05	\$ 3,700
064-020001	2575 REAR CENTURY DR	Drainage Area	5.90	\$ 16,300
064-030800	2975 FRONTAGE RD	Wooded Lot	0.23	\$ 473,700
065-100002	2545 REAR CRATER RD	Parking Lot	0.01	\$ 1,400
065-100042	435 BLACKWATER DR	Parking Lot	7.90	\$ 118,600
066-050003	138 REAR RALEIGH AVE	Utility Facility	0.15	\$ 19,800
066-050008	16 RALEIGH AVE	Water Silo	0.59	\$ 816,000

City of Petersburg				
Parcel	Address	Description	Acre	Assessment
067-200019	0 WOODLAND RD	Drainage Area	1.58	\$ 2,100
068-010009	1826 CHUCKATUCK AVE	FOR SALE, Lot	0.28	\$ 2,100
068-080012	1937 JOHNSON RD	Parks & Leisure Building	0.39	\$ 214,500
068-120001	1214 JOHNSON AVE	Wooded Lot	9.82	\$ 2,100
068-120008	2056 OVERBROOK RD	Wooded Lot	0.17	\$ 2,100
070-030005	1900 SQUIRREL LEVEL RD	Narrow Lot	0.41	\$ 23,400
072-020003	3201 BOYDTON PLANK RD	Utility Easement	4.18	\$ 53,500
072-030002	2761 BOYDTON PLANK RD	Wooded Lot	9.00	\$ 16,300
076-030800	2233 HALIFAX RD	Adj to Collier Yard	172.68	\$ 400,100
078-040003	3000 HOMESTEAD DR	Lot	74.83	\$ 1,418,200
079-030027	3100 HOMESTEAD DR	Lot	53.14	\$ 6,056,500
079-110013	3101 HOMESTEAD DR	Vernon Johns Middle School	16.88	\$ 11,293,800
080-060011	2902 NIVRAM RD	Residence	0.34	\$ 73,300
085-030002	614 REAR BRADFORD LN	Lot	13.72	\$ 352,400
091-050001	3101 JOHNSON RD	Petersburg High School	50.00	\$ 26,041,400
091-050002	3321 JOHNSON RD	Fire Station	2.00	\$ 739,900
092-010001	3501 HALIFAX RD	Drainage Area	94.13	\$ 1,025,087
096-010001	3645 HALIFAX RD	Interstate Industrial Park	27.88	\$ 480,400
097-010004	1555 FLANK RD	Athletic Field	20.00	\$ 258,400
098-010001	100 BALLPARK RD	Sports Park	250.00	\$ 3,300,800
098-010002	1001 FLANK RD	Drainage Area	233.15	\$ 8,900
102-030010	3747 BEECHWOOD DR	Wooded Lot	0.46	\$ 85,200
104-010014	110 RICHLAND RD	Lot	0.36	\$ 4,500
104-010800	110 REAR RICHLAND RD	Lot	0.08	\$ 69,700
Parcel	Address	Description	Acre	Assessment
Chesterfield County				
784606839100000	2183 FERNDALE AVE	Islands in Appomattox River	1.57	\$800
802612905000000	420 MAGAZINE RD	By ACL Railroad Company	0.25	\$100
803612613100000	430 MAGAZINE RD	Pocahontas - Cross St.	3.555	\$1,800
803612143700000	410 MAGAZINE RD	Pocahontas Slaughter	0.75	\$400
807612519300000	910 MAGAZINE RD	Appomattox River	18	\$9,000
City of Colonial Heights				
690200000003	ROSLYN FARMS	Roslyn Farms	15.42	\$3,900
Dinwiddie County				
9-15	RT. 600	Appomattox City Park	16.07	\$451,500
20-41	COX RD	Cox Rd.	45	\$270,000
20-77	COX RD	Cox Rd.	15.87	\$95,000
20-86A	AIRPORT	Unmapped Parcel at or Near Airport	1	\$25,000
22-3	RT 142	Between Toll Road & SAL Railroad	12	\$240,000
22-70D	PETERSBURG NATIONAL BATTLEFIELD	Petersburg National Battlefield	3	\$60,000
Prince George County				
3500A000120	COUNTY DRIVE	Former City Farm	163.4	\$1,131,100

City owned properties include real estate titled to the City of Petersburg, Petersburg School Board, Petersburg Housing and Redevelopment Authority, Petersburg Transit Authority, and Petersburg Industrial Development Authority.

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 Petersburg program extends tax deferrals to properties with qualifying agricultural, forestal 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 Petersburg still has twenty-six parcels participating in the program. The Land Use Assessment Program is administered by City Assessor Brian Gordineer and he is supported by Real Estate Technician Crystal Green.

Parcels in Land Use for 7/1/2018						
Parcel	Street	Owner	FMV Assmt.	LU Assmt.	Deferment	
059-010002	2938 REAR COUNTY DR	PRODUCE CENTER RENTALS LLC	\$295,700	\$12,400	\$283,300	
081-040810	3222 CRATER RD	TURNER CANZATA B REVOCABLE LIVNG	\$36,300	\$3,400	\$32,900	
081-040809	3224 CRATER RD	CARTER WALTER B & BERNETTA G	\$208,400	\$127,200	\$81,200	
101-010008	3641 REAR CRATER RD	PETERSBURG SOUTH ASSOCIATES,LLC	\$706,200	\$15,000	\$691,200	
090-010002	669 FLANK RD	BULIFANT WILLIAM G III	\$352,200	\$285,200	\$67,000	
089-060001	701 FLANK RD	BULIFANT W G III	\$163,200	\$26,000	\$137,200	
089-060800	725 FLANK RD	BULIFANT WILLIAM G III	\$46,000	\$4,800	\$41,200	
098-020002	1233 FLANK RD	REITER GEORGE J & VIRGINIA M	\$807,900	\$139,800	\$668,100	
107-020018	1701 FLANK RD	PHILLINGANE KIMBERLY C	\$323,500	\$49,700	\$273,800	
090-010802	669 REAR FLANK RD	BULIFANT WILLIAM G III	\$93,600	\$22,500	\$71,100	
086-030009	3601 FRONTAGE	BERKELEY ESTATES HOLDINGS CO	\$1,142,400	\$30,600	\$1,111,800	
062-010002	1131 FT BROSS C	PETRICK SHARRON ET ALS	\$336,600	\$9,300	\$327,300	
061-010003	1191 FT BROSS C	WAGNER ROAD LAND COMPANY	\$821,700	\$15,600	\$806,100	
107-010013	3750 HALIFAX RD	REITER GEORGE J JR&VIRGINIA M	\$75,500	\$6,200	\$69,300	
107-020015	3801 HALIFAX RD	WEBB HELEN R: LIFE ESTATE	\$121,500	\$13,500	\$108,000	
040-030005	2255 JAMESTOWI	CLEMENTS LARRY THOMAS &	\$538,500	\$165,100	\$373,400	
091-040016	3344 JOHNSON R	WEBB HELEN R: LIFE ESTATE	\$561,800	\$523,600	\$38,200	
084-020006	900 OLD WAGNE	HARLOW DAVID W & JEFFREY C	\$87,000	\$8,300	\$78,700	
102-050001	550 RIVES RD	ROSLYN FARM CORPORATION	\$391,200	\$14,700	\$376,500	
075-010005	2058 SQUIRREL L	MAYER ROBERT H	\$406,900	\$15,800	\$391,100	
075-010014	2324 SQUIRREL L	RISAMCHA LLC	\$256,700	\$128,400	\$128,300	
062-020001	927 WAGNER R	HARLOW DAVID W & JEFFREY C	\$246,300	\$117,400	\$128,900	
062-010001	1161 WAGNER R	WAGNERS PROPERTIES INC	\$555,700	\$41,000	\$514,700	
076-010007	2230 WELLS RD	MAYER MICHAEL E ET ALS	\$279,900	\$92,700	\$187,200	
076-010009	2344 WELLS RD	WILKINS TROY L & MELISSA B	\$250,300	\$146,900	\$103,400	
076-010015	2426 WELLS RD	WILKINS TROY & MELISSA	\$651,800	\$121,900	\$529,900	
Count 26			\$9,756,800	\$2,137,000	\$7,619,800	

Rehabilitation Exemption

The City Assessor's Office administers the Rehabilitation Exemption 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 Petersburg program. In 2017 the duration of the exemption was reduced from ten years to five years. The requirements for the program vary depending on the property's location in the City. There are currently sixty-three properties receiving tax credits through the Rehabilitation Exemption Program.

Parcel	Street	Last Year	Years Left	% Change in Assessed Value	Assessed Value	Credit	Tax Savings
010080007	315 GROVE AVE	2020	1	354%	\$100,600	\$	1,041.21
010090008	239 GROVE AVE	2019	0	567%	\$169,400	\$	1,753.29
010110006	416 GROVE AVE	2019	0	5020%	\$206,300	\$	2,135.21
010130031	605 PLUM ST	2020	1	1611%	\$125,400	\$	1,297.89
010160029	404 CROSS ST	2019	0	384%	\$34,800	\$	360.18
010170011	541 HIGH ST	2021	2	178%	\$58,100	\$	601.34
010170019	625 HIGH ST	2022	3	328%	\$182,400	\$	1,887.84
010180800	526 HIGH ST	2025	6	1728%	\$690,000	\$	7,141.50
010200004	406 HIGH ST	2023	4	1413%	\$177,300	\$	1,835.06
010200801	420 HIGH ST	2022	3	439600%	\$2,000,000	\$	20,700.00
011010804	39 RIVER ST	2020	1	565%	\$1,062,900	\$	11,001.02
011050003	423 THIRD ST	2027	8	2554%	\$1,073,963	\$	11,115.52
011050800	429 THIRD ST	2027	8	3961%	\$1,137,238	\$	11,770.41
011090019	425 COCKADE ALLEY	2020	1	469%	\$294,800	\$	3,051.18
011130027	25 BANK ST	2025	6	933%	\$1,113,200	\$	11,521.62
011160002	215 BANK ST	2020	1	3225%	\$300,000	\$	3,105.00
011170006	257 BANK ST	2025	6	2027%	\$998,000	\$	10,329.30
011190001	250 BANK ST	2020	1	1500%	\$997,453	\$	10,323.64
011190002	252 BANK ST	2020	1	1500%	\$1,076,113	\$	11,137.77
011190003	254 BANKS ST	2020	1	1500%	\$1,076,548	\$	11,142.27
011190004	256 BANK ST	2020	1	1500%	\$1,076,308	\$	11,139.79
011190005	258 BANK ST	2020	1	1500%	\$1,076,333	\$	11,140.05
011190006	260 BANK ST	2020	1	1500%	\$1,080,033	\$	11,178.34
011190007	262 BANK ST	2020	1	1500%	\$1,075,655	\$	11,133.03
011190008	304 BANK ST	2022	3	1667%	\$2,316,724	\$	23,978.09
011190009	308 BANK ST	2022	3	811%	\$2,129,819	\$	22,043.63
011190011	316 BANK ST	2022	3	1526%	\$2,315,479	\$	23,965.21
011190800	241 FOURTH ST	2020	1	555%	\$182,000	\$	1,883.70

Parcel	Street	Last Year	Years Left	% Change in Assessed Value	Assessed Value	Credit	Tax Savings
011220012	229 SYCAMORE ST	2027	8	185%	\$150,200	\$	1,554.57
011230015	12 BANK ST	2020	1	150%	\$50,000	\$	517.50
011230025	230 SYCAMORE ST	2021	2	1308%	\$2,150,000	\$	22,252.50
011230043	215 MARKET ST	2020	1	210%	\$109,800	\$	1,136.43
011230801	212 SYCAMORE ST	2023	4	444%	\$864,000	\$	8,942.40
011230803	200 SYCAMORE ST	2023	4	816%	\$2,000,000	\$	20,700.00
011240024	115 MARKET ST	2019	0	302%	\$95,700	\$	990.50
011250008	132 SYCAMORE ST	2025	6	635%	\$823,800	\$	8,526.33
011250803	136 SYCAMORE ST	2025	6	898%	\$1,321,800	\$	13,680.63
011250804	123 UNION ST	2025	6	822%	\$1,142,700	\$	11,826.95
011260002	145 SYCAMORE ST	2024	5	411%	\$100,000	\$	1,035.00
011260021	113 1/2 SYCAMORE ST	2019	0	224%	\$7,200	\$	74.52
011260022	115 SYCAMORE ST	2019	0	391%	\$124,000	\$	1,283.40
011260029	133-39 SYCAMORE ST	2020	1	1222%	\$1,336,200	\$	13,829.67
011280004	30 FRANKLIN ST	2027	8	573%	\$1,188,200	\$	12,297.87
011300012	14 CENTRE HILL CT	2028	9	175%	\$30,000	\$	310.50
011310016	107 JEFFERSON ST	2020	1	261%	\$145,000	\$	1,500.75
021240026	532 CAMERON ST	2019	0	257%	\$21,400	\$	221.49
022040002	16 MARKET ST	2026	7	1077%	\$5,763,300	\$	59,650.16
022050003	13-Jul MARKET ST	2020	1	2637%	\$2,537,000	\$	26,257.95
022070006	32 ADAMS ST	2020	1	800%	\$603,600	\$	6,247.26
022100007	141 E WYTHE ST	2022	3	2714%	\$1,830,000	\$	18,940.50
022130014	143 MARSHALL ST	2018	-1	253%	\$125,500	\$	1,298.93
022180036	54 UNION ST	2020	1	273%	\$86,600	\$	896.31
023100015	625 WASHINGTON ST	2027	8	220%	\$58,800	\$	608.58
023160006	416 WASHINGTON ST	2019	0	739%	\$224,300	\$	2,321.51
023160007	410 WASHINGTON ST	2019	0	522%	\$193,100	\$	1,998.59
023300004	123 PINE ST	2027	8	3597%	\$2,661,500	\$	27,546.53
023330001	109 PERRY ST	2023	4	762%	\$6,000,000	\$	62,100.00
023330800	325 BROWN ST	2023	4	1708%	\$4,048,300	\$	41,899.91
024060001	849 HIGH ST	2023	4	700%	\$120,000	\$	1,242.00
024140002	214 DUNLOP ST	2019	0	1449%	\$5,869,000	\$	60,744.15
045320025	1319 CUSTER ST	2022	3	455%	\$58,500	\$	605.48
050110060	1609 DINWIDDIE CT	2019	0	212%	\$36,400	\$	376.74
067160029	814 HAMPTON RD	2026	7	140%	\$21,800	\$	225.63
Count 63					\$ 66,024,566	\$	\$ 683,354.26

Real Estate Valuation Support

Damage Assessment

The City Assessor's Office is a partner with other City departments in responding to disasters within Petersburg. 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 has received FEMA certification. The City Assessor, Real Estate Analyst and the Appraisal Team serve as the Damage Assessment Sub-Team to conduct damage assessment: Team members include Brian Gordineer, Shaun Criss, Shannon Griffin and Mary Burket. Large scale disasters, such as hurricanes and tornadoes, may require a quick response of the Damage Assessment Sub-team to provide dollar estimates of damage for state and federal agencies.

Special Research Projects

The City Assessor's Office regularly conducts real estate related research for City Council, the City Manager, City Attorney and various City departments.



Real Estate Statistics

Transfers

Maintaining ownership of Petersburg real property and documenting transfers of Petersburg real property are key processes of the City Assessor’s Office. Real Estate Technician Crystal Green coordinates this process with the goal of the Patriot Properties AssessPro Classic 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 reassessment program. Maintaining ownership has become a paperless process this year with Real Estate Technician Crystal Green being granted online access to the Supreme Court System by Clerk of the Court Shalva Braxton.

Fiscal Year	Transfers	\$0 Transfers	>\$0 Transfers	Forclosures	% Forclosures All Transfers	Valid Sales	% Valid Sales All Transfers
2013	1022	379	643	110	11%	90	9%
2014	917	341	576	169	18%	81	9%
2015	1048	348	696	205	20%	69	7%
2016	1060	353	705	200	19%	102	10%
2017	1113	330	782	170	15%	99	9%
2018	1005	286	716	107	11%	117	12%
2019	563	151	412	41	7%	30	5%

Property Changes

Maintaining property changes of Petersburg real property is another of the key processes of the City Assessor’s Office. Property changes includes include changes caused by deeds, vacations, easements, right-of-ways, boundary line adjustments, splits, combinations, leaseholds, re-zonings and special use permits. Real Estate Technician Crystal Green coordinates this process with the goal of the Patriot Properties AssessPro Classic computer assisted mass appraisal (CAMA) database being a mirror of the real property as maintained in the recorded documents of the Clerk of the Court. Changes in property are analyzed by the Appraisal Team and become a critical element of the annual reassessment program.

Residential Values

Residential properties represent 72% of the parcels in the City of Petersburg and 52% of the value of the FY2019 Land Book. The mean (average) overall residential (single-family, condominium and townhouse) value for FY 2019 decreased slightly from \$87,465 to \$87,395 and the median (middle) value remained unchanged at \$84,000. The Appraisal Team is currently defining Assessment Neighborhoods which will allow future analysis to compare changes in single-family residences, townhouses and condominiums. Below is a breakdown of the mean, or average value of residential housing by age groups.

Date Range	Count	% of Total	Mean (Average)
1700 - 1850	149	1.49%	\$157,668
1851 - 1900	378	3.77%	\$85,054
1901 - 1950	2,920	29.16%	\$80,642
1951 - 2000	5,995	59.86%	\$99,124
2001 - Present	387	3.86%	\$142,494
Unknown	186	1.86%	\$129,204
	10,015	100%	

New Construction Value

Below is a summary of the additional value added to the FY2019 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 individual property assessments or the Land Book.

Property Class	Count	% Count	Assessment Added	% of Addition
Residential	7	77.78%	\$ 960,700	12.71%
Multi-Family	1	11.11%	\$ 4,219,500	55.82%
Commercial	1	11.11%	\$ 2,379,300	31.47%
Total	9	100.00%	\$ 7,559,500	100.00%

Below is an image from the records of the City Assessor's Office illustrating the Cavalier Senior Apartments. The completed building was added to the Land Book for July 1, 2018.



Top Ten Lists

Below are several top ten lists of taxpayers in the City of Petersburg. These lists do not include property owners of tax-exempt real property, such as the Federal government and Commonwealth of Virginia.

Top Ten Highest Taxpayers

Owner	Parcels	Assessed Value	Acres
1 PETERSBURG HOSPITAL CO. LLC	1	\$99,983,500	24
2 ADDISON AT CRATER WOODS LLC	2	\$35,287,100	17
3 1200 ACQUA LLC	1	\$27,110,000	28
4 AMPAC FINE CHEMICALS VIRGINIA LLC	1	\$19,068,600	197
5 BRENCO INCORPORATED	3	\$18,399,891	145
6 CS1031 OLD TOWNE LOFT APTS DST	19	\$17,872,200	3
7 GEORGETOWN SQUARE INVMT	1	\$15,371,000	33
8 HHC POPLAR SPRINGS INC	5	\$13,834,000	25
9 SOUTH CRATER SQUARE ASSOCIATES	2	\$13,614,800	25
10 MPT OF PETERSBURG LLC	1	\$11,241,300	7

Top Ten Property Owners with Most Acreage

Owner	Parcels	Assessed Value	Acres
1 AMPAC FINE CHEMICALS VIRGINIA LLC	1	\$19,068,600	197
2 BRENCO INCORPORATED	3	\$18,399,891	145
3 FULL CIRCLE SOLUTIONS INC	1	\$2,379,600	138
4 NORFOLK & WESTERN RAILWAY CO	7	\$2,064,400	137
5 BERKELEY ESTATES HOLDINGS CO	2	\$1,409,600	122
6 PRODUCE CENTER RENTALS LLC	17	\$2,829,800	110
7 ROSLYN FARM CORPORATION	7	\$5,425,950	104
8 REITER GEORGE J & VIRGINIA M	1	\$807,900	103
9 PHILLINGANE KIMBERLY C	2	\$517,200	98
10 WEBB HELEN R: LIFE ESTATE	2	\$683,300	98

Top Ten Property Owners with Most Parcels

Owner	Parcels	Assessed Value	Acres
1 RESTORATION OF PETERSBURG COMMUNITY DEVELOPMENT	38	\$196,800	4
2 LKBKL PROPERTIES LLC	30	\$1,992,000	8
3 HIGH STREET LOFTS LLC	29	\$4,295,800	3
4 PETERSBURG RENOVATION PROP LLC	28	\$2,281,900	4
5 MORTON & MORTON LLC	27	\$1,238,800	8
6 PETERSBURG REVIVAL LLC	26	\$1,252,900	5
7 BRAGG RUTH JONES	25	\$349,900	3
8 HARRUP REAL ESTATE PETERSBURG LLC	25	\$1,768,800	4
9 PLUM STREET PARTNERS LLC	24	\$751,000	4
10 GREATER RICHMOND PROP MGMT LLC	22	\$1,350,800	8

Statement of Assessed Value for Local Tax Purposes for Railroads and Interstate Pipeline Transmission Companies

For 2018 as Provided by the Virginia Department of Taxation

CSX Transportation Inc.

Roadway and Track	\$3,758,874
Operating Improvements	\$930,198
Telephone, Power and Water Lines	\$40,355
Machinery, Furniture and Other Equipment	\$172,508
Materials and Supplies	\$1,656
TOTAL EXCLUDING LAND	\$4,903,591
2017 Local Ratio	100%
TOTAL ASSESSED EXCLUDING LAND	\$4,903,591
<u>Operating Land</u>	<u>\$941,200</u>
TOTAL ASSESSED VALUE	\$5,844,791

Norfolk and Western Railway Company

Roadway and Track	\$9,690,256
Operating Improvements	\$5,082,271
Telephone, Power and Water Lines	\$399,898
Machinery, Furniture and Other Equipment	\$44,586
Materials and Supplies	\$0
TOTAL EXCLUDING LAND	\$15,217,011
2017 Local Ratio	100%
TOTAL ASSESSED EXCLUDING LAND	\$15,217,011
<u>Operating Land</u>	<u>\$3,728,400</u>
TOTAL ASSESSED VALUE	\$18,945,411

Columbia Gas Transmission

Operating Improvements	\$1,448
Machinery and Equipment	\$8,737
Autos and Trucks	\$0
General Plant and Other	\$639
Transmission Mains and Lines	\$472,607
Material, Supplies and Construction	\$0
TOTAL EXCLUDING LAND	\$533,431
2017 Local Ratio	100%
TOTAL ASSESSED EXCLUDING LAND	\$533,431
<u>Land and Non-Carrier Property</u>	<u>\$59,500</u>
TOTAL ASSESSED VALUE	\$592,931

State Ratio Report

The State Department of Taxation performs an annual ratio study of jurisdictions across the Commonwealth. The FY2016 study measures the sales prices of the market value transfers from January 1, 2015 through December 31, 2015 against the January 1, 2015 real estate assessments.

The State Ratio Report provides an objective measure of the quality of the real estate assessments in the City of Petersburg compared to other jurisdictions in the Commonwealth. 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.

The State Ratio Report looks at fair market sales in the twelve months following the date of assessment. In an appreciating market the assessment-sales ratio will typically be something less than 100 percent, since the ratio study sales occurring after the assessment date will be for amounts greater than the assessment: For instance, if the July 1 assessment of a property was \$100,000 and it sold the following October for \$110,000 the ratio would be 90.9 percent. Conversely, in a declining market the assessment-sales ratio will typically be more than 100 percent, since the ratio study sales occurring after the assessment date will be for amounts less than the assessment: For instance, if the July 1 assessment was \$100,000 and it sold in October for \$90,000 the ratio would be 111.00 percent.

Fiscal Year	Assessment-Sales Ratio	Coefficient of Dispersion	Sales Sample
2016	107.24%	21.62%	129
2015	104.13%	15.14%	103
2014	103.55%	13.82%	88
2013	104.38%	15.50%	92
2012	104.88%	20.61%	127
2011	102.02%	22.29%	107
2010	99.01%	13.71%	170
2009	94.55%	18.20%	245
2008	89.46%	25.07%	605