



# REASSESSMENT OF REAL ESTATE 2024

## AUGUSTA COUNTY, VIRGINIA

# 2024 Reassessment Augusta County

- Reassessment process began September 2022
- Completed January - March 2024

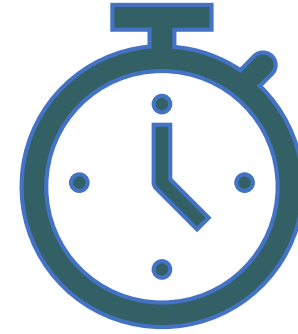


# Legal Requirements



Code of Virginia:  
Reassessment every 4 years

(Population < 50,000  
may be 6 years)



Reassessment annually or  
biennially is allowed  
(Encouraged in some localities)

Augusta County –  
5-year reassessment cycle

# Legal Requirements

Code of Virginia  
Title 58.1. Taxation  
Chapter 32. Real Property Tax



## § 58.1-3252. In counties.

There shall be a general reassessment of real estate every four years or, if determined by majority vote of a county's board of supervisors, every three years. Any county that has a total population of 50,000 or less may elect by majority vote of its board of supervisors to conduct its general reassessments at either five-year or six-year intervals. In addition, Augusta County and Bedford County may elect by majority vote of their respective board of supervisors to conduct their general reassessments at either five-year or six-year intervals.

Nothing in this section shall affect the power of any county to use the annual or biennial assessment method as authorized by law Code 1950, § 58-778; 1950, p. 10; 1976, c. 717; 1977, c. 419; 1979, cc. 574, 577; 1981, c. 439; 1984, cc. 273, 675; 2009, c. 529; 2018, c 24; 2022, cc. 361, 362.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

1/9/202

 Virginia Law Library  
The Code of Virginia, Constitution of Virginia, Charters, Authorities, Compacts and Uncodified Acts are now available in EPub eBook format. 

 Helpful Resources  
[Virginia Code Commission](#)  
[Virginia Register of Regulations](#)  
[U.S. Constitution](#)

 For Developers  
The Virginia Law website data is available via a web service. 



# Legal Requirements



## Virginia Department of Taxation



Sales Ratio Study –  
An assessment ratio lower than 70% (in the year of the general reassessment) indicates the locality failed to assess at 100% of fair market value

# Ratio

- Sales Ratio Study compares assessed values to market values as represented by open market sales
- The product is the sales ratio of assessed value to sales price

$$\frac{\text{Assessed value} \quad 80,000}{\text{Sales price} \quad 100,000} = 80\%$$



# Legal Requirements

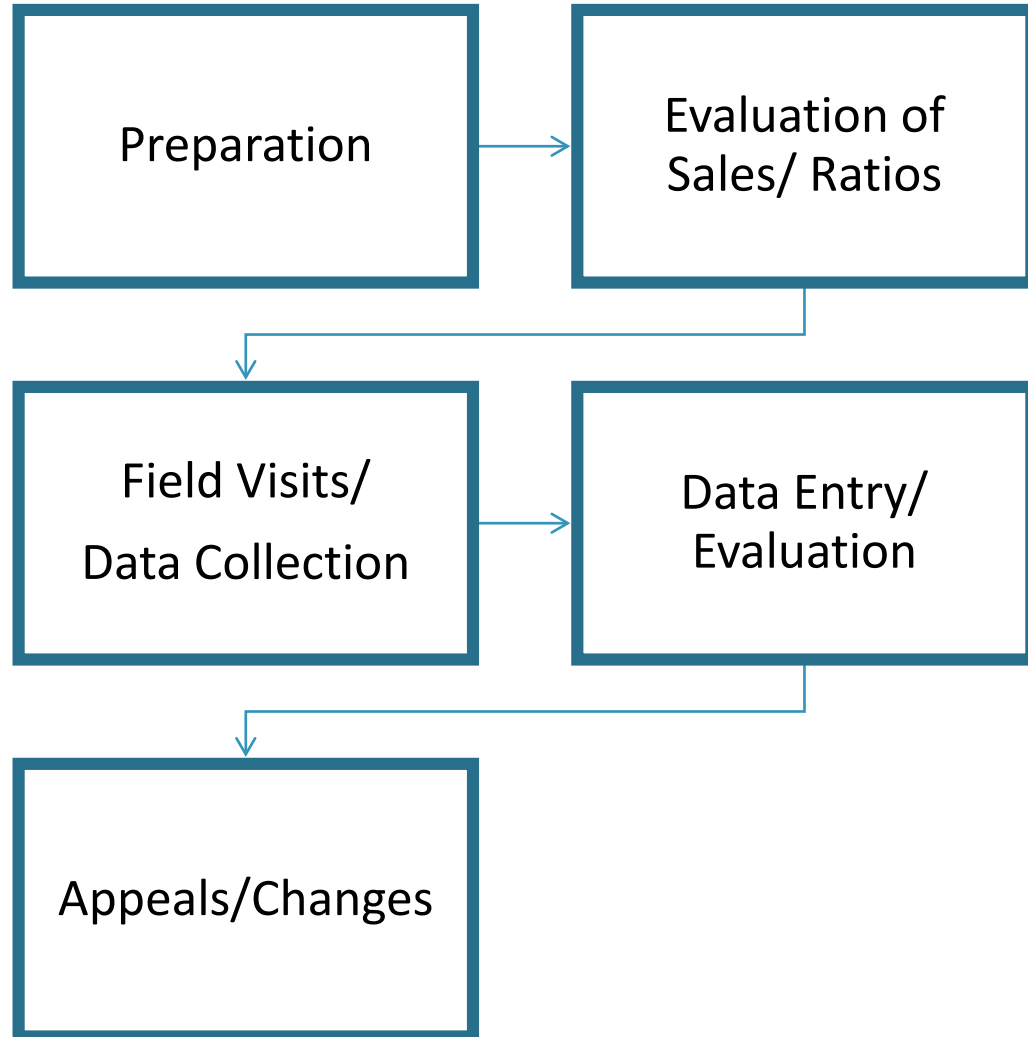


## Virginia Department of Taxation



Sales Ratio Study –  
An assessment ratio lower than 70% (in the year of the general reassessment) indicates the locality failed to assess at 100% of fair market value

# HOW IS A REASSESSMENT CONDUCTED?





# Phase 1 - Preparation

Augusta County contracted  
Wampler-Eanes Appraisal Group, Ltd.  
to conduct the 2024 reassessment



# WAMPLER-EANES APPRAISAL GROUP, LTD

- Virginia Owned Company
- Premier Mass Appraisal Services
- Proudly Serving Local Governments

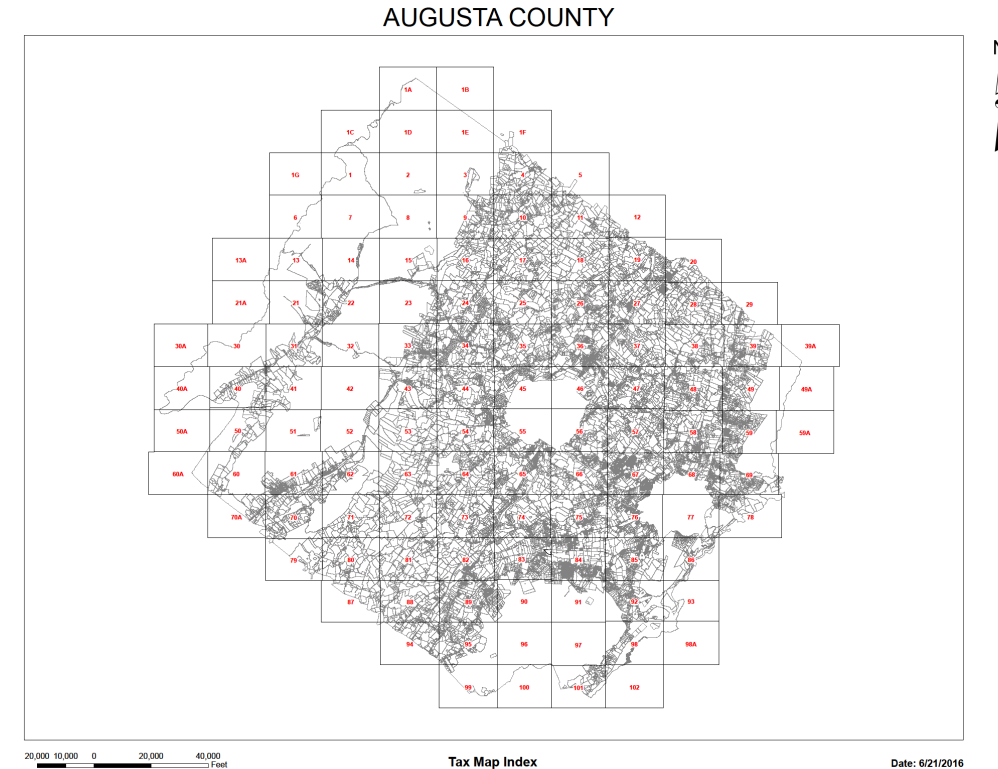


**As of December 31, 2023**

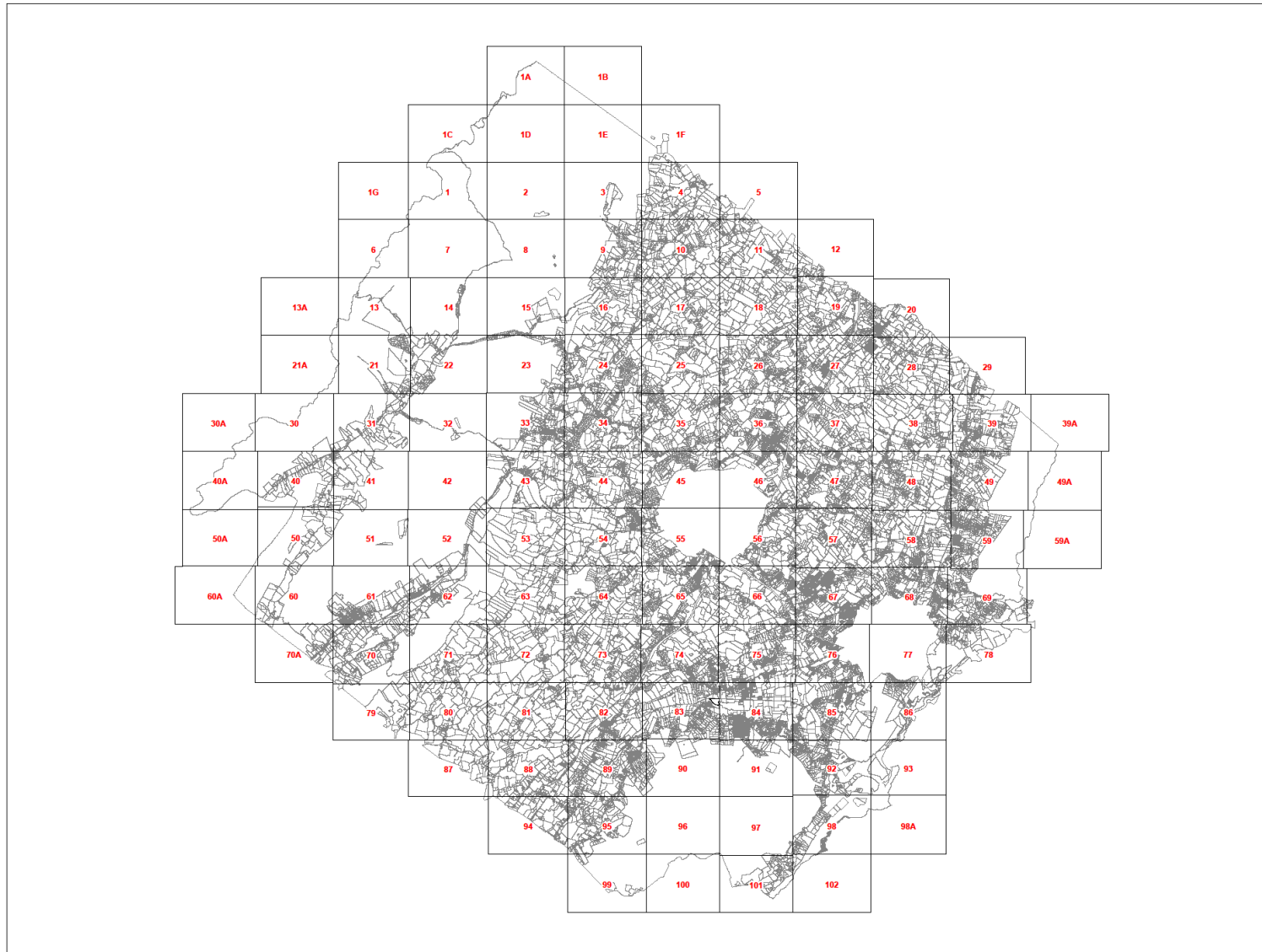
- Completed 153 Reassessments
- For 55 different localities across Virginia and North Carolina
- Totaling 2,600,000 + properties

# Phase 1 – Preparation

- County Map is gridded into smaller maps/ neighborhoods for market comparison
- Maps are numbered
- Augusta has approximately 96 Neighborhoods
- All properties are included



# AUGUSTA COUNTY



20,000 10,000 0 20,000 40,000  
Feet

Tax Map Index

Date: 6/21/2016



# Phase 2 – Sales Study

- Comprehensive Sales Study (Sales Ratio Report)
- Recent arms-length sales/transactions
- Recent sale price is compared to the assessed value
- Provides a base to determine fair market value



# What is “fair market value”?

- The amount a typical, well-informed purchaser would be willing to pay for a property, under the following conditions:
  - The seller and buyer must be unrelated
  - The seller must be willing, but not under undue pressure to sell; the buyer must be willing, but not under any obligation to buy
  - The property must be on the open market for a reasonable length of time
  - The payment must be in cash or its equivalent, and the financing, if required, must be typical for that type of property





If all these conditions are present, this is considered a market value, or “arm’s length,” sale



# Phase 3 – Field Visits

- Wampler-Eanes sends assessors/ data collectors to visit every accessible property in the county
- Information is verified to the County Record





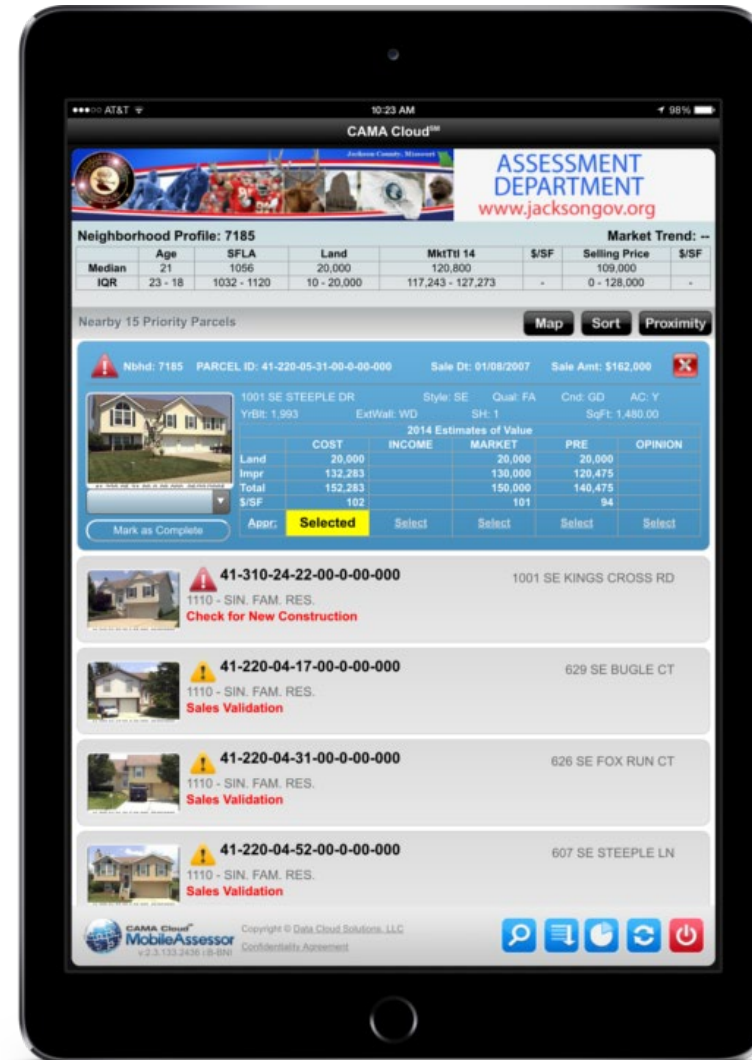
# Phase 3 – Field Visits

- The assessor makes note of any changes to the property, updates the property record card, and takes a new picture
- Changes may include new decks, porches, additions, sheds, etc. or removal of such items



# New Technologies

Wampler-Eanes uses  
Data Cloud Solutions Mobile Assessor  
– a field data collection software



# New Technologies

**GIS is utilized to view:**

- Property Lines
- Topography
- Open land vs. Woodland, Waterfront, etc.

**Also to determine:**

- Acreage
- Road frontage, water frontage
- And to locate other structures on a property



# New Technologies

- Augusta County uses the **VISION CAMA System** (Computer Assisted Mass Appraisal)

Easy-to-use navigation

Quick-access tools & parcel info header

Unlimited media and documents

Industry's best sketch program

Intuitive, flexible reporting

Dozens of high-powered analytical tools (e.g., sales analysis, cost modeling, table maintenance)

Completely customizable dashboards

Integrated GIS

The screenshot shows a software interface with a left-hand navigation pane, a central data entry area with various fields and dropdown menus, and a right-hand panel containing a map and a sketch of a house. The interface is designed for property appraisal and management.



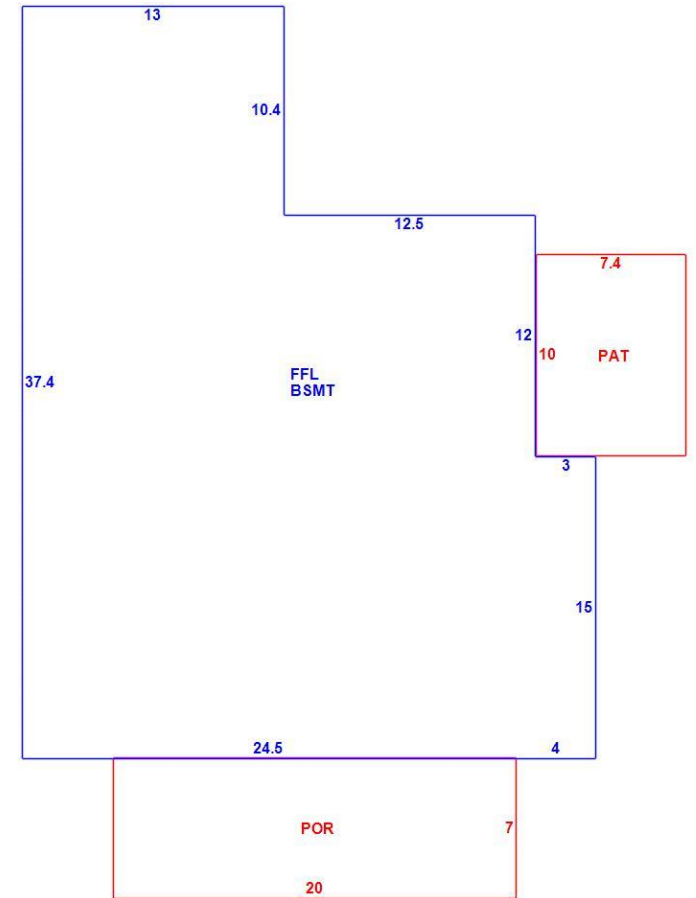
# New Technologies

- All changes to a property are entered into Mobile Assessor by assessors in the field and synced to the VISION CAMA system



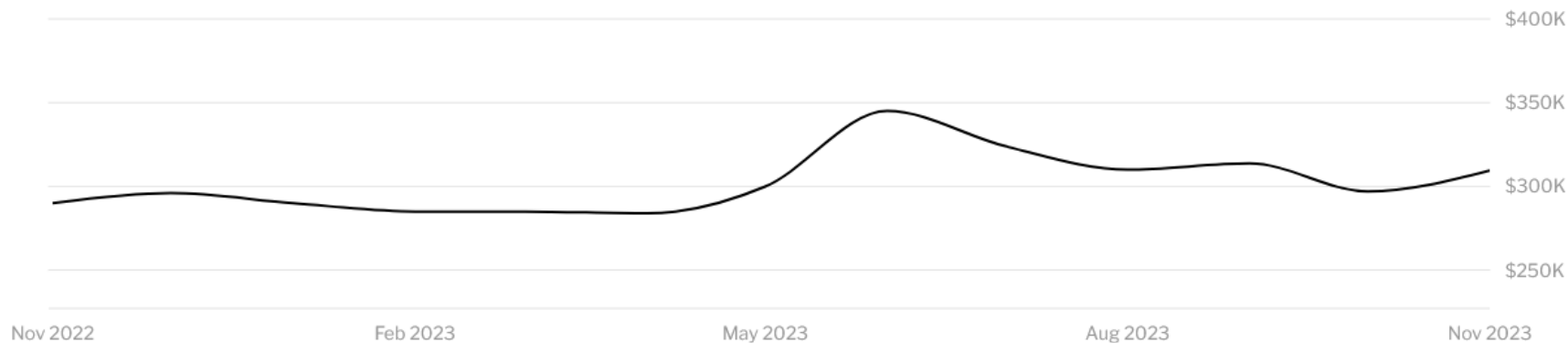
# Phase 4 – Data Entry

- All changes to a property are entered into the locality's property record data system
- A sketch of each building is created



# Phase 4 – Data Entry

- Neighborhood sales, land values, yearly appreciation trends and other data are analyzed
- Charts and land tables are also updated in the data system




Based on Redfin calculations of home data from MLS and/or public records.



# Phase 4 – Data Entry

- After completion of data entry, the locality sends out Notice of Assessed Value
- Notices of new assessed value mailed February 2024



**Augusta County Reassessment Office**  
P. O. Box 1789  
Waynesboro, VA 22980

AS REQUIRED BY STATE LAW  
YOUR PROPERTY HAS BEEN  
ASSESSED AT FAIR MARKET VALUE

MAP NUMBER	RECORD NUMBER	PAGE NO.
<i>FIELD 12</i>	<i>FIELD 13</i>	1 OF 2
2024 REASSESSED LAND VALUE:	2024 REASSESSED BLDG./IMPROVEMENT VALUE:	TOTAL 2024 REASSESSED VALUE:
<i>FIELD 14</i>	<i>FIELD 15</i>	<i>FIELD 16</i>

*FIELD 1*  
*FIELD 2*  
*FIELD 3*  
*FIELD 4* *FIELD 5* *FIELD 6*

**THIS IS NOT A TAX BILL**

**REAL ESTATE DESCRIBED AS:**

DISTRICT: *FIELD 7*

DESCRIPTION: *FIELD 8*  
*FIELD 9*

911 ADDRESS: *FIELD 10*  
*FIELD 11*

IF YOU ARE NOT THE OWNER

By State law, any person other than the owner who receives a reassessment notice must forward the notice immediately to the owner. Failure to do so is subject to penalties and fines. Mailing this notice to the last known address of the property owner is sufficient to satisfy the requirements of the law. (VA Code 58.1-3330)

**NOTICE OF 2024 REAL ESTATE ASSESSMENT CHANGE**

**GENERAL INFORMATION**

By State Law, all real property (land, building, and improvements) must be assessed at "fair market value" - the price that a seller is willing to accept and a buyer is willing to pay on the open market and in an arms-length transaction (Virginia Code 58.1-3201.) The last general reassessment in Augusta County was completed in 2018, effective January 1, 2019. This reassessment reflects the current fair market value of your property. **The January 1, 2024 land value does not reflect any reduction for qualifying land in the Land Use program.**

Every effort has been made to reassess your property accurately and equitably. However if you feel the reassessed value does not represent the current fair market value of your property, or the reassessed value is not uniform or consistent with similar properties in your area, you may appeal the reassessment to the Assessing Officer. You may also appeal your assessment to the Board of Equalization or the Circuit Court. You are not required to present your appeal to the Assessing Officer in order to appeal to the Board of Equalization or the Circuit Court. Values could be raised or lowered during these hearings in order to maintain uniformity and equalization. Property owners have the right to view and make copies of assessment records maintained by the Assessing Officer used in arriving at the assessed values of the land and any improvements thereon, except those records containing information made confidential by Virginia Code 58.1-3 & 58.1-3294. The procedure for accessing these records can be found in Virginia Code 58.1-3331 & 58.1-3332.

**APPEALS TO THE REASSESSMENT OFFICE**

To review the 2024 values of real estate located in Augusta County you may visit [www.AugustaCountyVA.gov/RealEstateDatabase](http://www.AugustaCountyVA.gov/RealEstateDatabase) or review the Reassessment Book which is available in the Commissioner of the Revenue's office. You may appeal your assessment by mail, email, Zoom or phone. All **In-Person Hearings** will be conducted at the Augusta County Government Center in Verona, VA beginning February 14, 2024. Schedule an in-person hearing by calling (540)-245-5630. Submit your written appeal to: **Augusta County Reassessment Office, P. O. Box 1789, Waynesboro, VA 22980** OR to: [AugustaReassessment@gmail.com](mailto:AugustaReassessment@gmail.com) (please make sure to include your "Map Number" and "Record Number" as shown above on all written appeals). In case the assessor needs to contact you, also please include your phone number on all appeals. Your appeal must be received **no later than March 5, 2024.**

*You will be notified by mail within 4-6 weeks of the conclusion of the outcome of any appeal.*  
**Values may be raised, lowered, or remain unchanged as a result of appeals.**  
**The goal is to maintain accuracy and consistency and to reflect current real estate market conditions.**

*Tear/Cut below this line for return to the Augusta County Reassessment Office (see back for additional comments)*

NAME: *FIELD 1*      MAP NUMBER: *FIELD 12*      RECORD NUMBER: *FIELD 13*

SCHEDULE A HEARING (Yes or No): \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

**Please indicate which of the following applies to your property (check all that apply):**

\_\_\_\_\_ The subject property is appraised at more than or less than its fair market value. (Provide comparable sales.)

\_\_\_\_\_ The subject property is not equally appraised as compared with similar properties. (Provide comparable properties.)

\_\_\_\_\_ The subject property has incorrect property characteristic data. (Provide details to be considered.)

REMARKS/COMMENTS: \_\_\_\_\_


CONTINUE REMARKS/COMMENTS ON BACK OF THIS FORM IF ADDITIONAL SPACE IS REQUIRED





# Phase 5 – Appeals/Changes

- Detailed information about the appeal process listed on the 2024 reassessment notice

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P. O. Box 1789  
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# Phase 5 – Reasons for Appeal

- Assessment too high/low
- Market Value Disparities
- Changes in Property Conditions
- Comparable Sales
- Clerical Errors



# Phase 5 – Appeals/Changes

## Levels of Appeal

1. Informal Hearing with Assessor
2. Board of Equalization
3. Circuit Court



# Phase 5 – Informal Hearing

- Detailed information about the appeal process listed on the 2024 reassessment notice
- Appeals can be done by Zoom, phone, email, in writing by mail, or in-person



# Phase 5 – Board of Equalization

- The Board of Equalization (BOE) will convene in Spring/Summer 2024
- Applications to the BOE will be available online
- No dates have been set for BOE hearings, WHEN AVAILABLE THEY WILL BE ADVERTISED.

The values displayed for 2022 and 2023 in the chart below are those values assigned effective January 1, 2022 & January 1, 2023, respectively. The values shown do not reflect any subsequent corrections, abatements or supplementals to those values that may have occurred after January 1, 2022 and January 1, 2023. According to VA State Code 58.1-3330, the assessment change notice must include the new assessed values and the immediately preceding two assessed values. It also requires that the notice list the tax rates and the total tax levies for the immediately preceding two tax years. This could be confusing because the tax rates for the immediately prior two tax years may not have been the rates in effect for the two immediately prior assessed values, but we are still required to show the tax rates and levies for the two previous years. This legislation also requires that the notice show the percentage changes from the immediately two preceding tax years.

## THIS IS NOT A TAX BILL

	2024 Reassessed Value	2023 Assessed Value	2022 Assessed Value
Land	FIELD 14	FIELD 17	FIELD 17
Building/Improvement	FIELD 15	FIELD 18	FIELD 18
Total	FIELD 16	FIELD 19	FIELD 19
Tax Rate	* Not Determined	0.63	0.63
Tax Levy	** Not Determined	** FIELD 20	** FIELD 21
2024 Value Percentage Change from 2023 Value		FIELD 22	
2024 Value Percentage Change from 2022 Value			FIELD 22

\*Please note the tax rate for the 2024 reassessed value has not been set by the Board of Supervisors.

\*\*Note: The levies shown above for 2023 and 2022 may not be the levies that were actually billed on your property. The levies shown above are calculated based on your property being fully taxable for all twelve months of the year. If the property was nontaxable during any year or any portion of a year the levies shown above do not reflect this. If the property was in any reduced tax program the levies shown above do not reflect this.

### PUBLIC HEARING ON TAX RATES

The tax rates which apply to this assessment are set annually by the Board of Supervisors. The public hearing date to set the tax rates will be advertised in the local newspaper and posted on the Augusta County website at [www.AugustaCountyVA.gov/news](http://www.AugustaCountyVA.gov/news) and is tentatively scheduled to be held in April 2024. The new reassessment does not mean your taxes will increase or decrease at the same amount.

### APPEALS TO THE BOARD OF EQUALIZATION

Augusta County is establishing a Board of Equalization (BOE) to review any appeals that are not resolved by appealing to the Reassessment Office. Dates for these hearings will be advertised in the local newspaper. The BOE will be scheduling hearings beginning in the summer of 2024. In any appeal to the BOE of an assessment of residential property, Virginia Code 58.1-3331 of the Code of Virginia requires that owners with less than four residential units be given a 45-day notice prior to their hearing date. These owners will have the option to request a hearing date earlier than 45 days from the date the appeal is made by signing a waiver agreeing to waive the required 45-day notice in advance of their hearing date.

### TAX RELIEF PROGRAMS

Augusta County offers tax relief for **Permanently Disabled or Elderly** (65+) residents with limited income and assets. Augusta County residents who are **Veterans with 100% service-connected, total and permanent disability** or the surviving spouse will receive a tax exemption on the home and up to 10 acres. The **Land Use program** offers a deferral of real estate taxes, must meet Agriculture, Horticulture or Forest requirements. Please visit [www.AugustaCountyVA.gov/reassessment](http://www.AugustaCountyVA.gov/reassessment) or call the Commissioner of the Revenue's office at 540-245-5647 for more information.

### FOR MORE INFORMATION ON REASSESSMENT CONTACT THE AUGUSTA COUNTY REASSESSMENT OFFICE

P.O. Box 1789, Waynesboro, VA 22980 / (540) 245-5630 / [AugustaReassessment@gmail.com](mailto:AugustaReassessment@gmail.com)

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REMARKS/COMMENTS:

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# Assessment Ratios

## Augusta County

2019	89.75%
2020	83.73%
2021	71.7%
2022	Available March 2024

Information provided by  
[https://www.tax.virginia.gov/  
assessment-sales-ratio-studies](https://www.tax.virginia.gov/assessment-sales-ratio-studies)



# MARKET TRENDS AUGUSTA COUNTY, VA

# Beverly Manor District

## 78 Residential Sales (Class 1 and 2) – 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
036A1 6 19	6345	11	0.275	2023-10-03	\$180,600	\$319,900	77.1%
036A1 6 22	6348	11	-	2023-03-10	\$145,200	\$241,000	66.0%
036A2 3 2	6413	11	0.485	2023-12-01	\$145,100	\$210,000	44.7%
036A2 5 13B	6440	11	0.247	2023-11-13	\$83,900	\$260,000	209.9%
036A2 6 1 8	38051	11	0.270	2023-02-22	\$142,600	\$170,000	19.2%
036A2 6 2 3	6471	11	0.206	2023-10-03	\$102,700	\$207,000	101.6%
036A2 6 3 10A	38056	11	0.207	2023-03-17	\$118,400	\$207,100	74.9%
036A2 6 6 10	6516	11	0.206	2023-02-28	\$146,200	\$274,900	88.0%
036A2 6 9 4	6555	11	0.206	2023-12-19	\$148,500	\$260,000	75.1%
036A2 7 29	29383	11	0.275	2023-02-16	\$165,600	\$285,000	72.1%
036E 2 12	34301	21	2.612	2023-09-25	\$342,800	\$642,500	87.4%
046 16A	9560	23	4.899	2023-10-10	\$71,200	\$114,900	61.4%
046 61C	9618	22	0.610	2023-08-18	\$103,100	\$215,000	108.5%
046 102	9666	23	1.482	2023-02-28	\$30,400	\$53,000	74.3%
046A 4 4C	9733	11	1.652	2023-08-07	\$215,900	\$350,000	62.1%
046C 1 1 6	9813	11	0.270	2023-07-27	\$106,000	\$159,900	50.8%
046C 1 4 27	9866	11	0.344	2023-10-20	\$149,300	\$359,500	140.8%
046C 1 9 10	9932	11	0.362	2023-05-26	\$138,200	\$140,000	1.3%
046C 2 4 9	9962	11	0.441	2023-01-20	\$227,900	\$300,000	31.6%
046C 6 11 3	10005	11	0.263	2023-05-22	\$109,300	\$150,000	37.2%
047 13	10069	24	10.833	2023-11-22	\$484,400	\$799,900	65.1%
047 18	10077	24	9.929	2023-05-01	\$330,200	\$510,000	54.5%
047 30	10089	23	4.510	2023-06-14	\$198,200	\$420,000	111.9%
047 48	10130	24	8.388	2023-01-19	\$91,700	\$181,500	97.9%
047 62C	10151	22	0.930	2023-06-21	\$227,300	\$440,000	93.6%
047 73D	34585	24	5.000	2023-07-31	\$215,500	\$456,500	111.8%
047 92B	46640	24	16.219	2023-02-13	\$259,300	\$336,000	29.6%



# Beverly Manor District

## 78 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
047 106B	10256	22	0.770	2023-03-31	\$144,300	\$180,000	24.7%
047 122	10280	23	3.899	2023-06-30	\$161,400	\$365,000	126.1%
047 147C	40642	23	4.484	2023-06-29	\$160,100	\$83,228	-48.0%
047E 5 24A	47088	23	1.662	2023-02-16	\$45,000	\$42,500	-5.6%
047F 1 2 34	10601	11	0.236	2023-02-23	\$106,300	\$225,000	111.7%
047F 1 3 5	10609	11	0.165	2023-08-01	\$101,600	\$245,500	141.6%
047F 1 4 1	10623	11	0.209	2023-05-19	\$101,800	\$235,000	130.8%
047F 1 5 5	10642	11	0.165	2023-03-30	\$104,900	\$225,000	114.5%
047F 3 7 16	10683	11	0.170	2023-10-02	\$111,000	\$110,000	-0.9%
047F 3 8 1	10689	11	0.192	2023-09-01	\$130,400	\$240,825	84.7%
047F 4 10 2	10754	11	0.176	2023-04-26	\$108,700	\$235,000	116.2%
055D 1 4	12504	11	-	2023-07-19	\$117,300	\$252,500	115.3%
055D 1 77	12576	11	0.247	2023-04-14	\$139,300	\$200,000	43.6%
055G 2 2 15	12653	11	0.344	2023-04-21	\$171,400	\$302,500	76.5%
055G 5 3 18	38384	11	0.398	2023-11-17	\$182,400	\$310,000	70.0%
055G 6 7 2	42405	11	0.321	2023-05-02	\$309,600	\$497,500	60.7%
055G 6 8 4	42422	11	0.384	2023-06-12	\$263,800	\$439,900	66.8%
055G 8 241	45303	21	0.334	2023-12-04	\$320,600	\$424,000	32.3%
055G11 14	42899	11	0.081	2023-07-31	\$198,800	\$335,000	68.5%
055G11 52	42921	11	0.082	2023-10-02	\$182,200	\$344,900	89.3%
055G11 77	42946	11	0.084	2023-02-24	\$202,400	\$327,262	61.7%
055G13 34	46111	11	0.107	2023-08-01	\$215,900	\$380,000	76.0%
057 88	13521	23	1.914	2023-05-08	\$128,800	\$190,000	47.5%
065B 1 8 20	16730	11	0.195	2023-08-28	\$106,500	\$180,000	69.0%
065B 6 4 A	31921	11	0.722	2023-03-10	\$264,100	\$360,000	36.3%
066 27	16884	24	15.109	2023-07-10	\$136,700	\$139,000	1.7%
066 42A	16912	23	1.443	2023-11-13	\$181,500	\$289,900	59.7%
066 57E	16962	23	1.290	2023-07-10	\$212,200	\$303,000	42.8%
066 58F	16969	22	0.920	2023-11-14	\$133,700	\$269,500	101.6%

# Beverly Manor District

## 78 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
066B 1 1 36	17103	21	0.294	2023-06-06	\$200,800	\$280,000	39.4%
066B 1 2 20	17128	11	0.275	2023-07-14	\$189,600	\$351,000	85.1%
066B 1 2 21	17129	21	0.275	2023-07-10	\$178,500	\$314,000	75.9%
066C 13 35	37494	11	0.285	2023-10-23	\$179,100	\$315,000	75.9%
075 2K	45369	23	2.174	2023-05-11	\$233,700	\$385,000	64.7%
075 22B	32239	22	0.679	2023-08-03	\$194,400	\$360,000	85.2%
075 75A	21303	22	0.863	2023-07-24	\$232,100	\$330,000	42.2%
075 105F	21384	23	2.000	2023-03-17	\$219,300	\$275,000	25.4%
075 105Q	37339	23	2.261	2023-09-01	\$252,000	\$380,000	50.8%
075D 3 1 32	35690	11	0.441	2023-11-01	\$140,900	\$245,000	73.9%
075D 5 2 20	21583	11	0.284	2023-07-20	\$141,000	\$259,900	84.3%
075D 5 2 30	21593	11	0.239	2023-07-05	\$122,900	\$132,000	7.4%
075D 5 2 30	21593	11	0.239	2023-12-15	\$122,900	\$239,900	95.2%
075D 7 6 4	21655	11	0.230	2023-05-16	\$145,700	\$270,000	85.3%
075D 7 6 9	21660	11	-	2023-03-03	\$149,800	\$230,000	53.5%
075D 13 3 36	35702	11	-	2023-04-26	\$164,600	\$290,500	76.5%
075D 14 10 10	35750	11	0.256	2023-03-27	\$169,500	\$278,900	64.5%
075D 16 1 44	39014	11	0.429	2023-09-27	\$147,900	\$210,000	42.0%
075D1 2 14	35792	11	0.389	2023-06-09	\$185,000	\$294,000	58.9%
075D1 3 10	37751	11	-	2023-07-28	\$85,300	\$205,000	140.3%
075D1 4 31	41421	11	0.184	2023-05-31	\$112,400	\$220,000	95.7%
075G 5 27	46152	11	0.200	2023-07-20	\$202,600	\$332,000	63.9%

**Median % Increase 69.5%**

**Avg % Increase 69.9%**

# Middle River District

## 93 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
019B 1 6B	46834	23	2.996	2023-07-05	\$207,300	\$377,000	81.9%
020A 3 6	2179	11	0.911	2023-04-24	\$170,200	\$320,000	88.0%
020A 3 10	2188	21	0.344	2023-11-17	\$54,200	\$70,000	29.2%
020A 3 41	2226	11	0.744	2023-12-01	\$104,400	\$132,000	26.4%
020D 1 5	47145	11	0.254	2023-04-03	\$329,000	\$427,000	29.8%
020D 1 12	47152	11	0.250	2023-07-18	\$291,900	\$409,000	40.1%
020D 1 13	47153	11	0.248	2023-09-18	\$262,900	\$369,000	40.4%
020D 1 36	47176	11	0.373	2023-09-06	\$310,300	\$440,000	41.8%
027 125A	3716	23	1.500	2023-11-28	\$177,000	\$240,000	35.6%
027C 3 2 32	4122	11	0.273	2023-12-04	\$128,000	\$216,500	69.1%
027C 7 67	42073	11	0.213	2023-03-10	\$169,900	\$295,250	73.8%
027C 7 83	42078	11	0.213	2023-09-29	\$198,100	\$332,000	67.6%
027C 10 154	42793	11	0.207	2023-03-03	\$149,600	\$250,000	67.1%
027C 12 97	43003	11	0.265	2023-07-24	\$201,200	\$344,000	71.0%
027C 12 113	43008	11	0.207	2023-12-02	\$201,800	\$318,000	57.6%
027C 14 257	43505	11	0.207	2023-07-11	\$181,000	\$300,000	65.7%
027C 15 183	43563	11	0.222	2023-05-30	\$160,000	\$205,000	28.1%
027C 17 298	43682	11	0.287	2023-05-05	\$179,500	\$298,000	66.0%
027C 19 329	43856	11	0.224	2023-04-17	\$172,400	\$290,000	68.2%
027C 20 367	44312	11	0.215	2023-05-31	\$179,500	\$325,000	81.1%
027C 21 393	44337	11	0.207	2023-11-17	\$205,500	\$329,900	60.5%
027C 22 225	44796	11	0.588	2023-07-24	\$205,000	\$365,000	78.0%
027C 23 422	44782	11	0.232	2023-11-30	\$177,300	\$299,900	69.1%
027C1 1 12L	45512	12	0.529	2023-08-22	\$279,300	\$431,000	54.3%

# Middle River District

## 93 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
028 23A	4214	23	3.000	2023-01-13	\$265,700	\$380,000	43.0%
029A 1 27	4465	21	0.610	2023-08-15	\$113,000	\$225,000	99.1%
029A 1 35	4473	21	0.401	2023-09-27	\$5,000	\$7,600	52.0%
038 75	7404	23	4.632	2023-05-18	\$65,400	\$65,000	-0.6%
038 94K	44943	23	2.690	2023-05-22	\$312,700	\$505,000	61.5%
038 101F	37223	24	6.089	2023-06-29	\$349,200	\$490,000	40.3%
038 101Q	38138	24	5.068	2023-10-03	\$308,300	\$505,000	63.8%
038 101T	38141	23	1.887	2023-06-20	\$295,600	\$334,950	13.3%
038 101U	38142	23	2.773	2023-04-06	\$415,200	\$425,000	2.4%
038 116A	7465	23	1.837	2023-10-27	\$50,900	\$75,000	47.3%
039 22T	34356	23	1.364	2023-02-10	\$38,700	\$54,000	39.5%
039 41	7568	23	1.000	2023-12-07	\$157,600	\$279,000	77.0%
039 43A	31326	22	0.839	2023-05-18	\$184,600	\$349,900	89.5%
039 64G	7595	23	2.784	2023-08-15	\$131,800	\$226,500	71.9%
039 81	7633	23	3.000	2023-08-10	\$35,000	\$83,000	137.1%
039 98E	46850	24	16.100	2023-06-09	\$65,300	\$195,000	198.6%
039A 2 6A	34376	21	0.847	2023-05-01	\$80,400	\$60,000	-25.4%
039C 3 4 46	7754	11	0.490	2023-06-21	\$125,800	\$274,000	117.8%
039C 3 9 9	7777	11	0.385	2023-10-30	\$159,900	\$294,000	83.9%
039C 5 4 26	39693	11	-	2023-11-08	\$155,300	\$269,000	73.2%
039C 5 5 1	39703	11	0.414	2023-04-21	\$161,600	\$225,000	39.2%
047 75E	44741	23	1.002	2023-04-03	\$40,000	\$80,000	100.0%
047 81D	10207	24	9.811	2023-05-18	\$336,000	\$612,000	82.1%
047 85E	43596	23	1.337	2023-11-09	\$221,900	\$315,000	42.0%

# Middle River District

## 93 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale	
047	87A	37461	23	3.711	2023-08-16	\$251,700	\$358,000	42.2%
047	87B	40599	23	3.464	2023-08-07	\$243,200	\$385,000	58.3%
047	137A	10318	23	1.506	2023-02-23	\$181,300	\$275,000	51.7%
047E 1	1	10519	21	1.001	2023-03-30	\$125,300	\$125,500	0.2%
047E 5	6	34605	23	2.083	2023-07-31	\$436,900	\$699,000	60.0%
048	67A	10922	23	1.896	2023-08-31	\$234,000	\$385,000	64.5%
048	67F	34629	23	2.906	2023-09-26	\$298,500	\$419,900	40.7%
048	71L	49211	24	6.000	2023-01-25	\$72,500	\$120,000	65.5%
048	146	11046	23	1.569	2023-10-30	\$179,600	\$150,000	-16.5%
048	151	11056	23	2.619	2023-05-08	\$201,200	\$275,000	36.7%
048B 1	5A	48984	23	1.000	2023-10-06	\$202,000	\$246,000	21.8%
048D 1	5	14515	24	5.089	2023-12-04	\$252,400	\$330,000	30.7%
049	10C	11244	24	9.554	2023-10-13	\$245,200	\$420,000	71.3%
049	57N	11329	22	0.860	2023-09-05	\$199,700	\$300,000	50.2%
049	66A	11356	24	12.853	2023-07-24	\$190,600	\$300,000	57.4%
049	122A	33249	24	5.000	2023-05-24	\$206,400	\$320,000	55.0%
058	109B	13766	23	2.571	2023-07-07	\$206,700	\$288,600	39.6%
058	109E	41315	23	4.447	2023-09-22	\$67,100	\$242,000	260.7%
058	109F	46257	24	5.008	2023-11-16	\$293,000	\$450,000	53.6%
058B 2	36	14003	21	1.561	2023-01-13	\$383,700	\$497,000	29.5%
059	2	14074	23	2.154	2023-05-01	\$119,600	\$311,000	160.0%
059	55H	45804	24	5.479	2023-08-25	\$308,600	\$546,000	76.9%
059A 1	13	14637	21	1.003	2023-05-06	\$37,800	\$30,000	-20.6%
059C 1	2F	14686	23	1.050	2023-10-06	\$156,600	\$310,000	98.0%
059F 1 3	10	14726	11	0.643	2023-10-02	\$199,200	\$160,000	-19.7%
059F 5 4	3	36822	11	-	2023-10-10	\$182,400	\$344,000	88.6%

# Middle River District

## 93 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
059F 7 104	41525	11	0.289	2023-06-29	\$172,200	\$286,000	66.1%
059F 10 113	43477	11	0.289	2023-05-05	\$190,200	\$285,000	49.8%
059F 10 118	43483	11	0.289	2023-03-27	\$190,200	\$308,000	61.9%
059F 10 119	43484	11	0.289	2023-02-15	\$194,200	\$295,000	51.9%
059F 10 119	43484	11	0.289	2023-03-22	\$194,200	\$300,000	54.5%
059F 11 5	44619	11	0.923	2023-12-15	\$243,400	\$375,000	54.1%
059F 11 12	44626	11	0.278	2023-06-08	\$256,900	\$349,900	36.2%
059F 13 55	45078	21	0.321	2023-12-14	\$177,100	\$296,000	67.1%
059F 13 61	45083	21	0.289	2023-02-10	\$201,100	\$302,000	50.2%
059F 13 69	45092	11	0.321	2023-12-08	\$188,100	\$288,000	53.1%
059F 13 127	45101	21	0.405	2023-07-20	\$167,300	\$280,000	67.4%
059G 1 3 12	14838	21	0.814	2023-09-19	\$199,700	\$344,000	72.3%
059G 2 1	31624	23	1.277	2023-11-30	\$227,800	\$350,000	53.6%
059G 3 2E	33195	21	1.334	2023-07-14	\$110,900	\$220,000	98.4%
059G 3 3F	44934	23	1.400	2023-05-26	\$21,200	\$45,000	112.3%
059G2 1 11C	43615	21	6.701	2023-04-12	\$58,700	\$115,000	95.9%
068 81	18977	22	0.390	2023-05-02	\$100,700	\$222,000	120.5%
068C 3 16	19340	21	0.366	2023-09-22	\$74,400	\$215,000	189.0%
069 15	19579	22	0.711	2023-01-17	\$98,200	\$239,900	144.3%

**Median % Increase 60.0%**

**Avg % Increase 63.4%**

# North River District

## 94 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
009 22B	310	22	0.472	2023-08-18	\$80,900	\$159,900	97.7%
010 23	549	23	4.000	2023-09-29	\$168,200	\$470,000	179.4%
010 47C	615	22	0.937	2023-06-08	\$195,400	\$329,900	68.8%
010 59C	647	23	1.110	2023-01-06	\$68,900	\$90,000	30.6%
010 84A	704	23	1.000	2023-11-13	\$3,000	\$20,000	566.7%
010 94B	730	24	15.200	2023-10-03	\$215,900	\$380,000	76.0%
010 110D	49196	24	5.415	2023-03-20	\$57,700	\$200,000	246.6%
010A 1 8A	788	21	4.535	2023-10-30	\$216,600	\$260,000	20.0%
011 2J	30917	23	1.210	2023-09-22	\$135,400	\$195,000	44.0%
011 3A	884	23	3.146	2023-07-13	\$163,000	\$160,000	-1.8%
011 6T	42960	23	1.339	2023-11-13	\$465,000	\$675,000	45.2%
011 65C	1000	24	5.900	2023-06-01	\$306,900	\$549,000	78.9%
012 14	1063	23	3.818	2023-09-05	\$19,100	\$6,200	-67.5%
017 13C	48760	24	13.725	2023-11-06	\$125,000	\$89,212	-28.6%
017 23J	44761	23	2.089	2023-07-27	\$242,000	\$375,000	55.0%
017 39H	49137	23	2.098	2023-10-06	\$42,700	\$73,000	71.0%
017 94	1546	23	3.133	2023-01-05	\$113,600	\$206,000	81.3%
017B 2 1	30626	21	5.023	2023-03-16	\$254,700	\$395,000	55.1%
018A 1 3	1690	21	5.340	2023-11-01	\$384,900	\$640,000	66.3%
019 16A	30954	22	0.993	2023-06-29	\$229,100	\$376,100	64.2%
019 34	1735	23	1.962	2023-09-21	\$36,300	\$82,000	125.9%
019 86B	1824	23	1.449	2023-06-09	\$161,700	\$331,000	104.7%
019 96	1833	24	5.016	2023-09-15	\$299,400	\$449,000	50.0%
019 96A	1834	24	5.004	2023-10-11	\$305,600	\$575,000	88.2%
019 153C	1917	24	10.707	2023-02-13	\$364,700	\$635,000	74.1%

# North River District

## 94 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
022 10B	44462	23	1.012	2023-02-07	\$70,800	\$55,000	-22.3%
024 99	2899	23	1.413	2023-06-28	\$148,100	\$250,000	68.8%
024 140B	40866	24	9.693	2023-06-27	\$311,000	\$536,000	72.3%
024A 1 3	2999	21	0.516	2023-06-20	\$128,600	\$210,500	63.7%
024F 1 15	32917	21	5.233	2023-10-31	\$51,200	\$70,500	37.7%
024G 1 C	33368	21	6.261	2023-04-14	\$249,300	\$525,000	110.6%
025 1D2	40955	23	2.195	2023-04-12	\$308,200	\$467,000	51.5%
025 10B	48648	24	5.128	2023-07-19	\$224,800	\$395,000	75.7%
025 18A	3087	22	0.990	2023-10-03	\$79,100	\$265,000	235.0%
025A 2 4	30697	21	5.031	2023-06-21	\$244,300	\$350,000	43.3%
025A 3 1A	31011	23	3.932	2023-06-13	\$308,600	\$505,000	63.6%
026 21E	3211	24	6.930	2023-12-20	\$321,200	\$549,500	71.1%
026 33A	46774	24	7.000	2023-12-18	\$323,300	\$580,000	79.4%
026 43E	3249	24	6.000	2023-12-13	\$405,600	\$840,000	107.1%
026 47H	46224	24	12.011	2023-08-31	\$120,800	\$279,000	131.0%
026 66B	40829	23	3.940	2023-04-27	\$412,600	\$680,000	64.8%
026 83B	40237	23	1.977	2023-08-11	\$238,500	\$436,000	82.8%
026 94D	3300	23	4.227	2023-03-10	\$281,500	\$275,000	-2.3%
026 157D	3401	22	0.742	2023-12-08	\$133,200	\$250,000	87.7%
026C 1 2	3476	21	4.713	2023-08-16	\$205,500	\$100,000	-51.3%
027 27	3554	23	4.295	2023-12-08	\$392,100	\$680,000	73.4%
027 27F	44213	23	4.098	2023-04-26	\$357,200	\$600,000	68.0%
027 27J	45183	23	2.710	2023-08-15	\$55,400	\$30,000	-45.8%
027 28A	3556	24	6.000	2023-06-01	\$208,500	\$340,000	63.1%
027 40	3568	23	1.001	2023-06-16	\$131,500	\$229,000	74.1%



# North River District

## 94 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
027A 1 2 2	3775	11	0.155	2023-11-16	\$125,000	\$244,000	95.2%
027A 1 2 5	3778	11	0.172	2023-06-20	\$111,200	\$218,000	96.0%
027A 2 57	3860	12	0.500	2023-04-03	\$102,900	\$175,000	70.1%
027A 5 1 G	3941	11	0.275	2023-06-12	\$153,200	\$150,000	-2.1%
027B 1 8	3973	21	0.275	2023-11-27	\$137,400	\$246,000	79.0%
027B 1 23	3987	21	0.275	2023-11-30	\$183,900	\$345,000	87.6%
027B 4 E 30	4044	11	-	2023-08-23	\$200,300	\$254,500	27.1%
027B 4 E 35	4049	11	-	2023-06-21	\$207,600	\$376,000	81.1%
027B 4 F 46	4060	11	-	2023-05-08	\$229,000	\$327,000	42.8%
027B 4 F 50	4064	11	-	2023-08-14	\$254,800	\$375,100	47.2%
034 82E	5363	22	0.770	2023-01-27	\$71,700	\$182,000	153.8%
034 82N	5372	22	-	2023-02-13	\$132,400	\$210,000	58.6%
034B 4 6	5570	21	-	2023-01-17	\$216,600	\$343,900	58.8%
035 27A1	30488	23	2.000	2023-06-15	\$250,000	\$464,900	86.0%
035 39	5773	23	1.248	2023-05-30	\$199,000	\$277,000	39.2%
035 39N	45527	24	12.195	2023-09-20	\$600,800	\$942,500	56.9%
035 43	5787	24	12.398	2023-11-17	\$317,800	\$675,000	112.4%
035 63A	31144	24	18.980	2023-11-09	\$291,800	\$599,000	105.3%
035 63E	45763	23	4.372	2023-11-30	\$73,600	\$140,000	90.2%
035 69H	30493	23	1.664	2023-05-22	\$41,800	\$30,000	-28.2%
035B 3 4	31149	24	8.033	2023-07-14	\$89,200	\$100,000	12.1%
036 2X	6001	24	7.107	2023-03-10	\$350,500	\$350,000	-0.1%
036 9A	6015	23	2.571	2023-06-08	\$164,800	\$360,000	118.4%
036 72F	49214	23	1.540	2023-06-12	\$63,000	\$70,000	11.1%
036 98	6216	24	6.927	2023-08-21	\$83,100	\$159,500	91.9%
036 98G	47426	23	1.524	2023-08-31	\$42,600	\$56,100	31.7%

# North River District

## 94 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
036A2 6 3 12	6492	11	0.206	2023-04-05	\$190,700	\$270,000	41.6%
036A212 1	6715	11	0.318	2023-04-28	\$147,600	\$224,000	51.8%
036A214 2 3	29395	11	0.271	2023-11-08	\$98,900	\$157,500	59.3%
036A217 4 31	6846	11	0.194	2023-05-05	\$186,300	\$322,000	72.8%
036A219 6 4	32996	11	-	2023-07-25	\$196,700	\$250,000	27.1%
036A220 7 10	34252	11	0.609	2023-05-19	\$201,600	\$365,000	81.1%
036A3 1 4 32	6888	11	0.413	2023-06-26	\$192,600	\$345,000	79.1%
036A3 3 6 15	38065	11	0.497	2023-09-21	\$210,500	\$369,900	75.7%
036A3 4 8 16	39585	11	0.401	2023-04-24	\$217,500	\$275,000	26.4%
036A4 1 3	43133	11	0.411	2023-02-17	\$228,200	\$360,000	57.8%
036B 1 4 9	6956	21	0.461	2023-03-14	\$171,100	\$301,300	76.1%
036B 1 5 11	6974	11	0.330	2023-05-10	\$179,300	\$305,000	70.1%
036D 1 A	6998	21	-	2023-04-11	\$230,300	\$310,000	34.6%
036D 1 31	7029	21	1.342	2023-01-04	\$160,100	\$290,000	81.1%
036D 3 6	30511	21	5.038	2023-06-29	\$177,600	\$430,000	142.1%
036D1 1 16	31226	24	9.551	2023-09-07	\$353,700	\$665,000	88.0%
036D2 2 6	38101	23	1.543	2023-11-09	\$221,600	\$335,900	51.6%
037B 3 1	31278	24	10.000	2023-08-01	\$376,900	\$561,000	48.8%

**Median % Increase 68.8%**

**Avg % Increase 70.0%**

# Pastures District

## 84 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
015A 1 3	2589	21	4.870	2023-01-10	\$119,400	\$215,000	80.1%
015A1 2 13	30642	21	2.500	2023-08-11	\$57,500	\$81,000	40.9%
021 3C	2396	23	4.250	2023-11-13	\$137,600	\$289,000	110.0%
021A 3 16	2445	24	5.200	2023-05-17	\$86,100	\$96,500	12.1%
021A 5 41	2471	21	9.070	2023-06-15	\$119,400	\$207,000	73.4%
022 8B	2492	23	1.373	2023-02-07	\$143,700	\$150,500	4.7%
022 22B	2525	24	15.688	2023-08-04	\$71,400	\$71,400	0.0%
023A 1 4A	2730	24	9.410	2023-05-05	\$144,500	\$152,000	5.2%
023A 2 2	2733	21	0.781	2023-02-07	\$125,800	\$205,000	63.0%
024 20D	43296	24	5.831	2023-03-24	\$99,800	\$125,000	25.3%
024 48H	2841	23	1.001	2023-03-20	\$100,000	\$113,000	13.0%
024 48J	2843	22	0.605	2023-02-06	\$4,200	\$10,000	138.1%
024 118B	49349	24	5.012	2023-11-08	\$65,000	\$150,000	130.8%
031 18D	4581	23	3.170	2023-10-31	\$36,800	\$85,000	131.0%
031 35B	4621	23	2.877	2023-05-03	\$58,900	\$75,000	27.3%
031 49A	29099	23	1.000	2023-09-12	\$34,200	\$74,500	117.8%
032 2D	4683	22	0.750	2023-03-14	\$61,100	\$85,000	39.1%
033 31B	4758	23	1.826	2023-08-23	\$192,700	\$201,300	4.5%
033 38D	36747	23	3.288	2023-06-15	\$122,000	\$80,000	-34.4%
033 38K	4790	24	6.113	2023-12-04	\$85,800	\$130,000	51.5%

# Pastures District

## 84 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
033 43A	4801	24	13.566	2023-03-16	\$283,500	\$499,900	76.3%
033 62	4836	22	0.325	2023-08-25	\$1,600	\$1,600	0.0%
033 62B	4838	23	4.866	2023-08-25	\$143,900	\$223,400	55.2%
033 63A	4840	24	11.993	2023-09-22	\$251,700	\$510,000	102.6%
033 63B	31075	23	1.014	2023-10-04	\$40,000	\$40,000	0.0%
033B1 2 5 16	33998	21	0.213	2023-04-19	\$129,100	\$219,000	69.6%
033B1 4 4 31	34063	21	0.358	2023-02-16	\$119,400	\$215,000	80.1%
033B1 4 4 33	34065	21	0.475	2023-08-01	\$124,900	\$235,000	88.2%
033B1 5 5 15	5041	21	-	2023-03-08	\$155,900	\$215,000	37.9%
034 40B	31109	24	10.000	2023-06-28	\$303,900	\$475,000	56.3%
034 41C	31110	24	7.423	2023-04-03	\$313,500	\$453,000	44.5%
034 62A	5288	22	0.877	2023-11-27	\$109,100	\$235,000	115.4%
034A 1 2	5401	21	0.695	2023-05-30	\$194,900	\$300,000	53.9%
034A 1 3	5403	21	0.687	2023-05-31	\$262,000	\$425,000	62.2%
034A 1 31A	5441	21	3.150	2023-02-07	\$15,800	\$22,250	40.8%
034A 1 89B	41214	21	0.807	2023-07-28	\$54,300	\$37,500	-30.9%
034A1 2 4	34141	24	8.020	2023-03-15	\$226,700	\$330,000	45.6%
034A1 5 1 12	40000	21	7.027	2023-11-29	\$92,200	\$105,000	13.9%
034A1 5 2 13	40012	21	7.987	2023-04-18	\$78,500	\$135,000	72.0%
034A1 5 2 15	40014	21	6.007	2023-06-08	\$85,000	\$105,000	23.5%

# Pastures District

## 84 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
034C1 1 10	39953	21	4.150	2023-09-21	\$372,800	\$560,500	50.3%
034C1 5 21	38015	21	3.936	2023-09-18	\$339,200	\$476,000	40.3%
034C1 5 22	38016	21	3.353	2023-01-17	\$373,200	\$529,000	41.7%
034C1 5 26	38020	21	3.918	2023-02-23	\$269,700	\$395,000	46.5%
034D 2 6	34175	21	5.603	2023-09-05	\$372,600	\$580,000	55.7%
043 42A	8129	23	1.398	2023-11-29	\$82,700	\$139,000	68.1%
043C 1 7	8313	21	-	2023-12-18	\$67,300	\$85,000	26.3%
044 13	8350	23	4.042	2023-05-16	\$218,800	\$375,000	71.4%
044 14A	38192	23	1.907	2023-10-20	\$175,600	\$295,000	68.0%
044 25A	43264	24	12.920	2023-01-06	\$300,800	\$725,000	141.0%
044 31C	38201	24	20.000	2023-09-26	\$144,000	\$155,000	7.6%
044 61D	48175	24	5.283	2023-09-07	\$87,800	\$119,900	36.6%
044 81D	29406	22	0.459	2023-10-31	\$85,800	\$242,000	182.1%
044C1 4 3 1A	38221	21	4.047	2023-03-23	\$368,900	\$585,000	58.6%
044E 1 13	8625	21	5.180	2023-09-26	\$301,500	\$435,000	44.3%
045 48	8725	24	10.530	2023-04-11	\$290,000	\$416,345	43.6%
045C 2 A	8967	21	0.840	2023-02-01	\$130,000	\$238,000	83.1%
045D 3 8	34440	22	0.659	2023-09-05	\$172,900	\$285,000	64.8%
054 23A	11658	23	1.000	2023-12-18	\$128,000	\$235,000	83.6%
054 23C	11660	22	0.877	2023-04-24	\$139,500	\$212,900	52.6%
054 63A	11737	23	1.491	2023-12-22	\$130,000	\$200,000	53.8%
054 86	11771	22	0.846	2023-02-14	\$73,400	\$162,500	121.4%

# Pastures District

## 84 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
054A 2 3 5	11828	22	0.172	2023-06-15	\$166,500	\$310,000	86.2%
054A 2 9 3	11899	11	0.183	2023-12-21	\$129,100	\$193,750	50.1%
054A 4 A 3	11978	11	0.390	2023-09-11	\$95,500	\$190,000	99.0%
054A 4 C 13	12015	11	0.250	2023-08-17	\$75,200	\$186,150	147.5%
054A 4 C 18	12020	11	0.167	2023-04-06	\$133,900	\$200,000	49.4%
054A 5 C	12061	23	1.000	2023-09-26	\$108,700	\$220,000	102.4%
054B 3 6	12100	21	1.081	2023-08-03	\$135,100	\$345,000	155.4%
054C 7 2	12121	21	1.664	2023-01-27	\$192,300	\$212,500	10.5%
054D 1 28	12156	22	0.751	2023-04-07	\$156,600	\$235,000	50.1%
054D 2 10	47967	11	0.841	2023-07-07	\$191,900	\$299,900	56.3%
054D 2 16	47973	11	0.953	2023-12-08	\$254,600	\$497,000	95.2%
055 52D	45779	23	2.290	2023-05-16	\$218,900	\$287,000	31.1%
055 74E	12333	22	0.870	2023-09-01	\$232,500	\$420,000	80.6%
055F 1 2	12261	24	9.944	2023-02-17	\$89,200	\$165,000	85.0%
061 43A	14948	22	0.960	2023-07-12	\$35,900	\$40,000	11.4%
064 28A	40164	23	1.475	2023-09-20	\$191,900	\$350,000	82.4%
064 34FF	37472	23	4.870	2023-06-01	\$537,700	\$780,000	45.1%
064 61	16091	24	18.826	2023-04-14	\$155,900	\$225,000	44.3%
064 65F	41042	23	4.453	2023-07-24	\$448,100	\$737,500	64.6%
070 64A	19994	23	3.160	2023-05-26	\$88,600	\$149,400	68.6%
070 66B	35570	24	9.353	2023-03-31	\$95,000	\$189,900	99.9%
072 70J	45889	24	12.074	2023-05-02	\$122,000	\$149,000	22.1%

**Median % Increase 54.6%**

**Avg % Increase 59.7%**

# Town of Craigsville

Part of Pastures District

## 3 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
061A 4 4	15179	21	0.472	2023-06-29	\$10,000	\$25,000	150.0%
061B 2 J JB	31783	23	1.120	2023-06-29	\$172,000	\$230,000	33.7%
061B 4 2 1	31820	12	-	2023-04-05	\$68,100	\$30,000	-55.9%

**Median % Increase      33.7%**

**Avg % Increase        42.6%**

# Riverheads District

## 88 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
063 37	15918	24	12.530	2023-04-13	\$73,700	\$50,000	-32.2%
065F1 2 5	31932	24	5.000	2023-12-12	\$183,900	\$329,900	79.4%
071 10	29530	23	1.325	2023-06-30	\$190,900	\$300,000	57.2%
072A 2 9A	20442	21	1.680	2023-07-06	\$139,700	\$100,000	-28.4%
073 36A	20544	22	0.652	2023-05-15	\$181,400	\$349,000	92.4%
073 70C	49064	24	18.600	2023-02-03	\$173,200	\$259,000	49.5%
073 75F	38921	24	7.204	2023-08-15	\$718,900	\$1,150,000	60.0%
073A 2 13	20681	21	4.263	2023-07-06	\$207,200	\$312,500	50.8%
073A 2 18	20686	21	1.167	2023-07-06	\$196,200	\$330,000	68.2%
074 1D	38927	23	2.000	2023-09-08	\$123,700	\$150,000	21.3%
074 48M	38948	23	1.303	2023-03-30	\$237,100	\$381,000	60.7%
074 81A	20857	22	0.320	2023-11-21	\$45,000	\$85,000	88.9%
074 97A	41633	22	0.544	2023-05-31	\$219,900	\$315,000	43.2%
074 98A	20892	23	1.286	2023-01-20	\$95,500	\$100,000	4.7%
074 98G	20898	23	1.993	2023-04-20	\$60,300	\$70,384	16.7%
074 133	20964	23	1.000	2023-07-05	\$86,700	\$150,000	73.0%
074A 1 21	21013	21	2.730	2023-12-08	\$286,000	\$276,000	-3.5%
074C1 3 8	36965	21	6.370	2023-07-26	\$314,600	\$475,000	51.0%
074D1 1 1	32214	23	1.961	2023-12-04	\$171,800	\$299,900	74.6%
075 45J	38971	23	2.166	2023-02-15	\$256,300	\$519,000	102.5%
075G 2 2	35795	13	1.024	2023-06-20	\$279,400	\$396,000	41.7%
081 71	23388	23	1.656	2023-02-27	\$151,300	\$341,000	125.4%
082 28E	37042	23	4.390	2023-09-01	\$234,600	\$389,900	66.2%
082 80A	23526	22	0.990	2023-06-29	\$45,000	\$76,000	68.9%
082 83K	32404	24	5.322	2023-01-20	\$70,300	\$99,900	42.1%
082 109H	47106	23	1.000	2023-08-11	\$55,800	\$130,000	133.0%



# Riverheads District

## 88 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
082A 1 16	23624	22	0.420	2023-06-26	\$243,400	\$431,000	77.1%
082A 1 19	23627	12	0.298	2023-05-30	\$140,300	\$235,000	67.5%
082A 1 23	23629	12	0.275	2023-03-27	\$120,900	\$240,750	99.1%
082A 1 75	23689	21	0.672	2023-11-20	\$181,000	\$343,000	89.5%
082A1 1 3C	37578	23	2.063	2023-07-19	\$454,000	\$410,000	-9.7%
082B 1 2 1	23881	21	1.030	2023-06-30	\$170,700	\$275,000	61.1%
082B 1 2 2	23882	21	1.030	2023-08-14	\$151,600	\$180,000	18.7%
082E 1 14	48150	22	0.308	2023-07-17	\$269,200	\$465,000	72.7%
082E 1 41	49022	21	0.275	2023-06-21	\$333,600	\$464,900	39.4%
082E 1 42	49021	21	0.304	2023-05-08	\$304,700	\$444,900	46.0%
082E 1 63	48449	22	0.224	2023-04-12	\$225,000	\$350,000	55.6%
082E 1 73	47857	22	0.216	2023-11-21	\$291,700	\$425,000	45.7%
082E 1 76	47737	22	0.216	2023-02-01	\$247,100	\$369,000	49.3%
082E 1 78	47879	22	0.222	2023-10-20	\$220,000	\$360,000	63.6%
083 3I	39164	23	3.159	2023-08-01	\$307,500	\$505,500	64.4%
083 9L	48640	23	2.724	2023-04-27	\$80,300	\$89,000	10.8%
083 35	33668	23	1.869	2023-07-18	\$167,000	\$340,000	103.6%
083 84A	48440	22	0.974	2023-03-30	\$174,400	\$192,000	10.1%
083 90K	24107	22	0.500	2023-05-13	\$165,100	\$295,000	78.7%
083A 8 3	46877	11	0.280	2023-08-28	\$236,600	\$345,000	45.8%
083A 8 10	46884	11	0.210	2023-07-19	\$241,100	\$305,000	26.5%
083A 9 126	46899	11	0.280	2023-08-01	\$194,400	\$324,000	66.7%
083B2 1 14A	24222	23	4.567	2023-09-29	\$184,300	\$325,000	76.3%
083C 1 10	24275	24	11.180	2023-07-31	\$70,900	\$60,000	-15.4%

# Riverheads District

## 88 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
083C13 2 16	37068	21	1.803	2023-03-16	\$277,700	\$392,000	41.2%
083C14 37	39205	21	0.955	2023-11-17	\$378,500	\$525,000	38.7%
083C14 42	39210	21	2.223	2023-09-14	\$278,400	\$398,200	43.0%
083C2 1 10A	39601	23	1.007	2023-05-15	\$205,400	\$335,000	63.1%
083C2 2 3	36080	11	1.858	2023-04-21	\$253,600	\$425,000	67.6%
083C2 3 2 9	40470	11	-	2023-03-24	\$230,700	\$385,000	66.9%
083C2 4 5 9	43236	11	0.349	2023-06-15	\$259,600	\$410,000	57.9%
083C2 4 5 11	43238	11	0.401	2023-07-05	\$235,400	\$330,000	40.2%
083C2 5 4 1	45144	21	0.395	2023-07-31	\$312,000	\$489,900	57.0%
083D2 1 17	24311	24	10.167	2023-12-13	\$175,500	\$100,000	-43.0%
083D3 1 31	24354	24	6.925	2023-01-09	\$252,000	\$390,000	54.8%
083E 7 8	24397	21	0.440	2023-07-06	\$202,900	\$340,000	67.6%
083F 3 11	36100	22	0.519	2023-07-21	\$178,500	\$178,500	0.0%
084 39	24469	23	4.449	2023-06-20	\$211,100	\$355,000	68.2%
088 10A	26801	23	1.980	2023-02-01	\$156,400	\$170,000	8.7%
088 31D	37839	24	6.711	2023-10-10	\$294,100	\$439,900	49.6%
088 77H	26900	23	1.282	2023-03-23	\$155,400	\$100,000	-35.6%
088 77S	41597	23	3.285	2023-05-08	\$122,200	\$55,000	-55.0%
089 4D	42305	24	10.000	2023-03-31	\$241,600	\$433,000	79.2%
089 35H	37104	24	6.285	2023-09-08	\$266,200	\$440,000	65.3%
089 50	27089	23	1.057	2023-06-02	\$167,400	\$232,500	38.9%
089 50B	45188	24	13.149	2023-04-03	\$136,900	\$150,000	9.6%
089 55C	36542	23	4.011	2023-11-30	\$216,000	\$401,000	85.6%
089 77B	27151	23	3.485	2023-05-09	\$157,200	\$157,200	0.0%

# Riverheads District

## 88 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
089 109	27231	23	2.984	2023-10-11	\$119,500	\$175,000	46.4%
089 115A1	39413	21	15.405	2023-10-31	\$219,100	\$437,000	99.5%
089 115Z1	39437	21	10.480	2023-07-19	\$213,600	\$415,000	94.3%
089 117	27260	23	2.564	2023-04-25	\$100,700	\$163,000	61.9%
089A 1 11	27285	21	0.631	2023-04-10	\$138,000	\$200,000	44.9%
089C 6 8 2	30600	23	1.036	2023-12-22	\$91,400	\$152,000	66.3%
089C1 1 13 8	36575	21	0.692	2023-10-26	\$92,500	\$129,887	40.4%
089C1 4 10 8	36606	21	1.103	2023-11-14	\$101,400	\$225,000	121.9%
094 35	28116	42	0.760	2023-06-05	\$61,700	\$37,500	-39.2%
094A 1 2	28132	22	0.930	2023-09-08	\$136,700	\$269,500	97.1%
095 3E	32649	23	1.151	2023-08-08	\$223,000	\$381,000	70.9%
095 46B	28271	24	8.201	2023-02-27	\$61,000	\$60,000	-1.6%
095 46F	48821	24	8.251	2023-12-19	\$86,300	\$85,000	-1.5%
095 57A	28295	24	10.543	2023-10-27	\$228,000	\$300,000	31.6%

**Median % Increase 55.2%**

**Avg % Increase 48.3%**

# South River District

## 115 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
075 89A	21338	23	1.858	2023-04-27	\$207,700	\$248,000	19.4%
075B1 1 12	46458	11	0.222	2023-05-02	\$245,300	\$365,000	48.8%
075B1 2 293	47097	21	0.275	2023-09-15	\$269,200	\$399,900	48.6%
075B1 2 303	47654	21	0.317	2023-04-14	\$243,300	\$369,900	52.0%
075B1 2 323	47226	11	0.090	2023-10-13	\$189,900	\$264,000	39.0%
075H 7 5	44379	11	0.215	2023-06-30	\$214,200	\$289,000	34.9%
075H 14 33	46964	11	0.683	2023-06-27	\$50,000	\$96,900	93.8%
076 14A	21749	23	1.000	2023-08-04	\$172,600	\$224,000	29.8%
076 33X	48801	23	2.364	2023-08-15	\$50,900	\$105,000	106.3%
076 33Y	48800	23	2.680	2023-07-21	\$76,800	\$120,000	56.3%
076 46A	21824	23	4.041	2023-10-30	\$193,200	\$330,000	70.8%
076 46E	21828	23	2.480	2023-07-26	\$142,000	\$110,000	-22.5%
076 54E	21854	23	2.000	2023-05-16	\$286,500	\$360,000	25.7%
076 54F	21855	13	1.010	2023-05-03	\$168,000	\$280,000	66.7%
076A 6 2 24	22208	11	0.248	2023-09-11	\$175,700	\$290,000	65.1%
076E 6 2	22309	21	0.840	2023-07-27	\$277,900	\$360,000	29.5%
076E 14 2 10	22389	21	0.316	2023-10-17	\$179,500	\$215,000	19.8%
076E 18 8	22426	21	0.968	2023-11-13	\$250,600	\$319,900	27.7%
076E 20 7	32292	23	1.101	2023-08-25	\$259,600	\$462,500	78.2%
076E 22 1 1	35880	11	-	2023-05-25	\$201,400	\$285,000	41.5%
076E 23 20	39896	21	3.049	2023-11-14	\$284,300	\$615,000	116.3%
076E1 1 1 2	35886	11	0.449	2023-06-28	\$249,100	\$365,000	46.5%
076E1 1 2 15	35898	11	0.529	2023-06-30	\$324,900	\$465,000	43.1%
076E1 1 2 20	35903	11	0.379	2023-04-07	\$234,800	\$355,000	51.2%
076E1 9 21	43688	11	0.323	2023-04-27	\$278,300	\$389,900	40.1%

# South River District

## 115 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
076E1 9 22	43689	11	0.275	2023-05-02	\$258,800	\$385,000	48.8%
076G 3 5	22451	11	5.007	2023-02-03	\$379,300	\$484,200	27.7%
076Q 3 2D	35933	21	2.196	2023-03-23	\$357,200	\$573,000	60.4%
077C1 2 3 12	33464	21	2.117	2023-08-04	\$55,600	\$82,000	47.5%
077C1 3 3 28	35986	21	1.663	2023-09-06	\$384,500	\$789,900	105.4%
077C2 2 6	44136	21	10.729	2023-12-18	\$128,900	\$120,000	-6.9%
077C4 1 5	35991	21	21.000	2023-04-18	\$553,500	\$725,000	31.0%
084 66E	24557	22	0.800	2023-12-04	\$128,700	\$210,000	63.2%
084 83B	24597	23	2.429	2023-08-28	\$60,000	\$49,566	-17.4%
084 88F	24611	24	8.634	2023-07-06	\$296,000	\$500,000	68.9%
084A 2 2 69	24757	21	0.344	2023-01-31	\$189,400	\$305,000	61.0%
084A 8 3 1	24999	21	0.252	2023-08-18	\$205,400	\$335,000	63.1%
084A 19 8 8	25083	21	0.275	2023-11-08	\$209,500	\$250,000	19.3%
084B1 1 32	25196	21	0.725	2023-08-24	\$98,400	\$236,000	139.8%
084B2 1 5 3A	25376	21	0.344	2023-02-21	\$151,800	\$268,900	77.1%
084C 1 28B	25532	22	0.979	2023-07-10	\$40,700	\$30,000	-26.3%
084E 1 1 2	25684	11	0.459	2023-06-08	\$185,800	\$305,000	64.2%
084E 1 2 3	25699	11	0.631	2023-06-12	\$205,900	\$335,000	62.7%
084E 3 4 12	25744	11	0.779	2023-08-22	\$183,000	\$302,000	65.0%
084E 3 5 12	25759	11	0.262	2023-12-19	\$149,700	\$250,000	67.0%
084E 5 4 3	25793	11	0.459	2023-04-11	\$167,100	\$280,000	67.6%
084E 6 2 26	25824	11	0.459	2023-06-15	\$200,800	\$289,000	43.9%
084E 9 1 17	30461	11	-	2023-12-21	\$169,900	\$297,500	75.1%
084E 14 78	39260	11	-	2023-11-02	\$226,000	\$226,000	0.0%
084E1 4 6 26	30433	11	-	2023-11-06	\$177,300	\$300,900	69.7%

# South River District

## 115 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
084E1 4 6 27	30434	11	-	2023-04-28	\$151,400	\$310,000	104.8%
084E1 4 7 1	30443	11	-	2023-12-15	\$201,900	\$299,900	48.5%
084E1 6 11 5	32542	12	0.472	2023-05-30	\$193,300	\$312,000	61.4%
084E1 6 12 13	32549	12	-	2023-08-23	\$208,800	\$315,000	50.9%
084E1 8 13 4	36198	11	-	2023-07-10	\$207,800	\$330,000	58.8%
084E1 8 13 6	36200	11	-	2023-09-29	\$195,800	\$305,000	55.8%
084E1 8 13 9	36203	11	-	2023-03-31	\$185,800	\$325,000	74.9%
084E1 9 8 30	36213	11	-	2023-09-25	\$159,600	\$250,000	56.6%
084E110 13 19	36242	11	-	2023-03-02	\$199,400	\$305,000	53.0%
084E110 14 6	36249	11	-	2023-08-07	\$226,800	\$339,900	49.9%
084E110 14 9	36252	11	-	2023-11-29	\$183,300	\$318,000	73.5%
084E112 15 8	37371	11	-	2023-09-05	\$214,100	\$336,000	56.9%
084E115 187	42624	11	0.321	2023-07-07	\$261,300	\$407,921	56.1%
084E115 189	42627	11	0.298	2023-10-06	\$249,800	\$375,000	50.1%
084E115 196	42657	11	0.528	2023-06-15	\$258,800	\$435,000	68.1%
084E115 217	42676	11	0.526	2023-12-19	\$246,200	\$344,000	39.7%
084E115 221	42680	11	0.773	2023-12-22	\$234,800	\$361,000	53.7%
084E3 1 13	36287	21	4.955	2023-07-31	\$205,600	\$372,500	81.2%
084E3 2 2	36300	23	1.694	2023-12-01	\$273,300	\$350,000	28.1%
084E3 4 40	36347	11	0.709	2023-05-19	\$186,700	\$321,100	72.0%
084E3 6 21	37801	11	-	2023-06-13	\$212,500	\$340,000	60.0%
084G 2 64	44899	21	1.484	2023-08-14	\$53,400	\$63,500	18.9%
084H 1 36	45250	21	1.169	2023-10-12	\$512,600	\$790,000	54.1%
085 57	26075	23	4.480	2023-11-13	\$89,600	\$35,000	-60.9%

# South River District

## 115 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
085 105A	39311	24	11.978	2023-04-07	\$106,400	\$125,000	17.5%
085 109D	26191	22	0.729	2023-08-07	\$190,100	\$250,000	31.5%
085 117C	26222	22	0.720	2023-05-05	\$112,400	\$245,100	118.1%
085A 2 9C	26376	21	0.426	2023-07-27	\$156,800	\$267,000	70.3%
085C 6 1 4	26520	11	0.551	2023-10-26	\$126,100	\$212,000	68.1%
085G 3 9	36414	21	4.186	2023-10-23	\$149,700	\$297,000	98.4%
085G 4 3 9	36453	11	-	2023-10-26	\$195,100	\$312,000	59.9%
085G 5 1 10	37093	11	-	2023-05-31	\$135,900	\$230,000	69.2%
085G 7 3 13	39335	21	-	2023-08-11	\$151,600	\$280,000	84.7%
085G 8 1 71	39353	11	-	2023-08-18	\$149,300	\$280,000	87.5%
085G 8 5 91	39366	11	-	2023-08-30	\$141,100	\$256,000	81.4%
085G 9 107	39744	11	0.207	2023-11-30	\$157,700	\$247,000	56.6%
085G1 1 9A	36468	23	2.498	2023-09-11	\$179,300	\$295,000	64.5%
085I 1 48	42705	11	0.854	2023-04-04	\$223,700	\$399,900	78.8%
085I 2 55	43983	11	0.399	2023-08-28	\$216,500	\$338,500	56.4%
086A3 1 C	36493	24	6.620	2023-10-02	\$42,500	\$173,000	307.1%
086A3 6 2	26698	21	5.241	2023-11-06	\$51,200	\$85,000	66.0%
086A3 6 3	26699	21	9.953	2023-10-03	\$55,800	\$220,000	294.3%
086A3 7 21	26707	21	4.695	2023-05-03	\$339,600	\$339,600	0.0%
092 4A	27655	23	1.870	2023-04-12	\$185,000	\$310,000	67.6%
092 7J	39500	23	1.501	2023-05-30	\$209,700	\$310,000	47.8%
092 69A	30184	24	10.000	2023-01-30	\$72,000	\$47,500	-34.0%
092 75M	37840	23	1.493	2023-02-22	\$130,800	\$189,900	45.2%
092 116L	47300	23	1.044	2023-03-17	\$36,700	\$50,010	36.3%
092A 1 19	27940	21	0.510	2023-07-07	\$154,300	\$300,000	94.4%

# South River District

## 115 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
092A 1 27A	40127	22	0.962	2023-10-20	\$104,400	\$235,000	125.1%
092A 3 8	28004	21	1.148	2023-11-27	\$89,900	\$199,900	122.4%
097 1E	28444	23	2.437	2023-03-03	\$217,700	\$350,000	60.8%
097 1F	28445	22	0.742	2023-11-20	\$46,600	\$185,000	297.0%
098 13	28481	23	2.050	2023-06-29	\$209,100	\$335,000	60.2%
098A 1 18	28533	11	0.362	2023-10-31	\$408,000	\$715,000	75.2%
098A 1 99	28596	11	-	2023-04-21	\$271,300	\$449,000	65.5%
098A 1 107	28598	11	0.475	2023-01-17	\$308,400	\$489,975	58.9%
098A 2 11	28622	11	0.390	2023-05-03	\$394,100	\$693,000	75.8%
098A2 2 1	28698	11	0.380	2023-11-17	\$438,600	\$620,000	41.4%
098A2 2 10	28705	11	0.402	2023-09-21	\$392,000	\$610,000	55.6%
098A2 2 53	28720	11	0.298	2023-05-19	\$617,300	\$1,150,000	86.3%
098A3 1 4	28728	21	0.848	2023-03-01	\$478,400	\$510,000	6.6%
098A3 1 32	30317	21	0.524	2023-11-17	\$30,000	\$40,000	33.3%
101 13	28793	23	2.228	2023-11-08	\$204,100	\$467,000	128.8%
101 15	28795	23	2.063	2023-09-25	\$115,200	\$100,000	-13.2%

**Median % Increase 58.8%**

**Avg % Increase 61.0%**



# Wayne District

## 125 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
057 32	13393	24	19.255	2023-11-17	\$452,700	\$700,000	54.6%
057 33A	13395	23	1.000	2023-07-31	\$245,200	\$355,000	44.8%
057 43D	44464	24	5.000	2023-10-27	\$233,400	\$330,000	41.4%
057 48A	13429	23	1.794	2023-09-28	\$230,300	\$460,000	99.7%
058 92N	33301	24	6.545	2023-07-24	\$303,100	\$488,000	61.0%
058 112G	29678	23	1.146	2023-12-21	\$315,300	\$360,000	14.2%
058 116G	13825	22	0.970	2023-11-08	\$201,600	\$285,000	41.4%
058 116N	37263	23	2.354	2023-04-24	\$169,400	\$320,000	88.9%
058 117Q	45869	23	4.539	2023-12-04	\$47,700	\$119,000	149.5%
058 141	13891	24	10.768	2023-10-11	\$209,000	\$200,000	-4.3%
058 141B	48176	24	12.716	2023-05-25	\$73,600	\$122,000	65.8%
058 141F	49285	24	10.000	2023-03-29	\$89,500	\$122,000	36.3%
058 148	13904	23	1.000	2023-12-19	\$16,000	\$25,000	56.3%
058C 1 3	14045	21	0.814	2023-01-13	\$162,300	\$243,300	49.9%
058D 1 2	14054	21	-	2023-11-30	\$207,500	\$395,000	90.4%
058F 2 2	34862	21	2.021	2023-04-18	\$330,800	\$600,000	81.4%
058F 3 25	34885	21	2.455	2023-04-03	\$260,200	\$368,000	41.4%
058F 3 26	34886	21	2.646	2023-05-26	\$428,300	\$600,000	40.1%
059 40B	14145	23	2.600	2023-08-01	\$185,100	\$325,000	75.6%
066B 1 1 11	17079	21	0.275	2023-06-27	\$153,800	\$299,900	95.0%
066B 6 2 1	35055	11	-	2023-03-01	\$191,800	\$265,000	38.2%
066B 7 1 4	17168	11	0.215	2023-03-31	\$154,800	\$265,000	71.2%
066B 7 1 10	17174	11	0.215	2023-08-03	\$204,400	\$311,000	52.2%
066B 7 3 2	17199	11	-	2023-02-17	\$162,800	\$290,000	78.1%
066B 7 3 12	17209	11	0.287	2023-11-08	\$168,100	\$240,000	42.8%

# Wayne District

## 125 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
066B1 3 1	47356	11	0.102	2023-10-20	\$173,300	\$250,000	44.3%
066B1 3 4	47359	11	0.111	2023-10-27	\$183,700	\$248,000	35.0%
066C 6 8	17257	11	0.459	2023-09-08	\$221,100	\$270,000	22.1%
066C 13 19	37478	11	0.298	2023-03-17	\$181,800	\$285,000	56.8%
066F 1 2A	42263	11	0.321	2023-08-07	\$263,700	\$380,000	44.1%
066F 1 3B	42295	11	0.408	2023-11-16	\$258,700	\$373,000	44.2%
066F 1 6B	42301	11	0.241	2023-01-23	\$263,400	\$355,000	34.8%
066F 3 8B	43509	11	0.241	2023-07-06	\$281,800	\$350,000	24.2%
066F 4 14A	44047	11	0.396	2023-07-28	\$303,500	\$530,500	74.8%
067 6D	31961	24	5.002	2023-07-17	\$572,400	\$820,000	43.3%
067 6E	31962	24	5.000	2023-07-13	\$481,900	\$752,000	56.0%
067 13	17346	22	0.944	2023-07-06	\$119,400	\$265,000	121.9%
067 71	17484	23	3.148	2023-07-06	\$72,200	\$75,000	3.9%
067 75B	17494	23	4.890	2023-11-20	\$343,900	\$357,500	4.0%
067 106E	46872	22	0.738	2023-05-17	\$226,700	\$465,000	105.1%
067A 1 6 9	17690	11	0.172	2023-05-15	\$30,000	\$40,000	33.3%
067A 1 8 4	17716	11	0.184	2023-02-24	\$116,900	\$229,900	96.7%
067A 5 17	17794	11	0.138	2023-04-21	\$145,200	\$235,000	61.8%
067A 8 10	17869	11	1.000	2023-10-06	\$140,600	\$215,000	52.9%
067A 10 2	17913	12	0.367	2023-02-17	\$190,900	\$221,000	15.8%
067A 18 12	35143	11	-	2023-02-16	\$229,900	\$250,000	8.7%
067A 20 1 19	35163	11	-	2023-07-25	\$316,800	\$439,900	38.9%
067A 20 4 2	35184	11	-	2023-06-28	\$260,200	\$375,000	44.1%

# Wayne District

## 125 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
067A 22 5 2	36909	11	-	2023-06-07	\$232,200	\$372,500	60.4%
067A 24 4 21	40273	11	0.443	2023-06-22	\$258,200	\$435,000	68.5%
067A 25 21	41093	11	0.397	2023-07-05	\$306,900	\$449,900	46.6%
067A 27 4	46308	11	0.218	2023-06-28	\$219,800	\$430,000	95.6%
067A1 1 1 27	17960	11	0.661	2023-08-28	\$194,200	\$370,000	90.5%
067A1 3 3	39901	11	0.376	2023-06-01	\$261,100	\$355,000	36.0%
067A1 5 21	38653	11	0.279	2023-01-30	\$216,200	\$315,000	45.7%
067A1 5 30	38662	11	0.625	2023-08-29	\$208,400	\$365,000	75.1%
067A1 5 37	38668	11	0.439	2023-03-09	\$235,200	\$365,000	55.2%
067A1 6 112	40575	11	0.278	2023-05-10	\$171,500	\$299,900	74.9%
067A113 7 8	41915	11	0.347	2023-07-07	\$280,300	\$410,000	46.3%
067A113 7 10	41917	11	0.371	2023-08-15	\$300,700	\$429,900	43.0%
067A113 9 7	41933	11	0.356	2023-06-22	\$269,100	\$400,000	48.6%
067A114 105	42255	11	0.316	2023-10-25	\$200,200	\$335,000	67.3%
067A115 10 5	43883	11	0.677	2023-11-02	\$407,900	\$545,000	33.6%
067A115 13 11	43912	11	0.423	2023-04-24	\$283,100	\$430,000	51.9%
067A115 15 2	43927	11	0.447	2023-04-13	\$315,300	\$467,000	48.1%
067A2 1 28	35230	11	0.352	2023-11-14	\$345,700	\$435,000	25.8%
067A2 1 47	35249	11	0.477	2023-05-01	\$286,400	\$425,000	48.4%
067A2 3 18	39939	21	0.356	2023-02-13	\$318,800	\$505,000	58.4%
067A2 5 105	41680	11	0.440	2023-12-18	\$271,900	\$425,000	56.3%
067A2 5 125	41702	11	0.432	2023-07-31	\$354,100	\$510,000	44.0%
067A2 6 153	41947	11	0.430	2023-05-01	\$268,400	\$405,000	50.9%
067A2 6 155	41949	11	0.461	2023-08-31	\$296,500	\$445,000	50.1%
067A2 7 98	43168	11	0.440	2023-08-30	\$325,900	\$490,900	50.6%

# Wayne District

## 125 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
067A3 1 1	44174	11	0.349	2023-04-26	\$330,600	\$459,000	38.8%
067A3 2 8C	48658	11	-	2023-02-06	\$251,500	\$253,000	0.6%
067A3 2 96	45053	21	0.278	2023-07-05	\$291,900	\$469,000	60.7%
067A3 2 104	45061	21	0.299	2023-09-13	\$270,800	\$395,000	45.9%
067A3 7 42	47585	11	0.275	2023-02-07	\$287,600	\$445,000	54.7%
067B 6 1	18104	21	0.505	2023-09-15	\$143,400	\$130,000	-9.3%
067B 6 12	18115	11	0.505	2023-04-10	\$205,600	\$340,000	65.4%
067C1 3 12A	48668	21	0.254	2023-05-31	\$90,000	\$85,000	-5.6%
067C1 4 F	38682	21	0.457	2023-05-31	\$65,000	\$116,000	78.5%
067C1 6 33	43337	11	0.239	2023-06-21	\$259,500	\$402,000	54.9%
067C1 6 43	43348	11	0.304	2023-09-21	\$443,900	\$675,000	52.1%
067C1 7 61	44280	11	0.367	2023-05-09	\$424,400	\$565,000	33.1%
067C2 1 1	38692	11	-	2023-04-28	\$228,200	\$367,500	61.0%
067C2 3 55	39804	11	0.382	2023-08-18	\$227,400	\$360,000	58.3%
067C2 6 94	42190	11	0.414	2023-12-15	\$251,400	\$379,900	51.1%
067C2 6 98	42193	11	0.356	2023-12-15	\$252,400	\$385,000	52.5%
067C2 8 5	47048	42	1.950	2023-08-22	\$297,300	\$215,000	-27.7%
067C3 1 77	48497	21	0.426	2023-06-06	\$292,300	\$430,000	47.1%
067C3 2 6	48714	11	0.260	2023-04-24	\$250,500	\$375,000	49.7%
067C3 2 85	48719	11	0.225	2023-03-10	\$310,100	\$475,000	53.2%
067C3 2 179	48723	11	0.419	2023-08-09	\$343,700	\$499,900	45.4%
067D 7 1	35321	22	0.767	2023-01-30	\$40,000	\$55,000	37.5%
067H 3 4	47722	24	5.010	2023-11-17	\$120,100	\$167,000	39.1%
067H1 1 17	35350	42	1.817	2023-01-04	\$796,100	\$794,000	-0.3%
067H1 6 13	35365	11	-	2023-09-11	\$293,900	\$395,000	34.4%

# Wayne District

## 125 Residential Sales (Class 1 and 2) - 2023

Map #	Record #	Class	Acreage	Sale Date	Current Assessed - Total Value	Consideration - Sales Price	% Change Assmnt/Sale
067H1 7 3 7	35388	11	0.573	2023-03-03	\$355,200	\$580,000	63.3%
067H1 9 6	35422	11	1.242	2023-04-28	\$354,800	\$445,000	25.4%
067H110 E 6A	38744	11	0.129	2023-05-01	\$169,900	\$271,000	59.5%
067H113 K 2	42005	11	0.145	2023-11-28	\$179,400	\$250,000	39.4%
067I 2 1 1	18598	21	0.620	2023-05-08	\$215,700	\$355,000	64.6%
067I 3 2 14	18618	21	0.344	2023-07-31	\$218,100	\$398,000	82.5%
068 34A	18837	23	1.274	2023-06-14	\$388,400	\$810,000	108.5%
068 36Q	32044	23	1.773	2023-05-31	\$191,900	\$378,425	97.2%
068 36R	32045	23	1.774	2023-05-30	\$50,400	\$75,000	48.8%
068 127	19049	23	1.913	2023-02-02	\$42,200	\$34,200	-19.0%
068 150	19070	22	0.580	2023-10-11	\$82,800	\$190,000	129.5%
068A 1 7	19120	11	0.459	2023-01-24	\$60,700	\$37,000	-39.0%
068B 2 2 1	19185	11	0.155	2023-07-18	\$72,100	\$100,000	38.7%
068B 2 2 11	19195	21	0.172	2023-03-13	\$112,600	\$190,000	68.7%
068B 3 1 4	19226	11	0.422	2023-07-14	\$128,300	\$245,000	91.0%
068B 4 13	29881	21	0.517	2023-01-17	\$51,400	\$225,000	337.7%
068B1 1 16	38772	11	0.780	2023-05-08	\$212,500	\$350,000	64.7%
068J 2 6	19502	21	1.797	2023-05-12	\$183,100	\$279,000	52.4%
069 40	19624	24	15.001	2023-11-17	\$156,600	\$345,000	120.3%
069A2 1 17	19814	21	3.231	2023-06-05	\$31,200	\$94,240	202.1%
069B1 1 5	19888	21	5.010	2023-08-25	\$190,900	\$349,900	83.3%
069F 1 5	40179	23	4.064	2023-02-17	\$52,300	\$145,000	177.2%
069F 1 27	40201	24	13.504	2023-07-25	\$68,800	\$100,000	45.3%
075H 21 52	48388	21	0.414	2023-05-19	\$330,900	\$550,000	66.2%
076E 7 1 2	22312	21	0.275	2023-09-08	\$226,200	\$323,000	42.8%
076E1 4 1 27	37022	11	-	2023-09-29	\$237,500	\$369,000	55.4%
076P2 4 29	44593	11	0.454	2023-06-30	\$357,700	\$490,000	37.0%

Median % Increase 50.9%

Avg % Increase 56.5%

# Summary

## Residential Sales (Class 1 and 2) - 2023

<b>District</b>	<b>Sales</b>	<b>Median % Increase</b>	<b>Average % Increase</b>
<b>Beverley Manor</b>	<b>78</b>	<b>69.5%</b>	<b>69.9%</b>
<b>Middle River</b>	<b>93</b>	<b>60.0%</b>	<b>63.4%</b>
<b>North River</b>	<b>94</b>	<b>68.8%</b>	<b>70.0%</b>
<b>Pastures</b>	<b>84</b>	<b>54.6%</b>	<b>59.7%</b>
<b>(Town of Craigsville)</b>	<b>3</b>	<b>33.7%</b>	<b>42.6%</b>
<b>Riverheads</b>	<b>88</b>	<b>55.2%</b>	<b>48.3%</b>
<b>South River</b>	<b>115</b>	<b>58.8%</b>	<b>61.0%</b>
<b>Wayne</b>	<b>125</b>	<b>50.9%</b>	<b>56.5%</b>
<b>Countywide</b>	<b>680</b>	<b>58.3%</b>	<b>60.9%</b>

# SAMPLE OF SALES FROM 2023

<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
North River	\$98,900	\$157,500	59%	11/08/2023



It has been determined this is a non-qualifying sale.



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
North River	\$132,400	\$210,000	59%	02/13/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Wayne	169,900	271,000	60%	05/01/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Wayne	\$181,000	\$285,000	57%	03/17/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
South River	\$214,100	\$336,000	57%	09/05/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Pastures	\$303,900	\$475,000	56%	06/28/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Riverheads	\$718,900	\$1,150,000	60%	08/15/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Pastures	\$368,900	\$585,000	59%	03/23/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Wayne	\$227,400	\$360,000	58%	08/18/2023





<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Middle River	\$243,200	\$385,000	58%	08/07/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Wayne	\$318,800	\$505,000	58%	02/13/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Pastures	\$393,400	\$595,000	51%	03/28/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
Pastures	\$943,900	\$1,470,000	56%	06/20/2023



<b>District</b>	<b>2023 Assessment</b>	<b>Sales Price</b>	<b>% of Increase</b>	<b>Date of Sale</b>
North River	\$600,800	\$942,500	57%	09/20/2023



# AUGUSTA COUNTY REAL ESTATE REASSESSMENT 2024

## QUESTIONS

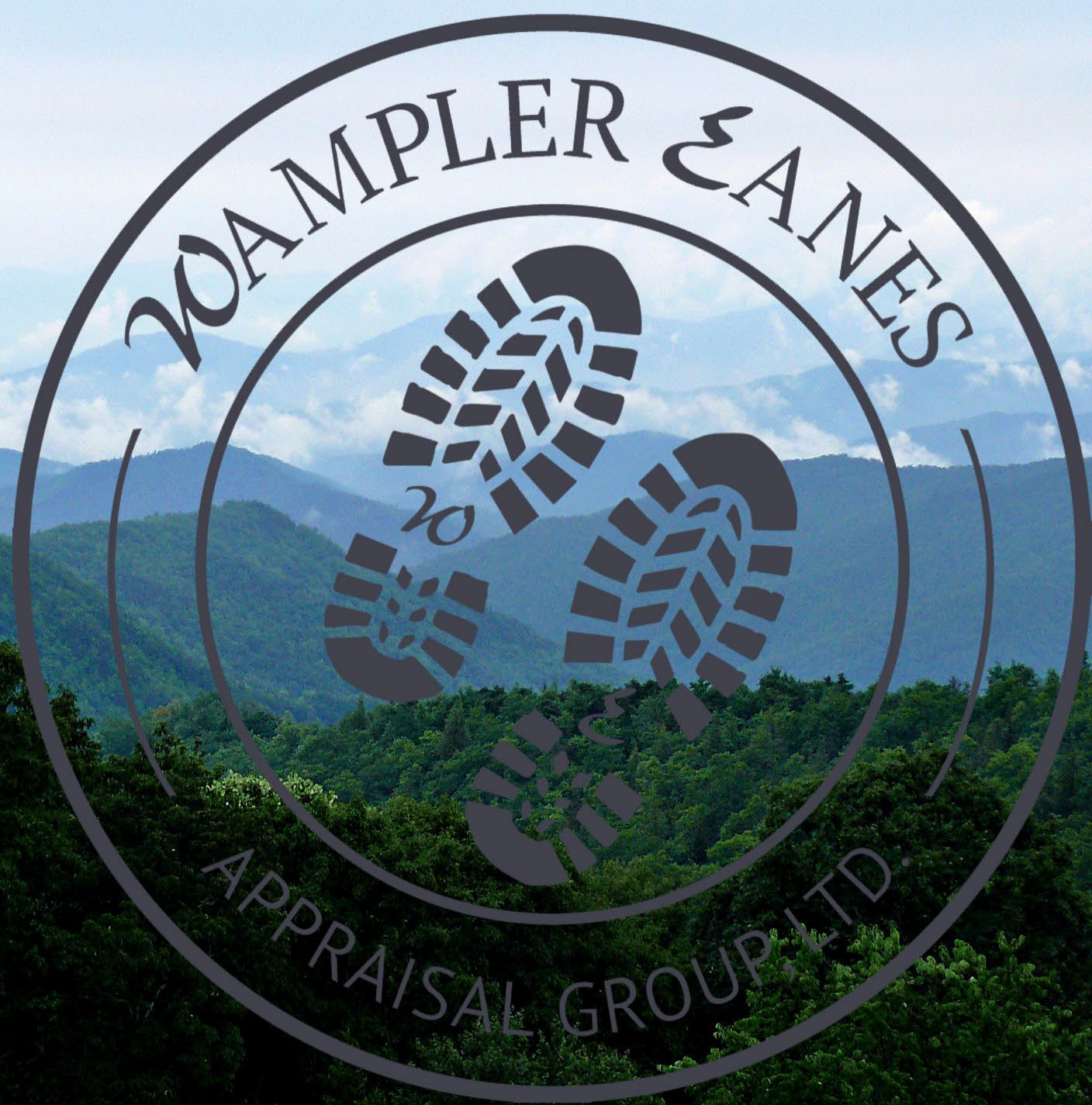


# WAMPLER-EANES APPRAISAL GROUP

APPRECIATES THE OPPORTUNITY  
TO SERVE THE CITIZENS  
OF AUGUSTA COUNTY

WAMPLER-EANES APPRAISAL GROUP, LTD  
120 AMSTERDAM ROAD  
DALEVILLE, VA 24083  
540-992-2323  
ADMIN@WAMPLEREANES.COM





WAMPLER & ANES

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APPRAISAL GROUP, LTD.