

Revaluation Impacts Analysis

City Council Budget Workshop
April 6, 2023

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Data Analysis Overview and Definitions

Assessed Values – Reflects the assessed *market value* determined by the Mecklenburg County Tax Assessors and do not reflect any individual tax exclusions, exemptions, or referrals based on disability or veteran status

Median \$ Change in Assessed Value – Represents the median *Value Change* of all parcels within a selected geographic region (e.g., NPA, City, Council District)

Median % Change in Assessed Value – Represents the median *Value Percent Change* of all parcels within a selected geographic region (e.g., NPA, City, Council District)

Neighborhood Profile Area (NPA) – Based on census block groups and represents the smallest geographic unit of analysis

Percentage of Residential Parcels with Value Increase – Represents all parcels where the *Value Change* is greater than \$0, divided by the total number of tax-eligible parcels within a selected geographic region (e.g., NPA, City, Council District)

Percentage of Residential Parcels with No Change or Decrease – Represents all parcels where the *Value Change* is less than or equal \$0, divided by the total number of tax-eligible parcels within a selected geographic region (e.g., NPA, City, Council District)

Poverty – Represents the percentage of population within an NPA receiving Food and Nutrition Services in 2021, sourced from the [Quality of Life Explorer](#)

Rental Costs – Represents the median gross rent of renter-occupied housing units within an NPA in 2020, sourced from the [Quality of Life Explorer](#)

Rental Houses – Represents the percentage of detached single-family dwellings that are rentals within an NPA in 2021, sourced from the [Quality of Life Explorer](#)

Residential Parcels – Includes only residential parcels paying City of Charlotte taxes, as determined by Mecklenburg County where the 2023 assessed value is greater than \$0. All maps and tables in this document refer only to *Residential Parcels*

Seniors – Represents the percentage of the population within an NPA over age 65 and over in 2020, sourced from the [Quality of Life Explorer](#)

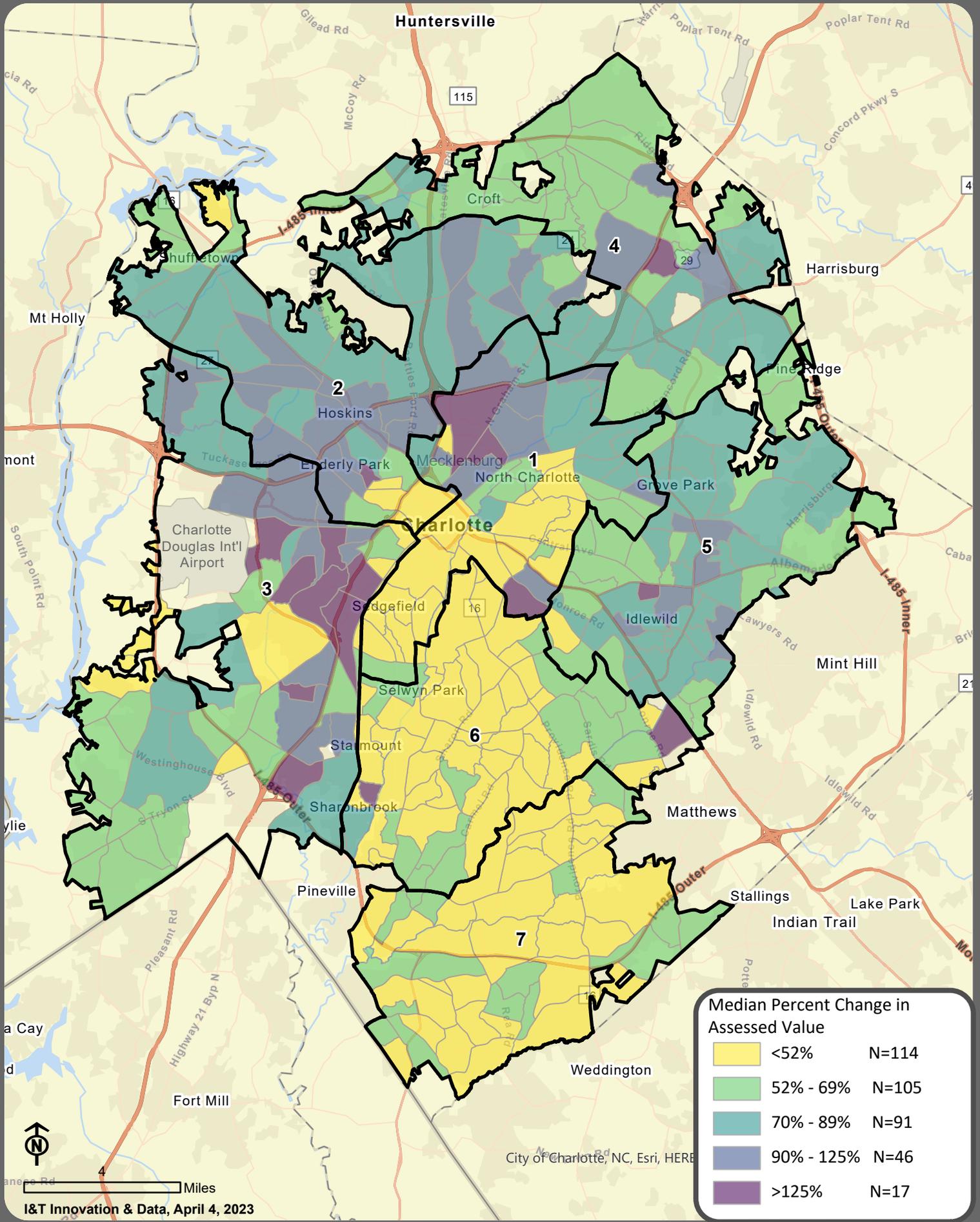
Value Changes – Calculated as the difference between each individual parcel's assessed value in 2023 minus its assessed value in 2022

Value Percent Change – Calculated as the difference between each individual parcel's assessed value in 2023 minus its assessed value in 2022 and divided by its 2022 assessed value

Citywide Summary

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	Citywide
Number of Residential Parcels in Analysis	36,952	44,826	35,192	34,894	39,249	37,727	40,141	269,161
Median % Change in Assessed Value	55%	78%	71%	67%	73%	48%	49%	62%
% Residential Parcels w/ Increase	99.3%	99.2%	99.2%	99.8%	99.6%	99.1%	99.6%	99.4%
% Residential Parcels No Change or Decrease	0.7%	0.8%	0.8%	0.2%	0.4%	0.9%	0.4%	0.6%
Median \$ Change in Assessed Value	\$125,900	\$125,300	\$132,400	\$137,700	\$128,900	\$182,800	\$162,100	\$136,400

Median Percent Change in Assessed Value of Residential Property by NPA (2019-2023)



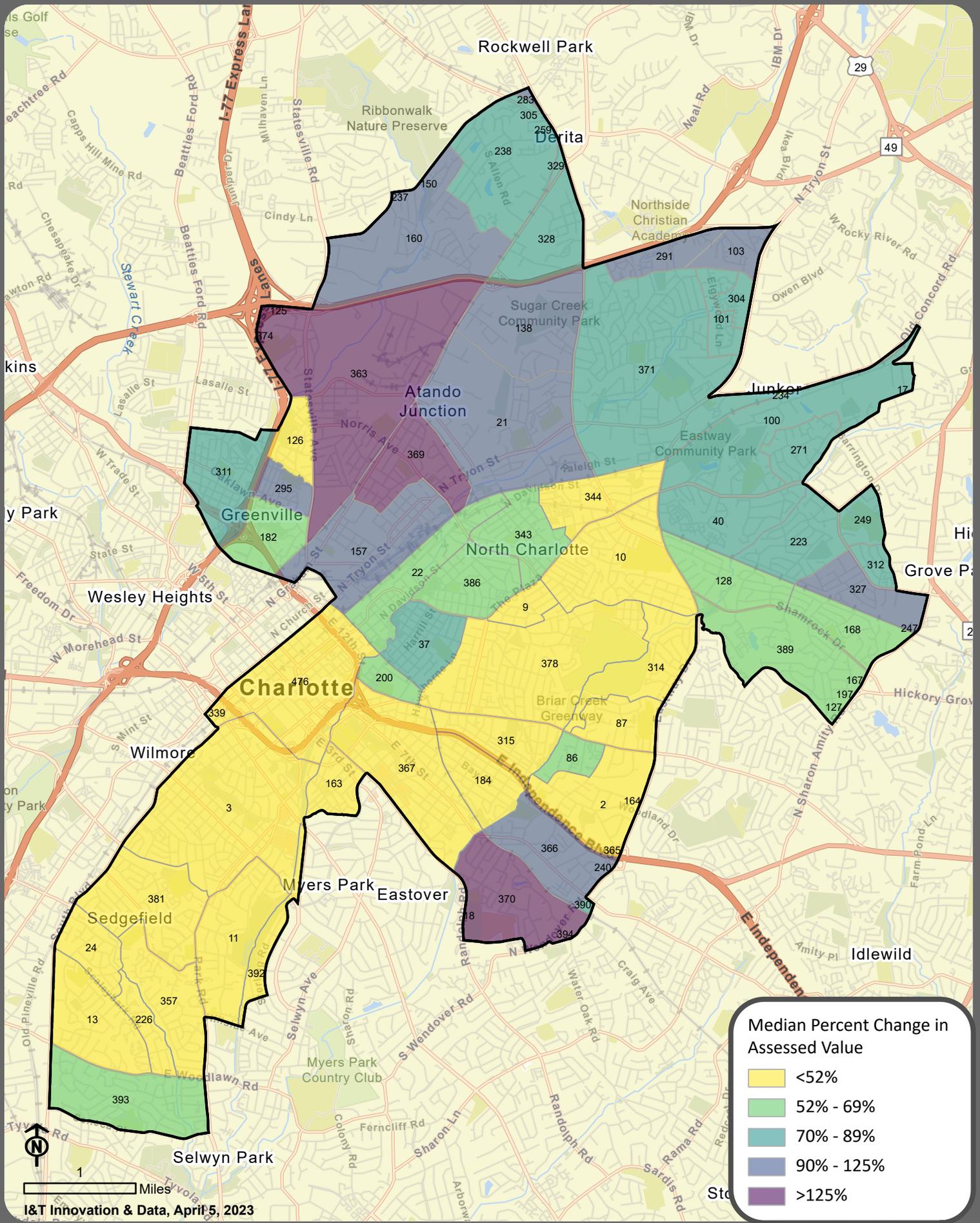
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I&T Innovation & Data, April 4, 2023

Council District 1 Summary

	District 1	Citywide
Number of Residential Parcels in Analysis	36,952	269,161
Median % Change in Assessed Value	55%	62%
% Residential Parcels w/ Increase	99.3%	99.4%
% Residential Parcels No Change or Decrease	0.7%	0.6%
Median \$ Change in Assessed Value	\$125,900	\$136,400

District 1: Residential Property Tax Value Changes by NPA(2019-2023)



1 Miles
 I&T Innovation & Data, April 5, 2023

Median Percent Change in Assessed Value

- <52%
- 52% - 69%
- 70% - 89%
- 90% - 125%
- >125%

Council District 1 – Revaluation Impact Summary with Characteristics by NPA

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
369	411	163%	\$136,200	44%	19%	62%	\$801
370	505	156%	\$174,900	66%	9%	60%	\$812
363	775	127%	\$123,200	47%	13%	72%	\$858
103	481	104%	\$60,452	24%	10%	43%	\$1,077
366	213	100%	\$216,900	18%	7%	48%	\$937
157	150	99%	\$190,600	43%	7%	61%	\$938
160	961	94%	\$99,900	33%	16%	33%	\$961
327	400	94%	\$124,800	43%	7%	32%	\$931
21	491	92%	\$141,500	31%	3%	40%	\$912
291	167	92%	\$114,900	38%	2%	27%	\$971
295	253	92%	\$114,600	52%	9%	35%	\$746
138	295	90%	\$97,700	35%	16%	50%	\$841
311*	586	88%	\$101,400	37%	18%	52%	\$783
40	990	83%	\$114,050	28%	8%	33%	\$1,108
304	8	83%	\$103,900	39%	4%	12%	\$763
223	617	82%	\$128,400	19%	16%	28%	\$1,302
101	104	81%	\$96,150	32%	3%	20%	\$865
271	447	80%	\$118,900	26%	16%	30%	\$1,119
100*	571	78%	\$112,000	32%	11%	35%	\$912
238	1,025	77%	\$110,000	26%	13%	29%	\$1,347
371*	1,974	76%	\$88,200	41%	16%	40%	\$914
249*	37	75%	\$104,900	36%	1%	45%	\$1,032
37	687	72%	\$197,400	29%	12%	42%	\$906
312*	156	72%	\$100,500	37%	5%	31%	\$926
128	538	67%	\$94,600	35%	5%	43%	\$859
168	624	63%	\$90,800	31%	17%	26%	\$1,116
328*	455	62%	\$50,500	22%	32%	27%	\$1,375
182	227	61%	\$120,400	41%	22%	22%	\$0
329*	2	61%	\$14,650	25%	7%	28%	\$1,330
86	274	58%	\$84,646	31%	2%	91%	\$970
389*	735	56%	\$105,100	18%	16%	26%	\$1,035
343	891	55%	\$195,100	6%	4%	32%	\$1,265
393*	1,232	54%	\$178,450	5%	9%	20%	\$1,388
200	179	53%	\$186,300	59%	1%	0%	\$1,061

* NPAs 3, 11, 100, 163, 249, 311, 312, 328, 329, 376, 371, 381, 389, 392, 393, 476 fall into two Council Districts, including District 1. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 1. Population and Housing numbers reflect the entire NPA.

Council District 1 – Revaluation Impact Summary with Characteristics by NPA

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
386	901	53%	\$207,900	15%	10%	43%	\$1,283
22	420	52%	\$130,100	6%	5%	42%	\$1,338
87	380	49%	\$137,300	21%	34%	27%	\$1,199
126	355	48%	\$160,500	35%	11%	11%	\$887
2	683	47%	\$102,800	18%	5%	27%	\$998
24	319	47%	\$160,700	6%	12%	27%	\$960
315	324	47%	\$175,050	3%	3%	30%	\$1,438
344	1,005	47%	\$100,054	12%	3%	45%	\$1,318
381*	1,115	47%	\$200,700	7%	7%	38%	\$1,258
314	415	44%	\$121,700	29%	2%	26%	\$961
392*	235	42%	\$499,035	1%	13%	10%	\$1,306
378	945	41%	\$275,500	1%	14%	17%	\$1,247
11*	1,643	41%	\$145,000	3%	4%	33%	\$1,246
367*	2,081	41%	\$187,300	2%	9%	25%	\$1,373
10	1,243	40%	\$100,900	26%	16%	46%	\$992
226	256	40%	\$134,850	4%	2%	19%	\$1,102
13	3,210	39%	\$163,206	3%	10%	21%	\$1,576
3*	663	39%	\$125,900	17%	8%	22%	\$1,001
9	291	37%	\$171,100	8%	4%	39%	\$1,193
184	703	37%	\$182,400	1%	8%	22%	\$1,427
357	1,057	35%	\$133,100	7%	17%	23%	\$1,266
163*	484	33%	\$96,722	15%	8%	24%	\$1,317
476*	763	25%	\$75,066	14%	8%	1%	\$1,558

* NPAs 3, 11, 100, 163, 249, 311, 312, 328, 329, 376, 371, 381, 389, 392, 393, 476 fall into two Council Districts, including District 1. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 1. Population and Housing numbers reflect the entire NPA.

Council District 2 Summary

	District 2	Citywide
Number of Residential Parcels in Analysis	44,826	269,161
Median % Change in Assessed Value	78%	62%
% Residential Parcels w/ Increase	99.2%	99.4%
% Residential Parcels No Change or Decrease	0.8%	0.6%
Median \$ Change in Assessed Value	\$125,300	\$136,400

Council District 2 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
311*	2	212%	\$161,550	37%	18%	52%	\$783
293	343	140%	\$137,200	45%	30%	60%	\$921
173	571	124%	\$130,400	38%	12%	29%	\$1,069
292	301	119%	\$88,200	61%	8%	60%	\$928
374	1,045	108%	\$93,700	43%	22%	56%	\$817
124*	542	105%	\$118,600	48%	11%	53%	\$1,026
70	535	101%	\$101,600	36%	24%	41%	\$1,126
190	422	101%	\$121,050	38%	9%	46%	\$1,039
280	696	101%	\$64,000	33%	3%	40%	\$922
6	771	100%	\$93,600	44%	9%	61%	\$1,004
258	1,170	98%	\$142,450	24%	5%	28%	\$1,068
385	1,630	97%	\$85,350	46%	10%	49%	\$924
85	669	93%	\$88,300	54%	17%	69%	\$954
305	678	93%	\$105,850	30%	11%	23%	\$942
5	208	92%	\$90,600	55%	11%	66%	\$738
33	50	92%	\$133,050	12%	2%	27%	\$1,176
141	305	92%	\$78,200	45%	10%	52%	\$850
237	1,225	92%	\$131,600	23%	8%	32%	\$1,064
282	605	91%	\$145,800	25%	6%	29%	\$1,488
137	603	90%	\$138,000	30%	1%	40%	\$1,292
139	591	88%	\$109,900	33%	14%	33%	\$1,037
88	673	86%	\$86,200	45%	26%	56%	\$947
158	885	85%	\$122,600	31%	10%	32%	\$1,074
123	727	84%	\$114,500	36%	26%	32%	\$896
346	764	84%	\$100,200	36%	11%	32%	\$964
117	1,539	83%	\$147,900	25%	5%	27%	\$1,352
260	1,333	82%	\$127,500	17%	13%	25%	\$988
196	778	81%	\$133,450	23%	7%	30%	\$1,375
283	1,156	81%	\$131,950	21%	9%	30%	\$1,299
330	785	81%	\$141,100	24%	6%	35%	\$1,605
113	1,908	79%	\$139,700	24%	8%	27%	\$1,191
150	559	79%	\$122,500	26%	13%	30%	\$1,086
140*	698	79%	\$131,300	21%	12%	25%	\$978
156	1,323	78%	\$132,000	20%	5%	33%	\$1,222
281	370	78%	\$123,000	21%	10%	0%	\$1,321

*NPAs 124, 140, 259, 348, 311, and 476 fall into two Council Districts, including District 2. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 2. Population and Housing numbers reflect the entire NPA.

Council District 2 – Revaluation Change Summary with NPA Characteristics

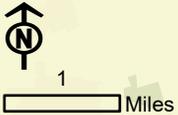
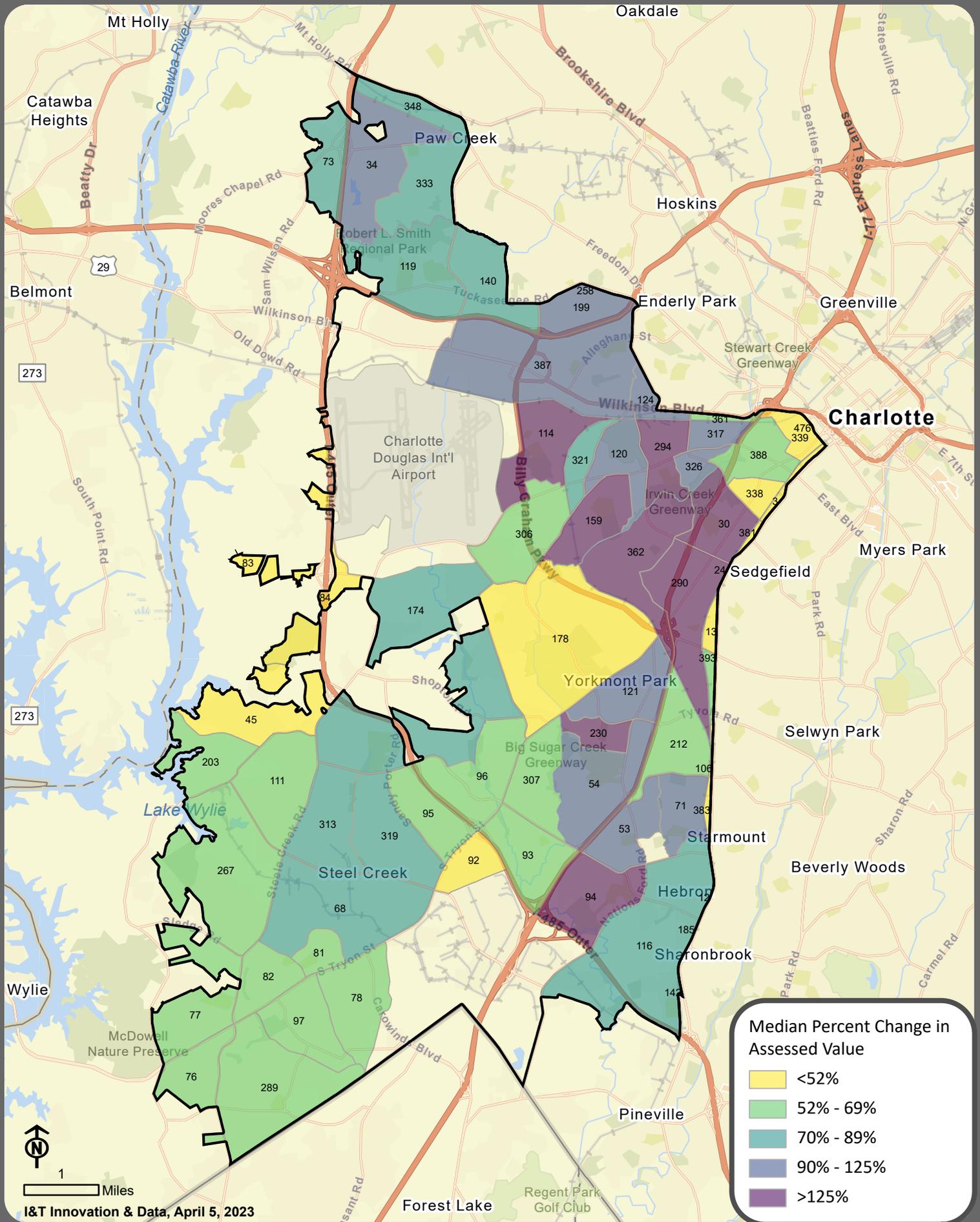
Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
125	1,374	77%	\$114,800	31%	6%	33%	\$1,077
332	729	77%	\$145,500	20%	9%	30%	\$1,607
345	468	76%	\$129,250	23%	8%	29%	\$1,636
211	917	73%	\$135,200	18%	8%	26%	\$1,712
112	95	72%	\$93,300	19%	8%	29%	\$1,024
376	1,570	72%	\$133,400	16%	11%	24%	\$1,174
348*	1,444	71%	\$134,700	16%	16%	24%	\$1,277
264	561	70%	\$125,200	13%	11%	9%	\$1,228
14	898	68%	\$142,250	17%	4%	30%	\$1,243
49	400	67%	\$112,350	22%	5%	32%	\$1,127
259*	522	65%	\$121,376	27%	2%	36%	\$1,197
136	833	63%	\$148,000	6%	3%	22%	\$1,877
110	389	62%	\$129,200	16%	8%	20%	\$1,184
279	381	62%	\$86,400	16%	14%	0%	\$1,253
278	187	60%	\$124,400	25%	3%	22%	\$1,136
382	995	57%	\$114,300	23%	6%	44%	\$862
337	783	55%	\$147,500	10%	12%	17%	\$1,176
361	760	55%	\$156,800	17%	4%	56%	\$1,071
51	708	46%	\$160,800	6%	7%	32%	\$1,467
109	489	34%	\$153,800	17%	16%	12%	\$960
347	392	31%	\$117,500	17%	1%	36%	\$1,398
476*	3,471	29%	\$78,571	14%	8%	1%	\$1,558

*NPAs 124, 140, 259, 348, 311, and 476 fall into two Council Districts, including District 2. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 2. Population and Housing numbers reflect the entire NPA.

Council District 3 Summary

	District 3	Citywide
Number of Residential Parcels in Analysis	35,192	269,161
Median % Change in Assessed Value	71%	62%
% Residential Parcels w/ Increase	99.2%	99.4%
% Residential Parcels No Change or Decrease	0.8%	0.6%
Median \$ Change in Assessed Value	\$132,400	\$136,400

District 3: Residential Property Tax Value Changes by NPA(2019-2023)



I&T Innovation & Data, April 5, 2023

Council District 3 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
230	224	194%	\$116,200	16%	3%	56%	\$1,298
290	891	164%	\$202,500	27%	0%	60%	\$0
362	785	152%	\$146,300	45%	17%	36%	\$881
294	242	143%	\$129,650	55%	26%	56%	\$754
159	422	142%	\$120,350	48%	11%	50%	\$792
114	215	141%	\$93,000	51%	3%	70%	\$657
94	359	137%	\$137,700	31%	12%	31%	\$1,075
30	212	130%	\$157,850	46%	1%	74%	\$1,222
326	254	125%	\$131,800	36%	17%	43%	\$889
317	225	116%	\$132,400	56%	14%	48%	\$940
53	819	110%	\$103,600	32%	10%	29%	\$979
348*	105	110%	\$96,800	16%	16%	24%	\$1,277
121	783	103%	\$109,100	28%	10%	42%	\$1,303
54	598	102%	\$109,350	28%	14%	39%	\$965
387	876	102%	\$100,050	42%	9%	39%	\$1,006
120	365	101%	\$107,200	56%	16%	54%	\$865
199	140	98%	\$119,900	48%	11%	53%	\$1,026
124*	409	98%	\$148,200	44%	4%	44%	\$1,005
34	1,752	97%	\$118,050	26%	8%	42%	\$810
71	262	92%	\$141,100	25%	2%	19%	\$1,048
73	795	88%	\$141,500	18%	16%	30%	\$776
116	845	88%	\$111,300	22%	6%	21%	\$1,051
333	1,178	88%	\$135,100	23%	8%	25%	\$1,123
321	483	86%	\$95,600	48%	7%	43%	\$897
174	705	79%	\$95,000	9%	13%	20%	\$1,293
313	590	77%	\$115,400	26%	13%	30%	\$1,086
140*	470	77%	\$138,000	19%	7%	19%	\$1,092
68	697	75%	\$108,600	20%	7%	16%	\$1,210
319	967	73%	\$130,500	16%	14%	16%	\$1,750
119	718	72%	\$115,950	22%	14%	35%	\$1,091
212	323	69%	\$135,500	27%	10%	17%	\$1,069
267	1,281	69%	\$149,700	9%	9%	19%	\$1,165
77	1,263	68%	\$141,700	15%	4%	27%	\$1,121
93	5	67%	\$57,500	28%	7%	0%	\$1,063

*NPAs 3, 124, 140, 259, and 281 fall into two Council Districts, including District 3. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 3. Population and Housing numbers reflect the entire NPA.

Council District 3 – Revaluation Change Summary with NPA Characteristics

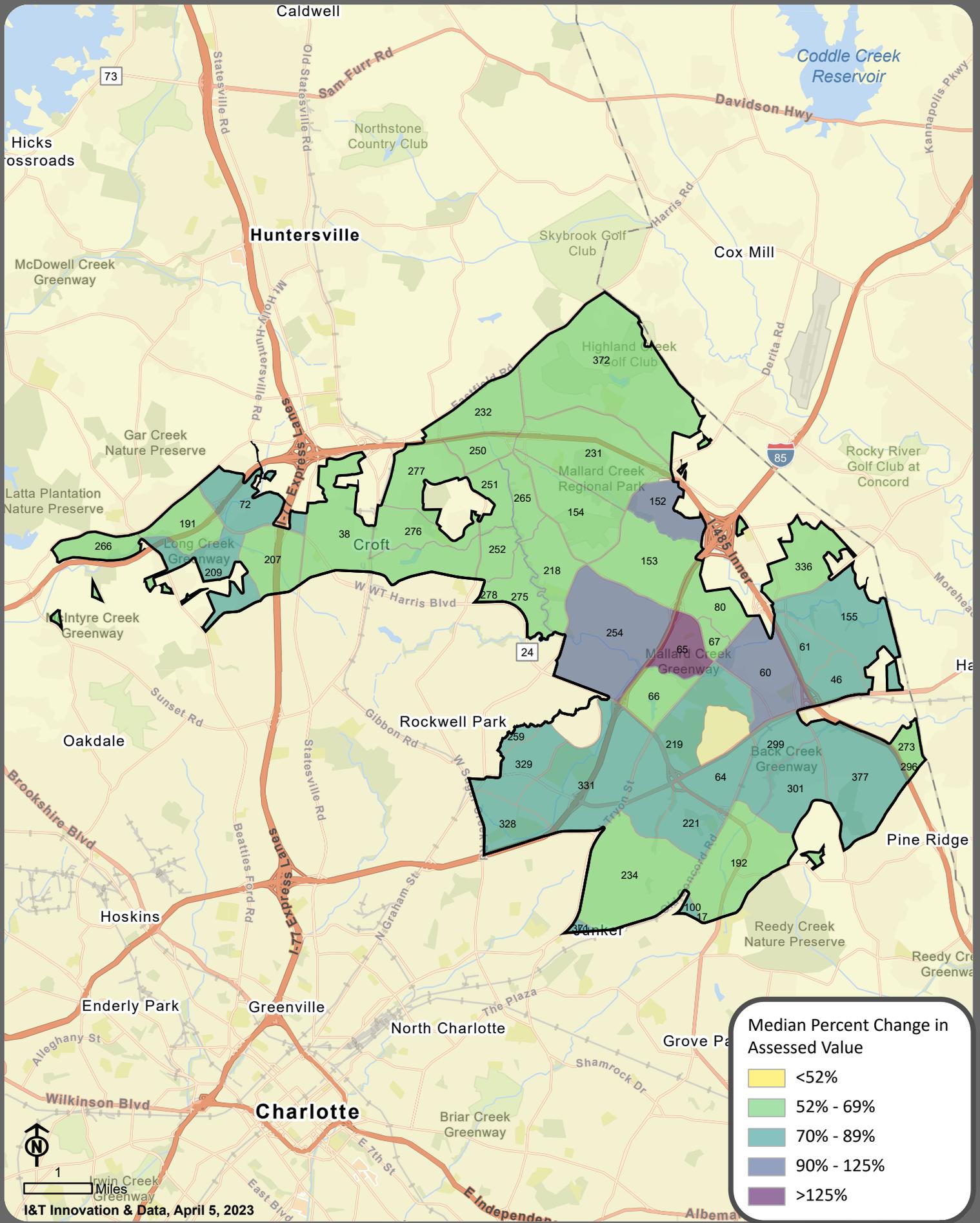
Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
307	966	67%	\$127,000	19%	15%	20%	\$1,226
388	807	66%	\$221,300	10%	6%	39%	\$1,379
81	455	65%	\$143,600	14%	9%	14%	\$1,958
203	879	64%	\$150,500	9%	14%	18%	\$1,693
95	357	61%	\$130,600	15%	2%	16%	\$1,194
306	26	61%	\$22,200	83%	26%	62%	\$278
82	747	60%	\$141,800	11%	6%	24%	\$1,366
96	1,219	59%	\$110,000	16%	5%	17%	\$1,207
111	1,329	59%	\$169,300	13%	6%	13%	\$1,322
97	1,235	58%	\$121,600	10%	7%	16%	\$1,117
76	478	57%	\$144,950	11%	8%	17%	\$2,553
289	2,378	57%	\$145,150	11%	6%	19%	\$1,626
78	775	55%	\$127,500	12%	7%	11%	\$1,219
381*	115	54%	\$143,094	7%	7%	38%	\$1,258
339	215	51%	\$230,000	1%	0%	30%	\$1,588
45	1,511	48%	\$134,500	6%	6%	16%	\$1,693
92	419	48%	\$109,800	11%	4%	25%	\$1,255
178	624	47%	\$125,850	13%	2%	28%	\$1,201
3*	266	37%	\$95,778	3%	10%	21%	\$1,576
338	125	35%	\$109,100	9%	3%	0%	\$1,377
83	2	25%	\$6,950	17%	9%	28%	\$731
84	6	-36%	-\$15,300	12%	8%	36%	\$0

*NPAs 3, 124, 140, 259, and 281 fall into two Council Districts, including District 3. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 3. Population and Housing numbers reflect the entire NPA.

Council District 4 Summary

	District 4	Citywide
Number of Residential Parcels in Analysis	34,894	269,161
Median % Change in Assessed Value	67%	62%
% Residential Parcels w/ Increase	99.8%	99.4%
% Residential Parcels No Change or Decrease	0.2%	0.6%
Median \$ Change in Assessed Value	\$137,700	\$136,400

District 4: Residential Property Tax Value Changes by NPA(2019-2023)



Council District 4 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
65	3	224%	\$496,900	16%	0%	0%	\$1,241
254	228	118%	\$153,500	13%	3%	50%	\$1,256
60	338	111%	\$105,606	16%	2%	80%	\$730
152	446	98%	\$159,250	17%	6%	29%	\$0
259*	208	90%	\$136,800	27%	2%	36%	\$1,197
155	1,201	87%	\$145,900	18%	4%	25%	\$1,057
209	1,130	85%	\$148,950	16%	7%	28%	\$1,267
64	1,149	84%	\$70,379	17%	5%	39%	\$1,016
301	862	84%	\$154,200	13%	7%	21%	\$1,655
219	416	83%	\$126,200	13%	2%	63%	\$925
46	416	82%	\$148,350	26%	10%	23%	\$1,089
299	1,390	79%	\$127,150	19%	5%	29%	\$1,176
331	215	78%	\$142,600	19%	3%	24%	\$1,388
221	424	77%	\$143,850	24%	7%	17%	\$1,145
329*	994	77%	\$117,600	25%	7%	28%	\$1,330
328*	270	76%	\$136,200	22%	32%	27%	\$1,375
61	288	74%	\$138,100	19%	8%	23%	\$577
72	250	71%	\$163,350	15%	5%	15%	\$1,140
377	2,157	70%	\$166,100	13%	4%	23%	\$1,579
273	578	69%	\$143,750	14%	7%	27%	\$1,572
231	1,204	68%	\$133,050	15%	9%	34%	\$1,404
234	1,193	68%	\$118,000	24%	6%	25%	\$845
265	556	67%	\$146,650	11%	22%	16%	\$1,301
80	434	66%	\$88,412	19%	0%	47%	\$1,136
66	235	65%	\$98,900	14%	11%	6%	\$1,079
232	1,432	65%	\$120,400	15%	7%	31%	\$1,568
67	12	64%	\$83,119	12%	3%	0%	\$1,344
277	1,383	64%	\$141,800	10%	17%	22%	\$1,975
336	1,068	64%	\$130,900	16%	8%	21%	\$1,118
191	805	63%	\$126,200	15%	7%	14%	\$1,089
192	1,075	62%	\$139,100	18%	8%	19%	\$1,182
252	366	62%	\$152,000	8%	10%	18%	\$0
154	831	61%	\$145,700	9%	13%	22%	\$1,435
38	970	60%	\$145,850	11%	21%	14%	\$1,593
153	1,445	60%	\$164,100	9%	12%	17%	\$1,942

*NPAs 100, 328, 329, 371, and 348 fall into two Council Districts, including District 4. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 4. Population and Housing numbers reflect the entire NPA.

Council District 4 – Revaluation Change Summary with NPA Characteristics

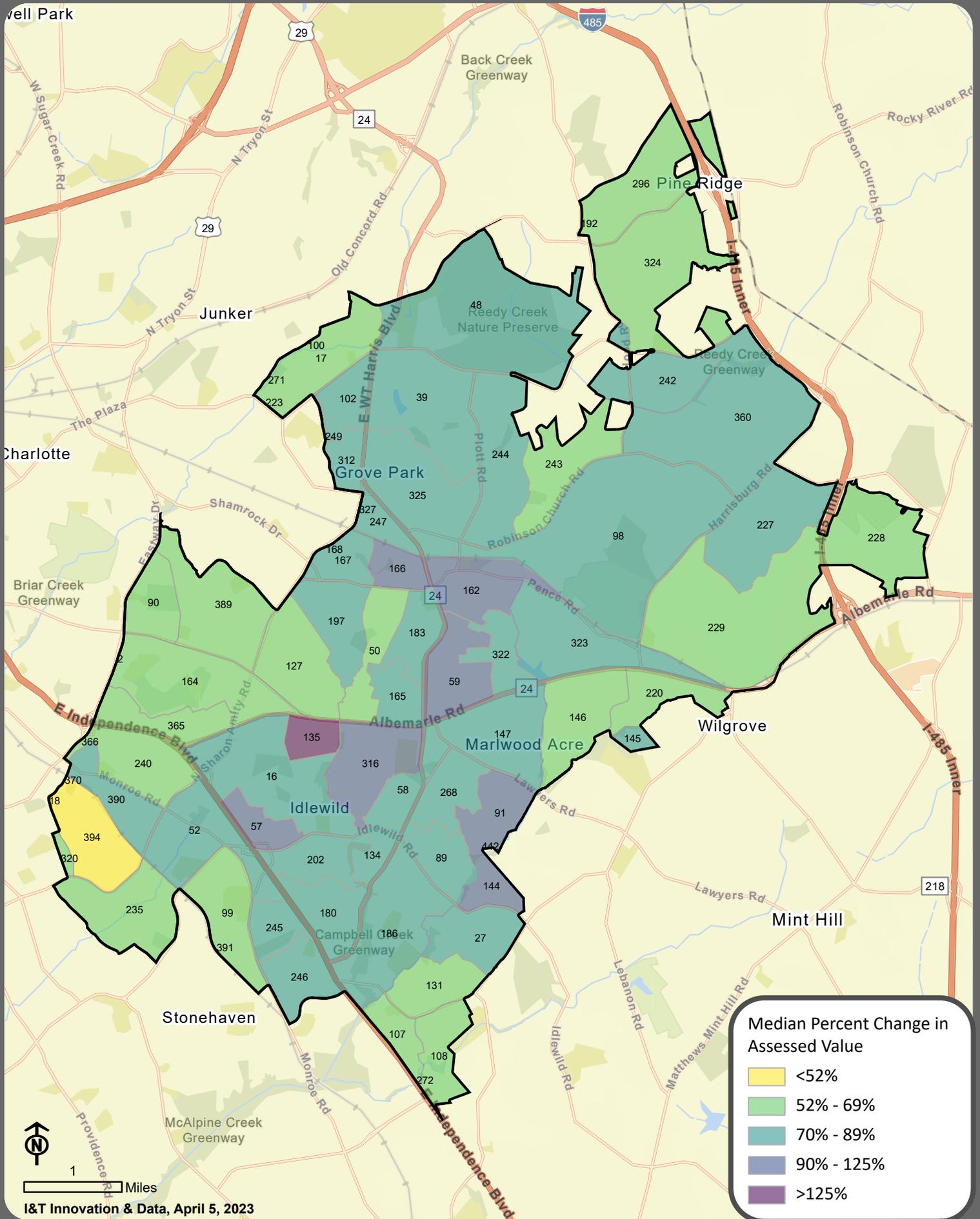
Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
207	74	60%	\$151,000	20%	0%	24%	\$1,142
218	828	60%	\$127,250	13%	16%	10%	\$989
266	762	58%	\$119,600	14%	7%	27%	\$1,655
275	465	58%	\$179,300	17%	6%	11%	\$1,240
276	680	57%	\$133,050	12%	5%	21%	\$2,129
372	5,049	57%	\$139,600	6%	13%	16%	\$1,414
250	339	54%	\$110,700	8%	3%	21%	\$0
251	723	54%	\$145,000	13%	8%	27%	\$0
371*	1	48%	\$590,700	41%	16%	40%	\$914
100*	1	25%	\$35,800	32%	11%	35%	\$912

*NPAs 100, 328, 329, 371, and 348 fall into two Council Districts, including District 4. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 4. Population and Housing numbers reflect the entire NPA.

Council District 5 Summary

	District 5	Citywide
Number of Residential Parcels in Analysis	39,249	269,161
Median % Change in Assessed Value	73%	62%
% Residential Parcels w/ Increase	99.6%	99.4%
% Residential Parcels No Change or Decrease	0.4%	0.6%
Median \$ Change in Assessed Value	\$128,900	\$136,400

District 5: Residential Property Tax Value Changes by NPA(2019-2023)



I&T Innovation & Data, April 5, 2023

Council District 5 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
135	112	132%	\$99,579	37%	6%	0%	\$1,051
57	341	98%	\$82,559	38%	6%	16%	\$857
442	1	96%	\$9,400	17%	13%	23%	\$1,216
144	200	94%	\$123,200	30%	13%	28%	\$963
91	701	92%	\$136,400	18%	11%	23%	\$974
162	756	92%	\$129,150	23%	4%	29%	\$1,286
59	608	91%	\$115,550	30%	9%	23%	\$1,083
166	390	91%	\$108,350	33%	2%	22%	\$1,165
316	520	91%	\$146,550	31%	12%	18%	\$956
246*	587	90%	\$120,600	24%	10%	16%	\$916
242	672	88%	\$157,850	21%	4%	31%	\$1,716
244	724	88%	\$149,400	15%	14%	21%	\$1,319
48	243	86%	\$90,000	20%	9%	30%	\$1,549
89	549	86%	\$121,500	30%	18%	27%	\$1,213
147	918	85%	\$95,816	25%	13%	23%	\$928
268	631	85%	\$141,800	25%	14%	23%	\$1,035
323	819	85%	\$126,500	32%	11%	23%	\$874
186	843	83%	\$122,800	24%	11%	26%	\$1,147
227	883	83%	\$147,500	18%	4%	26%	\$1,458
312*	119	83%	\$112,000	37%	5%	31%	\$926
39	1,020	82%	\$131,600	20%	10%	25%	\$1,091
134	218	82%	\$136,650	27%	8%	23%	\$1,332
202	451	82%	\$119,700	31%	8%	28%	\$1,164
52	176	81%	\$139,900	32%	1%	43%	\$885
102	334	81%	\$110,350	29%	14%	34%	\$1,037
180	522	79%	\$118,150	23%	6%	31%	\$1,088
325	1,106	78%	\$110,000	22%	17%	17%	\$1,021
16	1,440	77%	\$122,100	26%	10%	29%	\$1,033
27	1,009	77%	\$128,900	18%	11%	25%	\$1,163
98	1,558	77%	\$143,950	21%	5%	21%	\$1,382
145	153	77%	\$132,200	23%	9%	25%	\$942
245	205	77%	\$151,800	31%	7%	30%	\$922
249*	17	77%	\$99,700	36%	1%	45%	\$1,032
247	15	76%	\$122,500	33%	0%	50%	\$838

*NPAs 99, 246, 249, 320, 312, and 389 fall into two Council Districts, including District 5. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 5. Population and Housing numbers reflect the entire NPA.

Council District 5 – Revaluation Change Summary with NPA Characteristics

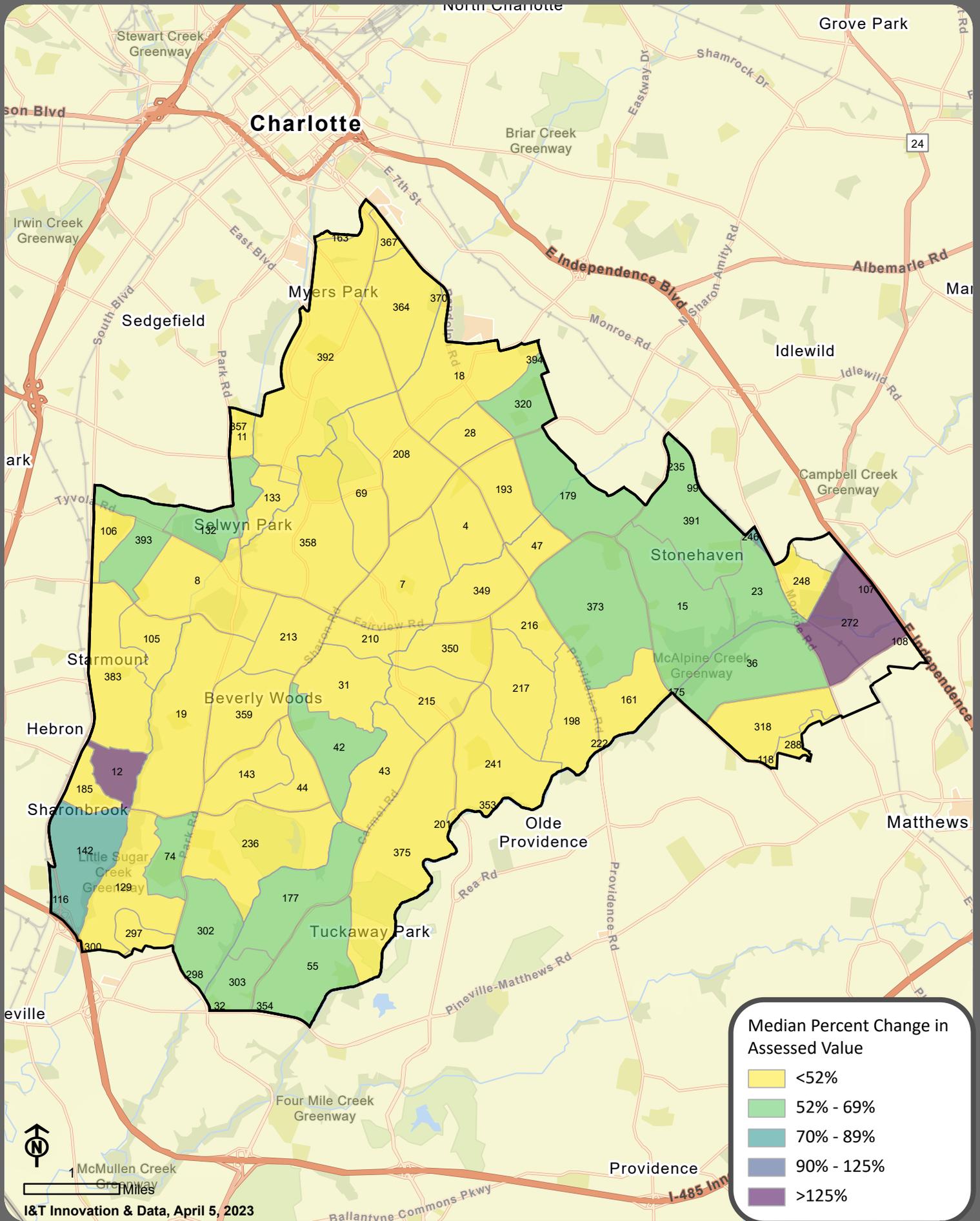
Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
322	433	76%	\$123,800	23%	14%	23%	\$1,522
58	251	75%	\$130,600	40%	12%	16%	\$941
165	252	74%	\$124,450	32%	3%	28%	\$1,072
167	106	73%	\$117,650	24%	10%	22%	\$894
360	2,091	73%	\$141,500	21%	8%	29%	\$1,550
183	193	72%	\$105,400	28%	3%	31%	\$1,350
390	671	72%	\$155,700	17%	9%	30%	\$864
197	681	70%	\$112,200	29%	13%	16%	\$1,058
220	380	69%	\$113,050	17%	13%	24%	\$1,223
17	879	68%	\$99,400	31%	16%	24%	\$864
127	354	68%	\$119,750	32%	15%	26%	\$1,052
50	508	66%	\$102,350	37%	16%	25%	\$959
131	835	66%	\$131,200	14%	12%	18%	\$1,423
229	2,009	66%	\$133,600	25%	16%	37%	\$1,079
243	906	66%	\$136,350	22%	13%	30%	\$0
107	256	65%	\$92,600	22%	4%	26%	\$1,188
108	488	65%	\$127,450	15%	12%	26%	\$1,207
146	707	65%	\$125,900	18%	12%	21%	\$1,630
228	671	62%	\$149,500	11%	17%	15%	\$1,236
296	1,026	62%	\$157,150	15%	10%	37%	\$0
99*	782	62%	\$154,750	9%	9%	11%	\$1,233
324	794	61%	\$155,050	8%	13%	17%	\$0
389*	1,326	59%	\$115,800	18%	16%	26%	\$1,035
90	351	58%	\$104,400	24%	10%	33%	\$887
164	479	54%	\$116,289	31%	3%	42%	\$923
235	770	53%	\$210,200	2%	12%	9%	\$1,452
320*	67	53%	\$225,900	1%	9%	17%	\$0
240	760	51%	\$150,950	14%	10%	35%	\$967
365	466	51%	\$106,900	17%	9%	38%	\$1,044
394	916	48%	\$116,600	12%	11%	24%	\$889

*NPAs 99, 246, 249, 320, 312, and 389 fall into two Council Districts, including District 5. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 5. Population and Housing numbers reflect the entire NPA.

Council District 6 Summary

	District 6	Citywide
Number of Residential Parcels in Analysis	37,727	269,161
Median % Change in Assessed Value	48%	62%
% Residential Parcels w/ Increase	99.1%	99.4%
% Residential Parcels No Change or Decrease	0.9%	0.6%
Median \$ Change in Assessed Value	\$182,800	\$136,400

District 6: Residential Property Tax Value Changes by NPA(2019-2023)



Council District 6 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
272	1	175%	\$700	24%	1%	0%	\$1,142
12	720	131%	\$71,764	34%	2%	0%	\$1,038
142	649	73%	\$82,400	25%	8%	42%	\$1,153
246*	64	66%	\$63,350	24%	10%	16%	\$916
303	148	63%	\$213,300	18%	6%	4%	\$995
15	888	61%	\$198,000	3%	31%	12%	\$1,750
367*	151	61%	\$335,306	3%	4%	33%	\$1,246
74	612	60%	\$100,893	6%	25%	15%	\$1,160
373	1,182	60%	\$251,700	1%	21%	12%	\$1,312
42	1,088	58%	\$98,838	5%	16%	4%	\$1,318
55	878	58%	\$151,800	6%	30%	13%	\$1,708
23	259	57%	\$107,600	47%	29%	33%	\$732
302	705	56%	\$208,200	12%	11%	6%	\$1,104
132	14	55%	\$144,650	11%	17%	15%	\$1,236
99*	247	55%	\$178,300	6%	3%	35%	\$996
36	1,088	54%	\$127,050	7%	24%	13%	\$1,110
391	957	54%	\$177,500	2%	21%	7%	\$1,436
179	33	52%	\$376,500	15%	8%	24%	\$1,317
163*	679	52%	\$233,700	2%	24%	13%	\$0
320*	388	52%	\$265,750	1%	9%	17%	\$0
177	748	51%	\$181,600	1%	15%	7%	\$2,207
44	173	50%	\$474,100	4%	4%	14%	\$1,373
129	871	50%	\$206,500	2%	26%	7%	\$1,233
297	152	49%	\$258,700	1%	3%	2%	\$0
300	5	49%	\$256,100	14%	26%	6%	\$1,088
349	289	49%	\$456,400	3%	6%	7%	\$1,386
7	445	48%	\$784,670	0%	15%	6%	\$0
358	1,004	48%	\$235,550	1%	19%	7%	\$1,778
375	912	48%	\$351,650	0%	27%	4%	\$1,451
393*	1,030	48%	\$145,789	5%	9%	20%	\$1,388
288	201	47%	\$113,200	7%	20%	7%	\$1,119
350	452	47%	\$215,800	3%	8%	4%	\$1,469
105	850	46%	\$134,000	8%	3%	9%	\$1,796
318	727	46%	\$118,400	8%	18%	10%	\$1,292

*NPAs 11, 99, 163, 246, 320, 367, 392, and 393 fall into two Council Districts, including District 6. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 6. Population and Housing numbers reflect the entire NPA.

Council District 6 – Revaluation Change Summary with NPA Characteristics

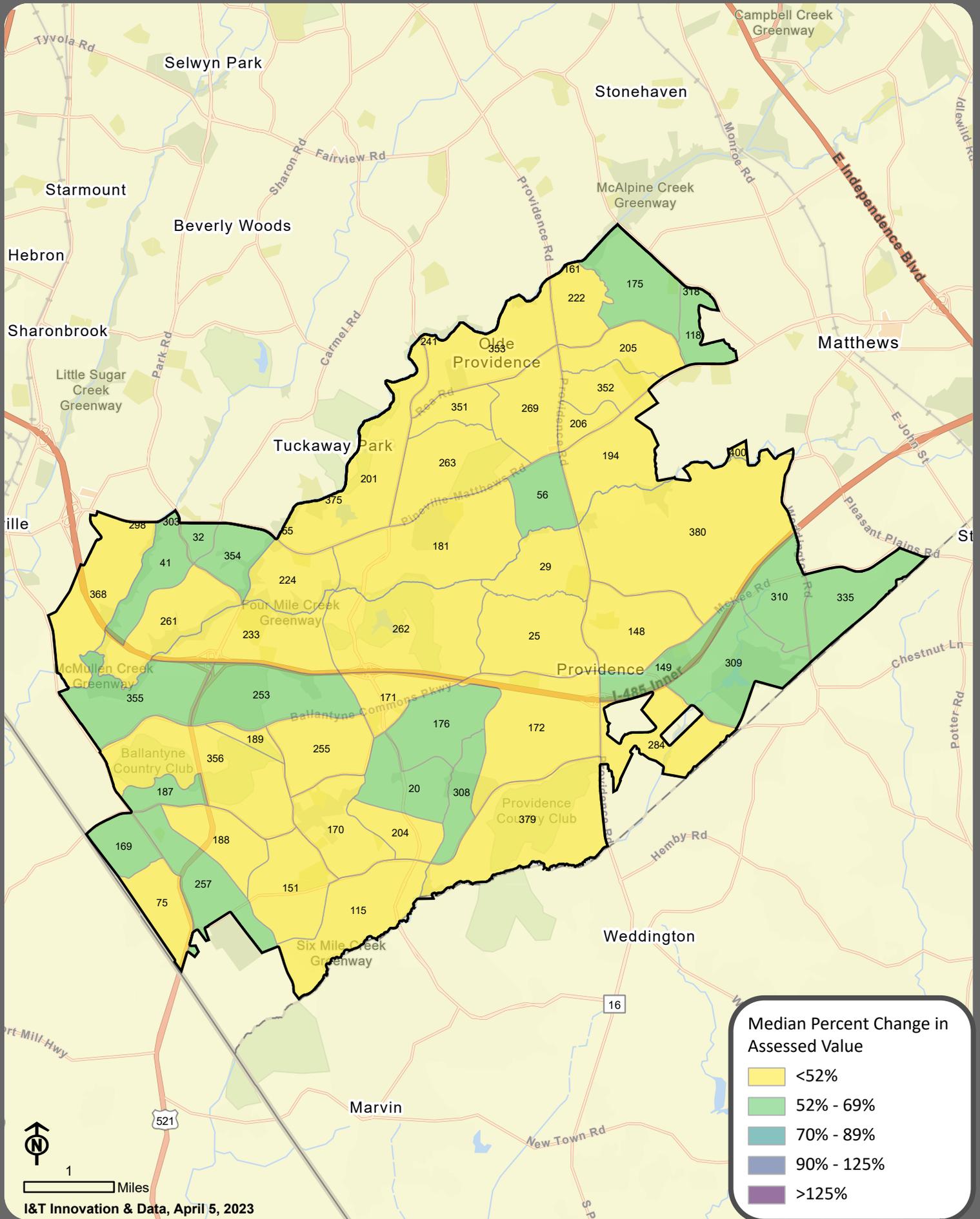
Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
19	1,710	45%	\$106,000	3%	20%	9%	\$1,316
185	1	45%	\$105,400	18%	2%	0%	\$1,194
216	262	45%	\$226,800	3%	7%	7%	\$1,447
217	529	45%	\$217,400	0%	11%	8%	\$0
364	1,058	45%	\$472,800	0%	23%	8%	\$2,118
383	1,091	45%	\$125,000	15%	8%	23%	\$1,033
4	428	44%	\$385,650	0%	12%	9%	\$0
161	142	44%	\$249,350	30%	6%	5%	\$1,242
193	454	44%	\$251,150	6%	12%	13%	\$2,106
198	413	44%	\$173,100	7%	40%	8%	\$1,348
248	4	44%	\$36,343	32%	5%	100%	\$1,101
8	835	43%	\$135,500	6%	24%	15%	\$1,161
18	1,126	43%	\$291,550	5%	12%	8%	\$1,435
28	552	43%	\$228,973	2%	23%	18%	\$0
31	697	43%	\$202,000	1%	16%	5%	\$1,781
106	30	43%	\$144,050	25%	5%	25%	\$869
353*	1	43%	\$156,000	2%	18%	8%	\$0
392*	3,384	43%	\$357,516	1%	13%	10%	\$1,306
43	434	41%	\$202,300	8%	11%	4%	\$1,149
143	661	41%	\$199,500	1%	20%	4%	\$1,707
359	1,114	41%	\$183,750	1%	24%	8%	\$1,418
213	471	40%	\$176,600	2%	20%	18%	\$1,487
236	443	40%	\$290,800	0%	39%	8%	\$3,067
133	89	39%	\$179,800	1%	14%	17%	\$1,247
215	476	39%	\$103,292	2%	4%	11%	\$1,125
11*	355	39%	\$294,100	0%	23%	6%	\$0
241*	767	39%	\$213,900	0%	17%	4%	\$0
208	724	38%	\$439,150	0%	12%	9%	\$0
210	472	36%	\$108,076	8%	17%	22%	\$1,439
69	373	28%	\$211,100	1%	25%	7%	\$1,693
47	21	26%	\$149,300	4%	8%	10%	\$1,453

*NPAs 11, 99, 163, 246, 320, 367, 392, and 393 fall into two Council Districts, including District 6. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 6. Population and Housing numbers reflect the entire NPA.

Council District 7 Summary

	District 7	Citywide
Number of Residential Parcels in Analysis	40,141	269,161
Median % Change in Assessed Value	49%	62%
% Residential Parcels w/ Increase	99.6%	99.4%
% Residential Parcels No Change or Decrease	0.4%	0.6%
Median \$ Change in Assessed Value	\$162,100	\$136,400

District 7: Residential Property Tax Value Changes by NPA(2019-2023)



Council District 7 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
298	80	65%	\$90,000	22%	4%	0%	\$1,137
32	220	63%	\$103,850	5%	28%	0%	\$0
187	406	58%	\$162,800	3%	13%	10%	\$2,190
310	831	57%	\$134,200	5%	9%	18%	\$1,654
169	866	56%	\$167,569	4%	5%	6%	\$1,794
354	270	56%	\$108,600	7%	7%	22%	\$1,195
308	495	55%	\$156,500	1%	10%	11%	\$0
56	273	54%	\$117,500	6%	24%	7%	\$1,246
118	314	54%	\$162,450	2%	13%	12%	\$1,667
41	770	53%	\$102,100	9%	8%	13%	\$1,158
149	487	53%	\$134,300	5%	19%	12%	\$1,708
175	741	53%	\$163,800	2%	21%	10%	\$1,586
176	1,165	53%	\$170,200	3%	13%	10%	\$1,696
257	1,424	53%	\$152,000	5%	8%	19%	\$1,669
253	581	52%	\$190,000	3%	11%	10%	\$1,631
309	602	52%	\$152,450	3%	16%	11%	\$1,694
335	1,067	52%	\$178,200	4%	18%	11%	\$1,717
20	1,174	51%	\$143,600	4%	26%	11%	\$1,723
355	254	51%	\$158,050	6%	2%	16%	\$1,340
380	1,887	51%	\$243,100	0%	10%	6%	\$1,852
29	587	50%	\$116,300	3%	32%	9%	\$1,394
172	1,155	50%	\$191,300	3%	8%	14%	\$1,604
189	55	50%	\$367,700	8%	11%	2%	\$1,460
368	1,036	50%	\$103,800	13%	19%	19%	\$1,396
181	952	49%	\$183,100	2%	19%	7%	\$1,277
222	722	49%	\$170,700	1%	22%	6%	\$2,348
255	1,046	49%	\$143,350	3%	14%	6%	\$1,621
379	1,382	49%	\$266,800	1%	12%	3%	\$3,500
25	1,180	48%	\$179,550	2%	10%	8%	\$1,928
261	1	48%	\$192,100	0%	17%	4%	\$0
352	860	48%	\$115,300	6%	18%	18%	\$1,439
356	422	48%	\$118,850	6%	12%	2%	\$1,260
241*	1,725	48%	\$191,100	2%	14%	4%	\$1,619
115	1,620	47%	\$177,800	3%	7%	8%	\$1,761

*NPAs 241, and 353 fall into two Council Districts, including District 7. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 7. Population and Housing numbers reflect the entire NPA.

Council District 7 – Revaluation Change Summary with NPA Characteristics

Neighborhood Info		Revaluation Info		Population & Housing Info			
NPA	Number of Parcels	Median % Change in Assessed Value	Median \$ Change in Assessed Value	Poverty	Seniors	Rental Houses	Rental Costs
201	896	46%	\$263,500	4%	16%	6%	\$1,172
284	679	46%	\$253,900	2%	25%	4%	\$1,598
170	655	45%	\$144,900	2%	6%	9%	\$1,532
205	461	45%	\$246,600	0%	15%	4%	\$0
75	790	44%	\$113,000	6%	9%	2%	\$1,474
148	701	44%	\$187,400	2%	11%	8%	\$1,592
151	1,141	44%	\$155,900	3%	13%	15%	\$1,831
188	564	44%	\$158,600	5%	0%	11%	\$1,388
204	676	44%	\$151,400	4%	10%	15%	\$1,876
262	1,245	44%	\$205,800	2%	18%	7%	\$1,587
353*	1,088	42%	\$154,550	2%	18%	8%	\$0
171	186	41%	\$181,800	6%	26%	5%	\$1,243
400	57	41%	\$188,500	1%	16%	6%	\$1,207
224	517	39%	\$130,400	9%	13%	13%	\$1,154
233	605	39%	\$146,700	7%	13%	6%	\$1,101
269	894	39%	\$137,200	4%	13%	13%	\$1,218
263	1,027	38%	\$146,300	2%	22%	8%	\$1,861
351	387	37%	\$179,900	9%	11%	7%	\$943
206	291	36%	\$143,900	3%	3%	6%	\$1,347
194	631	35%	\$211,100	1%	6%	3%	\$1,177

*NPAs 241, and 353 fall into two Council Districts, including District 7. Number of Parcels and Revaluation numbers in this table are specific to the parcels in those NPAs that fall within Council District 7. Population and Housing numbers reflect the entire NPA.