

**Winter Retreat
Point of Honor**
Thursday, January 9th, 2025



- | | | |
|------|--|---|
| I. | Welcome and Housekeeping | Wynter C. Benda
<i>City Manager</i> |
| II. | "A Historical Asset to the City: Welcome to Point of Honor" | Ted Delany
<i>Lynchburg Museum Director</i> |
| III. | Breakfast and Bonding | Anne Seward
<i>CEO, Anne Seward Consulting</i>
Ron Keith
<i>President, Cross Dynamics</i> |
| IV. | Lynchburg by the Numbers | Dr. Hollie Jennings
<i>Special Assistant to the City Manager
For Data</i>
Shaun Conway
<i>Data Analyst</i> |
| V. | Lunch | |
| VI. | Building a Municipal Budget | Greg Patrick
<i>Deputy City Manager and</i>
Donna Witt
<i>Chief Financial Officer</i> |
| VII. | City Council Discussion | City Council |

900 Church Street
Lynchburg, VA 24504



THE CITY OF LYNCHBURG

LYNCHBURG BY THE NUMBERS

January 9, 2025



WARD TOUR



Demographics



People

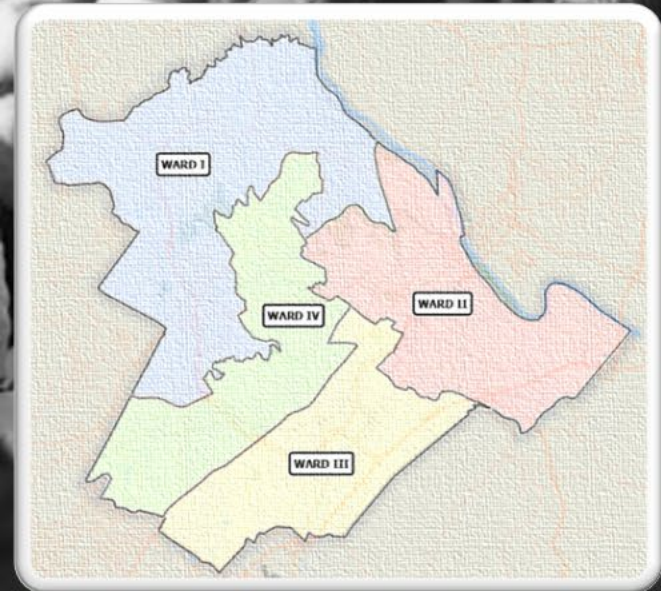


Total Population

Daytime Population

Group Quarters

Median Age



Roanoke



Lynchburg



Charlottesville



Ward I



Ward II



Ward III



Ward IV



People

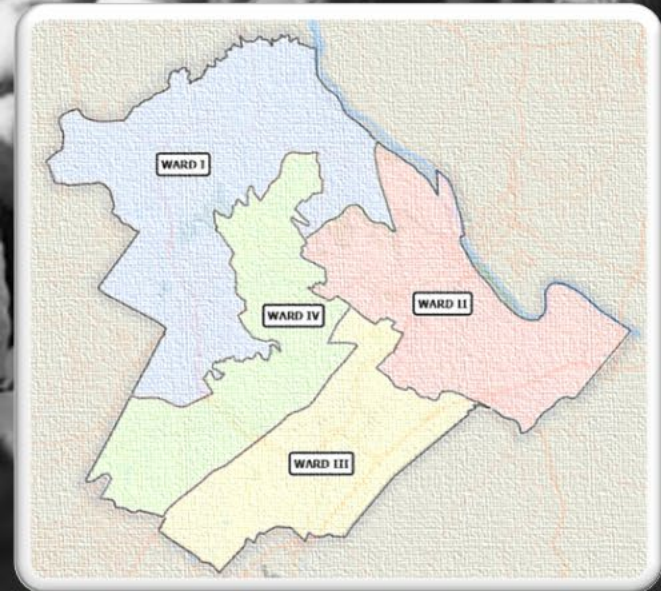


Total Population

Daytime Population

Group Quarters

Median Age



Roanoke



98,325

Lynchburg



80,136

Charlottesville



45,125

Ward I



19,245

Ward II



18,957

Ward III



20,761

Ward IV



21,119

People

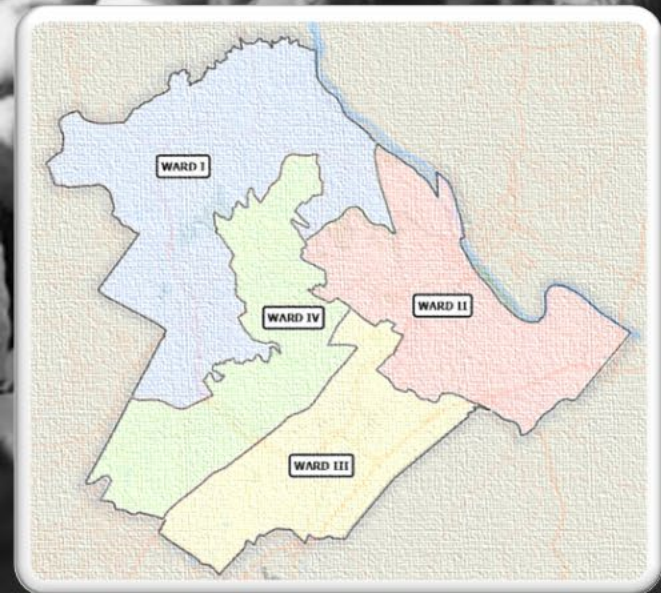


Total Population

Daytime Population

Group Quarters

Median Age



Roanoke



98,325
121,667

Lynchburg



80,136
102,490

Charlottesville



45,125
67,465

Ward I



19,245
15,737

Ward II



18,957
42,295

Ward III



20,761
24,700

Ward IV



21,119
19,647

People

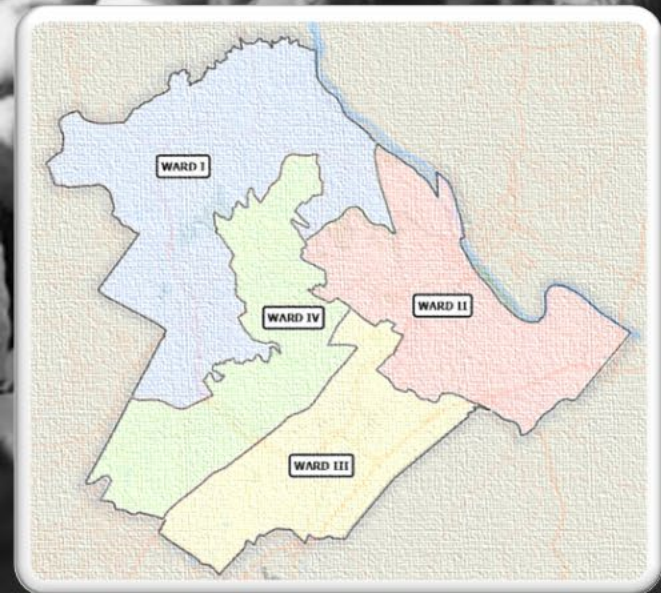


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102,490

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15,737

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18,957
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20,761
24,700

Ward IV



21,119
19,647

People

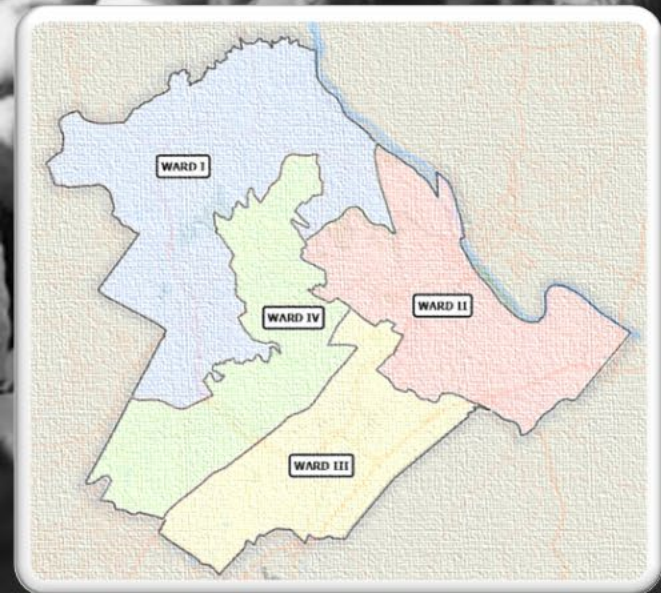


Total Population

Daytime Population

Group Quarters

Median Age



Roanoke



98,325
121,667
2,058

Lynchburg



80,136
102,490
10,668

Charlottesville



45,125
67,465
2,418

Ward I



19,245
15,737
705

Ward II



18,957
42,295
890

Ward III



20,761
24,700
7,324

Ward IV



21,119
19,647
1,749

People

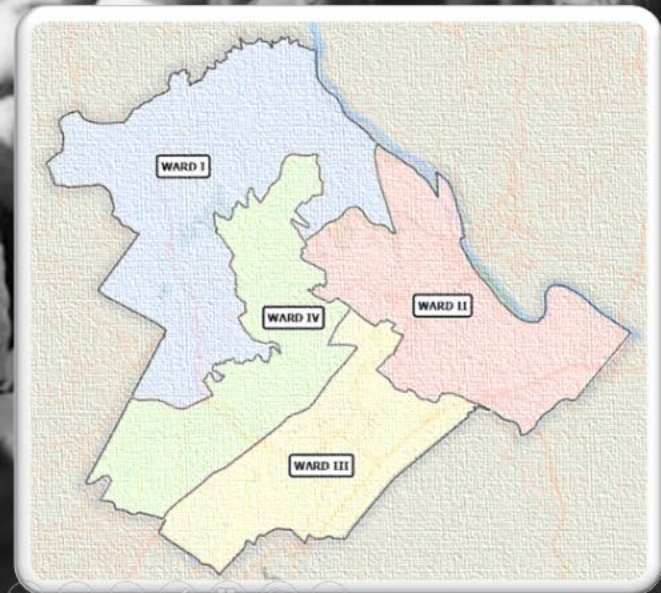


Total Population

Daytime Population

Group Quarters

Median Age



Roanoke



98,325
121,667
2,058
39.5

Lynchburg



80,136
102,490
10,668
32

Charlottesville



45,125
67,465
2,418
30.2

Ward I



19,245
15,737
705
38.3

Ward II



18,957
42,295
890
35.6

Ward III



20,761
24,700
7,324
23.8

Ward IV



21,119
19,647
1,749
34.5

Housing

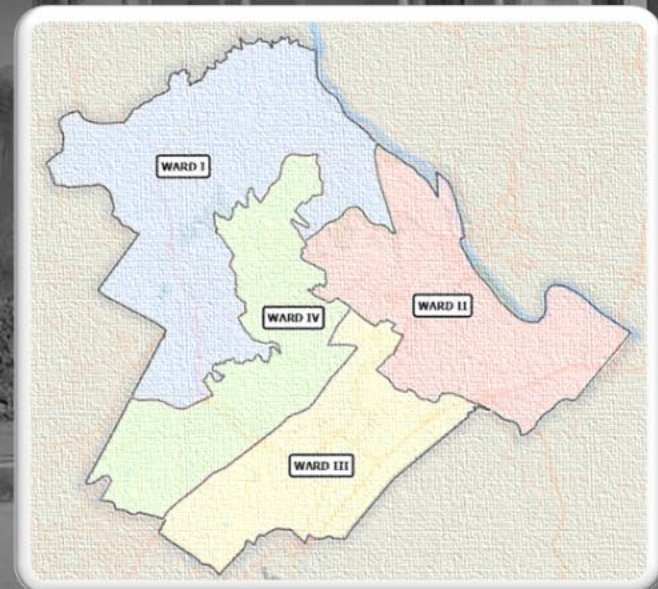


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



Lynchburg



Charlottesville



Ward I



Ward II



Ward III



Ward IV



Housing

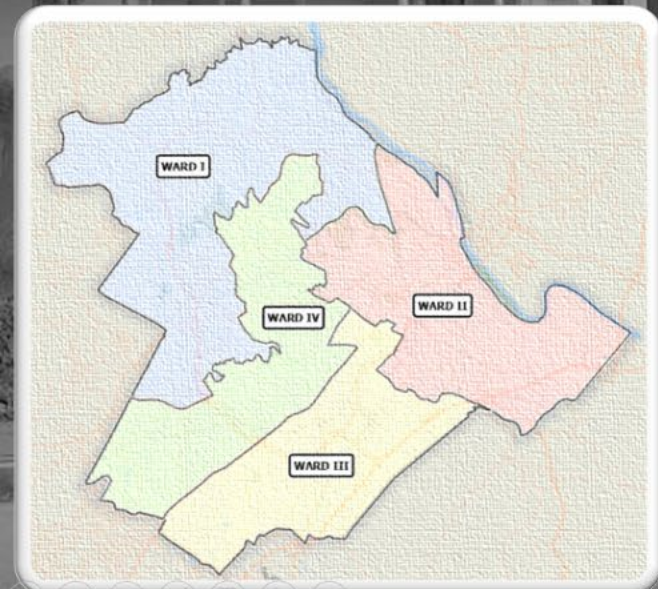


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



Lynchburg



Charlottesville



Ward I



Ward II



Ward III



Ward IV



Housing

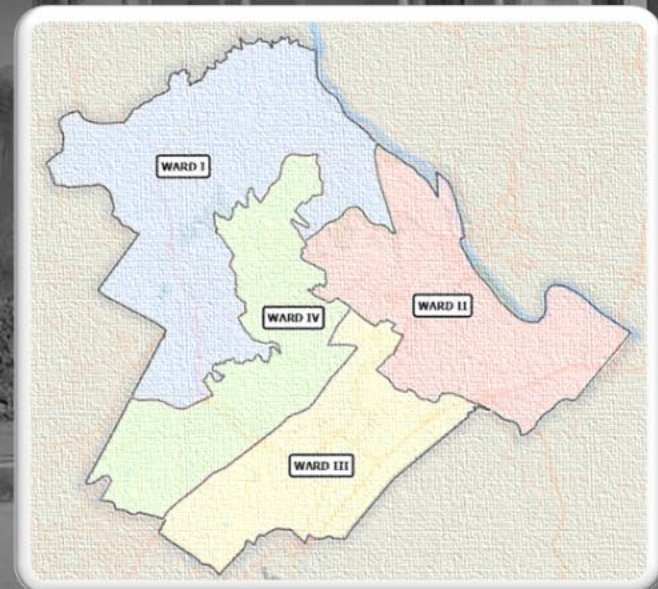


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



48,975

Lynchburg



34,924

Charlottesville



21,574

Ward I



8,670

Ward II



9,951

Ward III



6,671

Ward IV



9,596

Housing

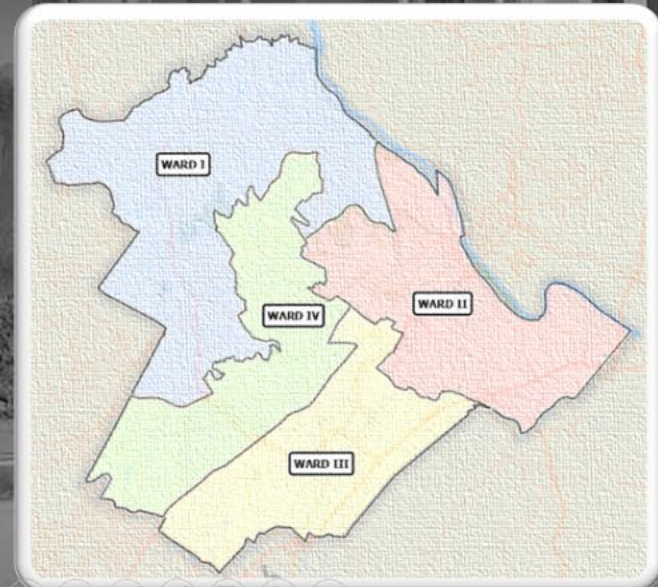


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



48,975

Lynchburg



34,924

Charlottesville



21,574

Ward I



8,670

Ward II



9,951

Ward III



6,671

Ward IV



9,596

Housing

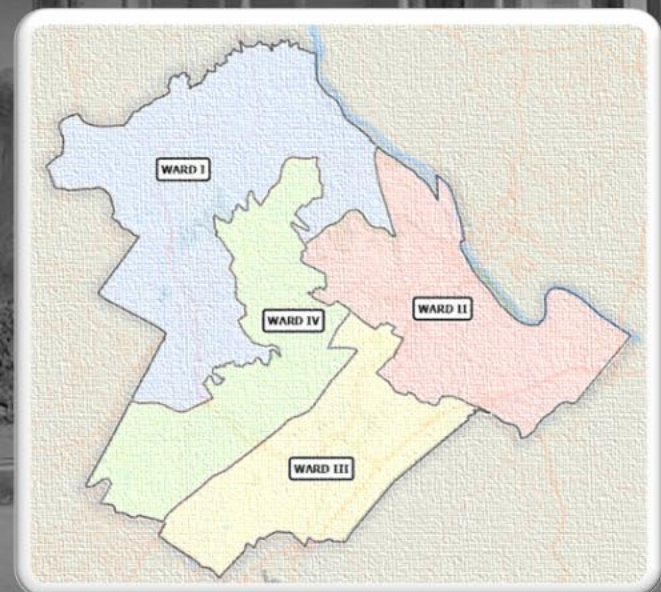


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



48,975
50 / 50

Lynchburg



34,924
50 / 50

Charlottesville



21,574
41 / 59

Ward I



8,670
62 / 38

Ward II



9,951
38 / 62

Ward III



6,671
45 / 55

Ward IV



9,596
54 / 46

Housing

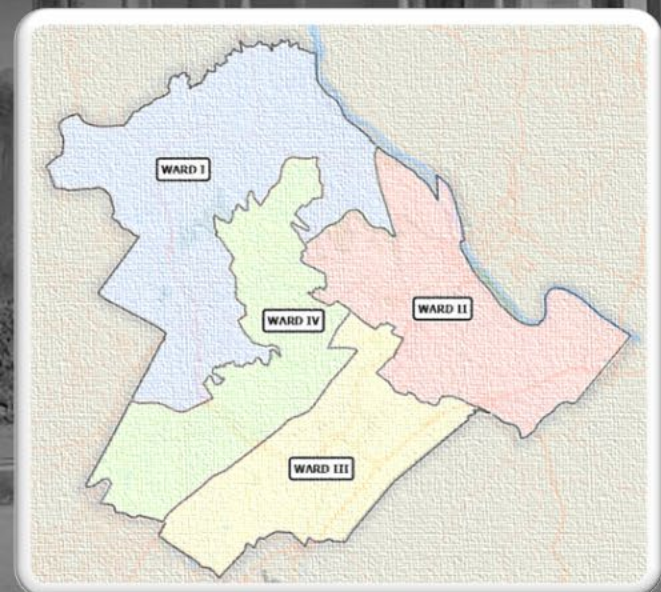


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



48,975
50 / 50
\$860

Lynchburg



34,924
50 / 50
\$947

Charlottesville



21,574
41 / 59
\$1,582

Ward I



8,670
62 / 38
\$939

Ward II



9,951
38 / 62
\$702

Ward III



6,671
45 / 55
\$1,116

Ward IV



9,596
54 / 46
\$1,036

Housing

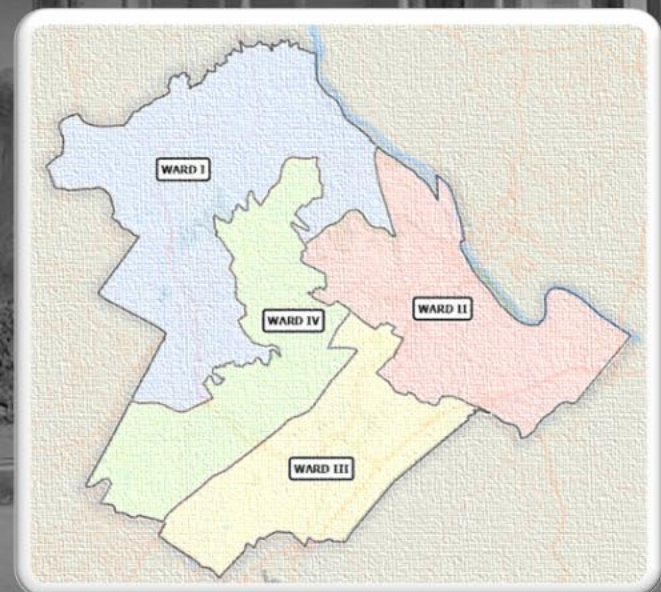


Housing Units

Owner vs Renter

Median Rent

% Income Mortgage



Roanoke



48,975
50 / 50
\$860
27.4%

Lynchburg



34,924
50 / 50
\$947
28.4%

Charlottesville



21,574
41 / 59
\$1,582
44.2%

Ward I



8,670
62 / 38
\$939
27.8%

Ward II



9,951
38 / 62
\$702
19.1%

Ward III



6,671
45 / 55
\$1,116
29.9%

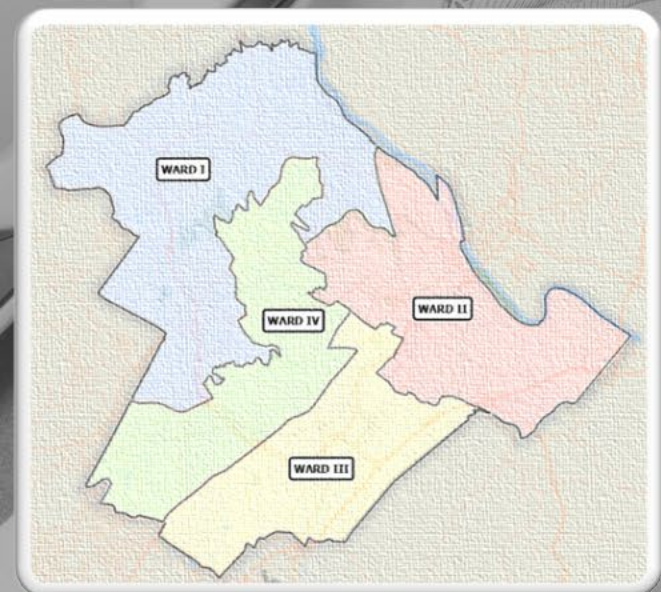
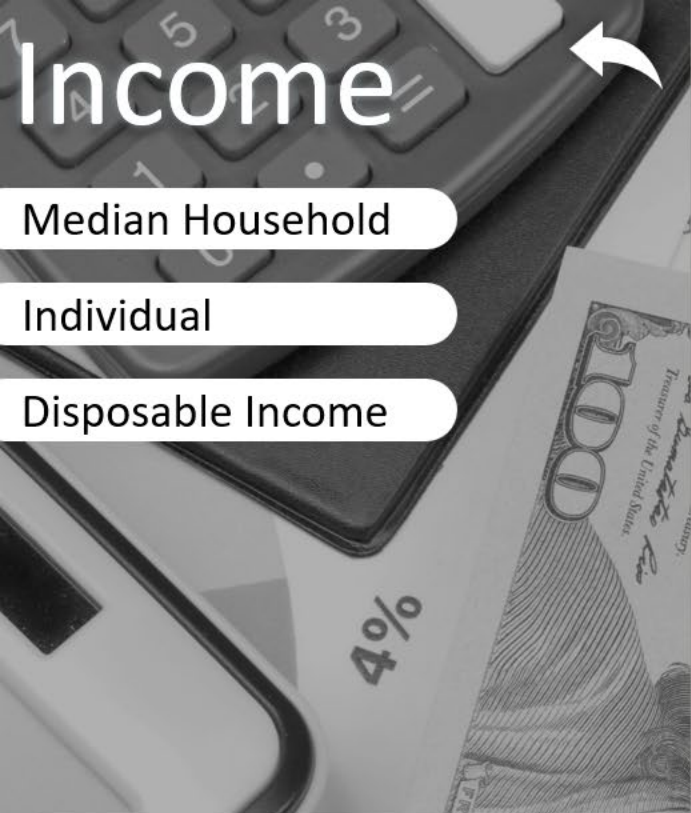
Ward IV



9,596
54 / 46
\$1,036
24.9%

Income

Median Household
Individual
Disposable Income



Roanoke



Lynchburg



Charlottesville



Ward I



Ward II

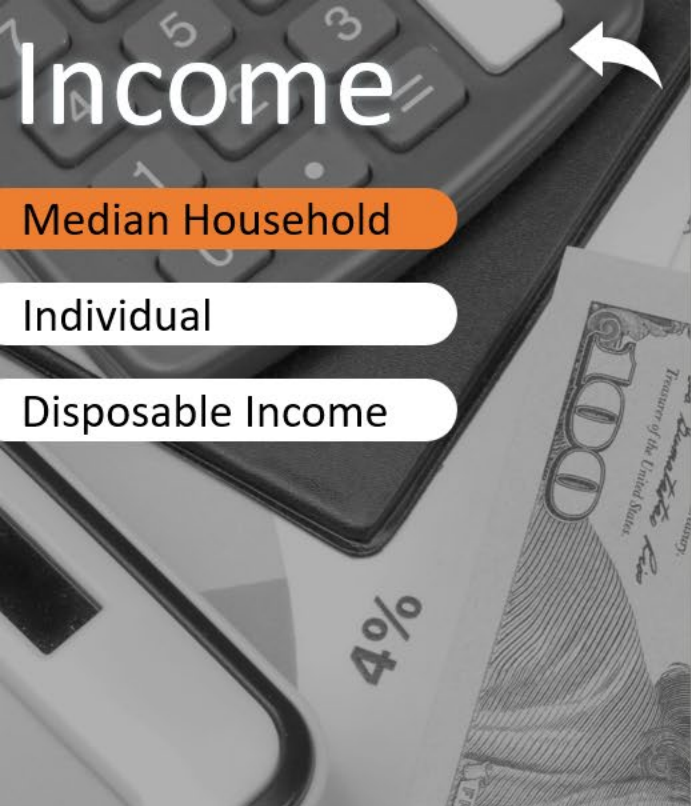


Ward III



Ward IV



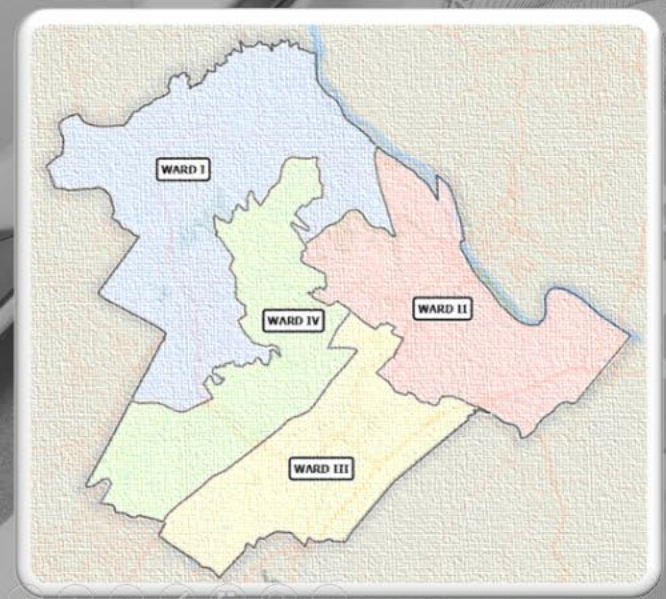


Income

Median Household

Individual

Disposable Income



Roanoke



\$51,170

Lynchburg



\$54,254

Charlottesville



\$69,868

Ward I



\$75,204

Ward II



\$38,111

Ward III



\$48,906

Ward IV



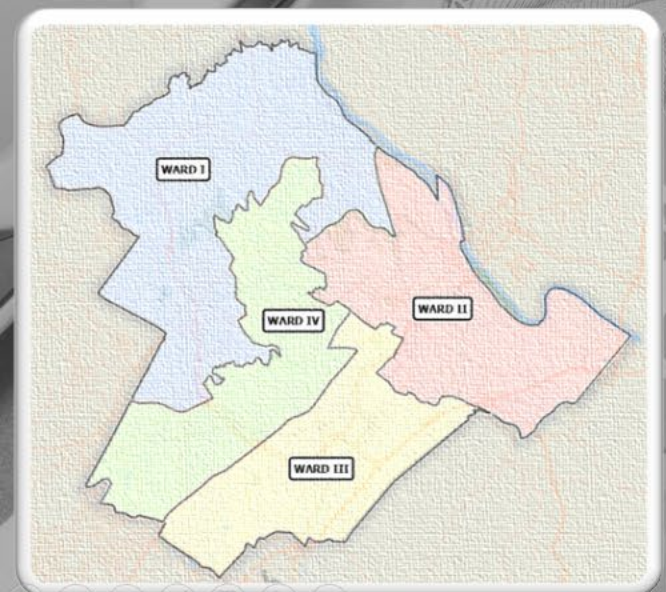
\$60,423

Income

Median Household

Individual

Disposable Income



Roanoke



\$51,170

Lynchburg



\$54,254

Charlottesville



\$69,868

Ward I



\$75,204

Ward II



\$38,111

Ward III



\$48,906

Ward IV



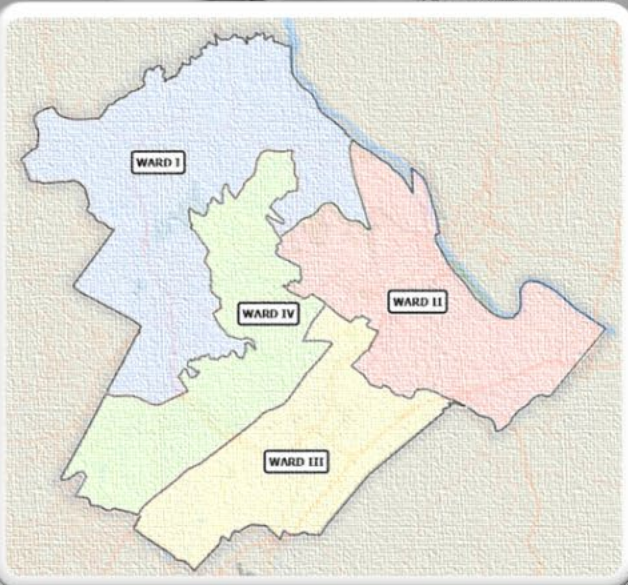
\$60,423

Income

Median Household

Individual

Disposable Income



Roanoke



\$51,170
\$34,204

Lynchburg



\$54,254
\$29,151

Charlottesville



\$69,868
\$48,280

Ward I



\$75,204
\$41,967

Ward II



\$38,111
\$23,726

Ward III

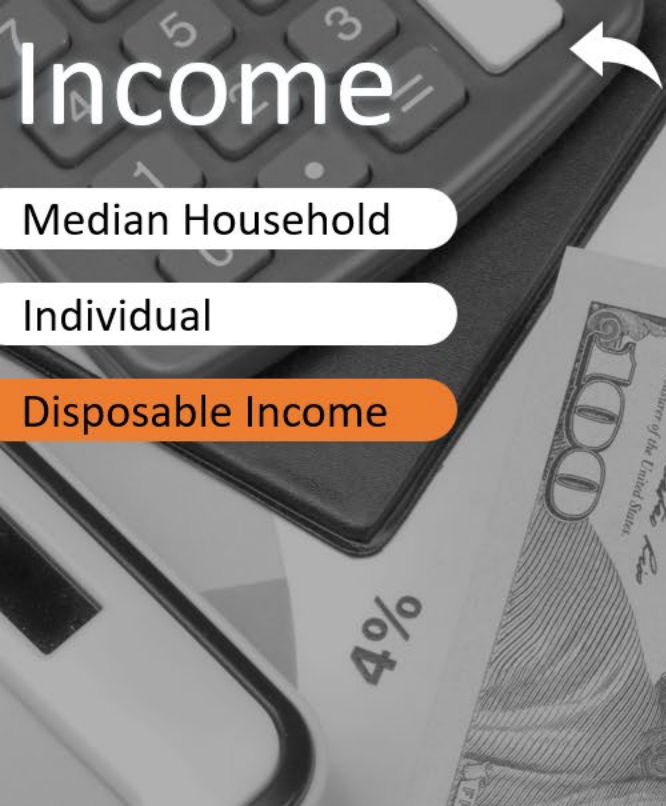


\$48,906
\$19,336

Ward IV



\$60,423
\$32,036

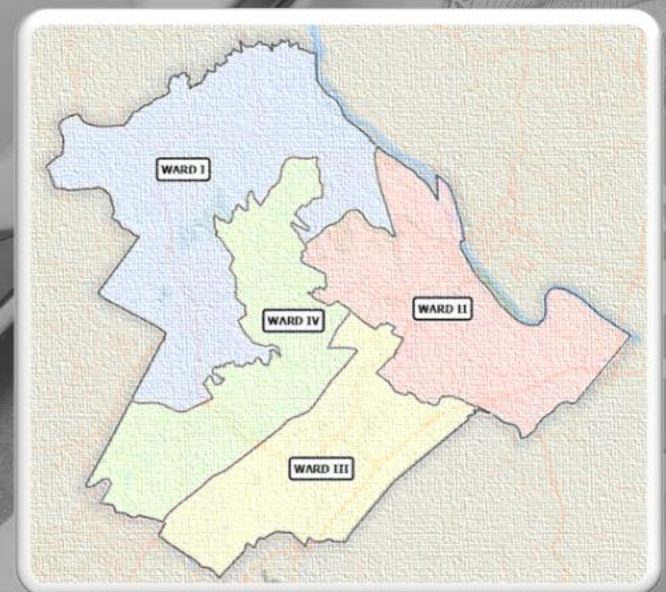


Income

Median Household

Individual

Disposable Income



Roanoke



\$51,170
\$34,204
\$41,507

Lynchburg



\$54,254
\$29,151
\$44,060

Charlottesville



\$69,868
\$48,280
\$55,677

Ward I



\$75,204
\$41,967
\$57,187

Ward II



\$38,111
\$23,726
\$31,665

Ward III



\$48,906
\$19,336
\$38,694

Ward IV



\$60,423
\$32,036
\$50,192

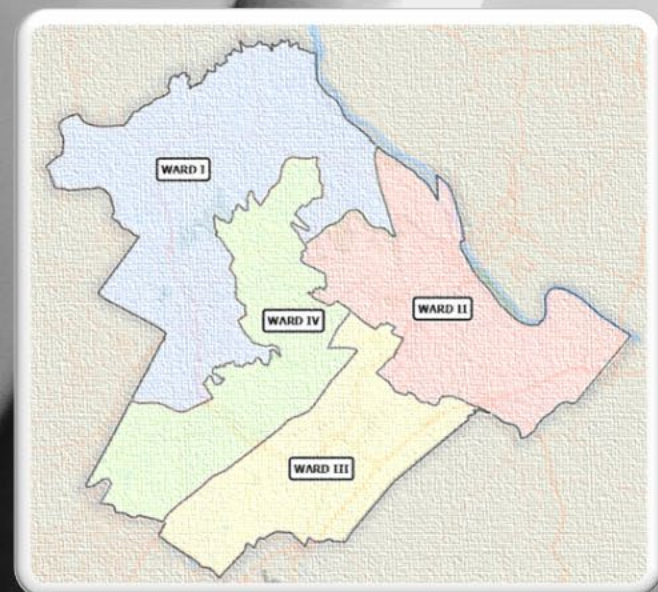
Vulnerable ↩

Household Poverty

SNAP Benefits

Disabilities

Population 65+



Roanoke



Lynchburg



Charlottesville



Ward I



Ward II



Ward III



Ward IV



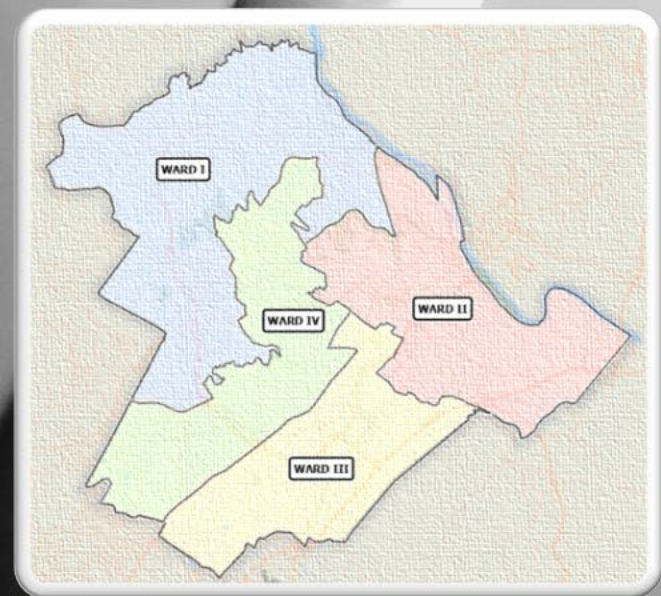
Vulnerable ↩

Household Poverty

SNAP Benefits

Disabilities

Population 65+



Roanoke



18%

Lynchburg



17%

Charlottesville



21%

Ward I



9%

Ward II



25%

Ward III



21%

Ward IV



12%

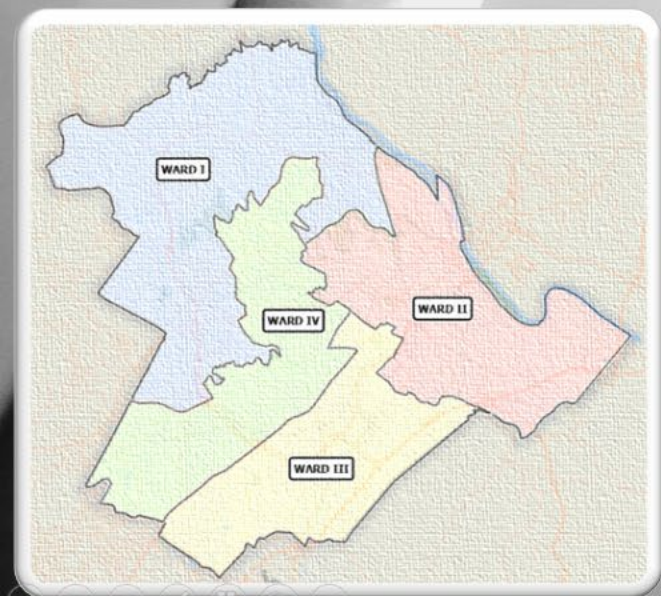
Vulnerable ↩

Household Poverty

SNAP Benefits

Disabilities

Population 65+



Roanoke



18%

Lynchburg



17%

Charlottesville



21%

Ward I



9%

Ward II



25%

Ward III



21%

Ward IV



12%

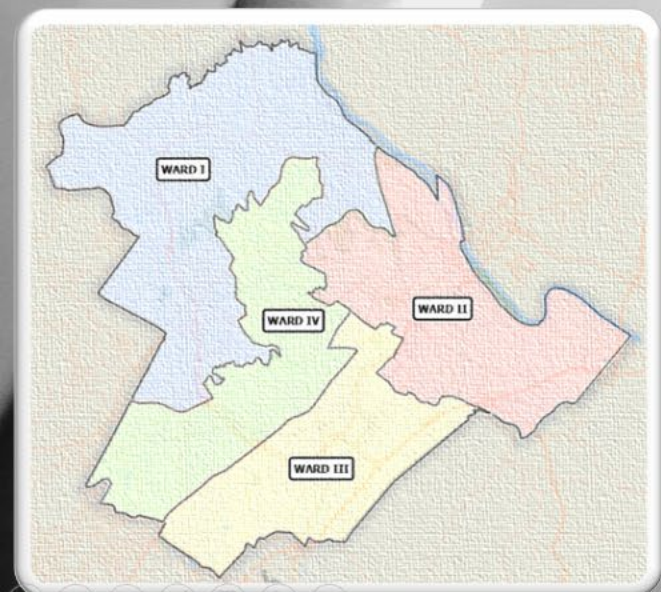
Vulnerable

Household Poverty

SNAP Benefits

Disabilities

Population 65+



Roanoke



18%
16%

Lynchburg



17%
14%

Charlottesville



21%
9%

Ward I



9%
5%

Ward II



25%
31%

Ward III



21%
10%

Ward IV



12%
9%

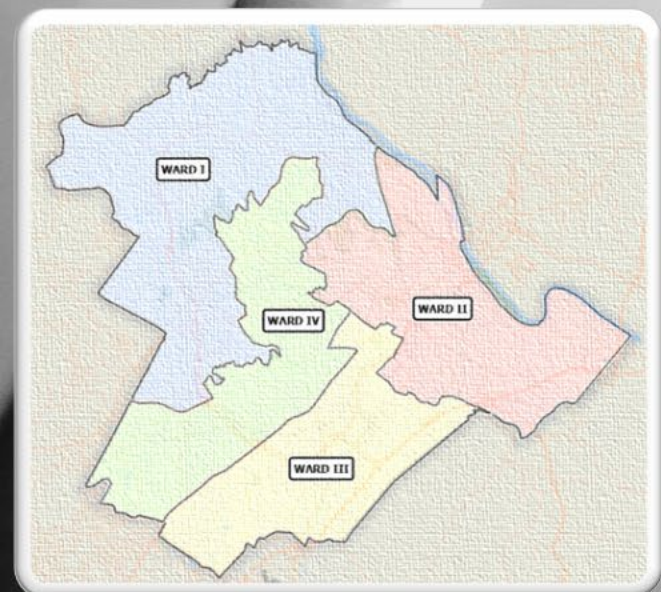
Vulnerable

Household Poverty

SNAP Benefits

Disabilities

Population 65+



Roanoke



18%
16%
23%

Lynchburg



17%
14%
25%

Charlottesville



21%
9%
18%

Ward I



9%
5%
24%

Ward II



25%
31%
31%

Ward III



21%
10%
22%

Ward IV



12%
9%
24%

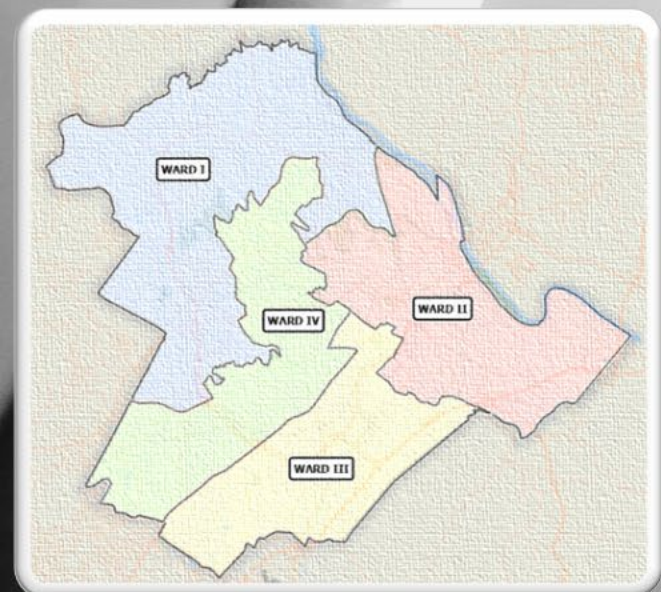
Vulnerable

Household Poverty

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Population 65+



Roanoke



18%
16%
23%
19%

Lynchburg



17%
14%
25%
17%

Charlottesville



21%
9%
18%
12%

Ward I



9%
5%
24%
22%

Ward II



25%
31%
31%
16%

Ward III



21%
10%
22%
11%

Ward IV



12%
9%
24%
20%

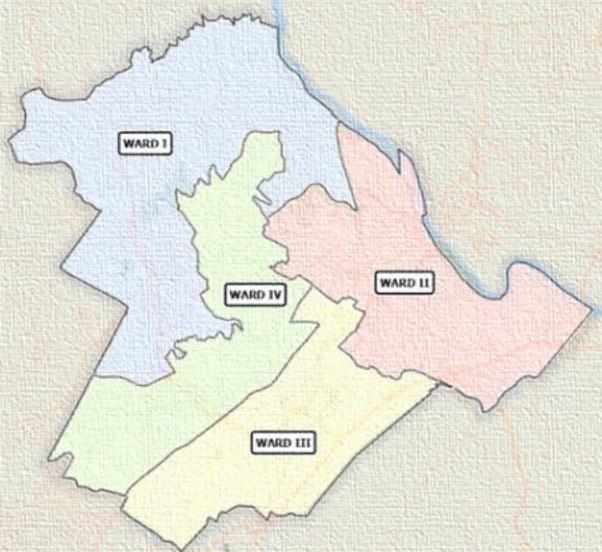
Fun Facts

Pet Households

Average Family Size

Food at Home

Volunteered



Roanoke



Lynchburg



Charlottesville



Ward I



Ward II



Ward III



Ward IV



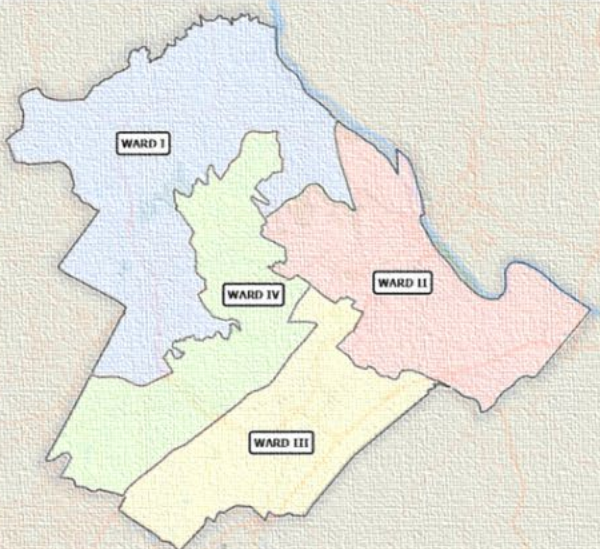
Fun Facts

Pet Households

Average Family Size

Food at Home

Volunteered



Roanoke



45%

Lynchburg



47%

Charlottesville



44%

Ward I



50%

Ward II



41%

Ward III



47%

Ward IV



49%

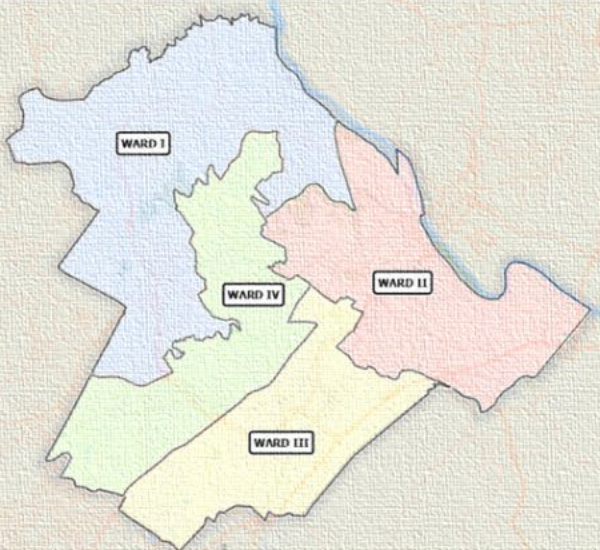
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Roanoke



45%

Lynchburg



47%

Charlottesville



44%

Ward I



50%

Ward II



41%

Ward III



47%

Ward IV



49%

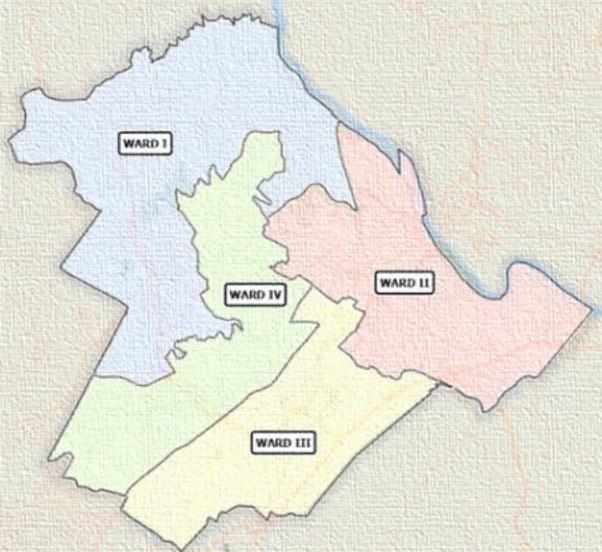
Fun Facts

Pet Households

Average Family Size

Food at Home

Volunteered



Roanoke



45%
3.05

Lynchburg



47%
2.95

Charlottesville



44%
2.99

Ward I



50%
2.99

Ward II



41%
3.12

Ward III



47%
2.79

Ward IV



49%
2.88

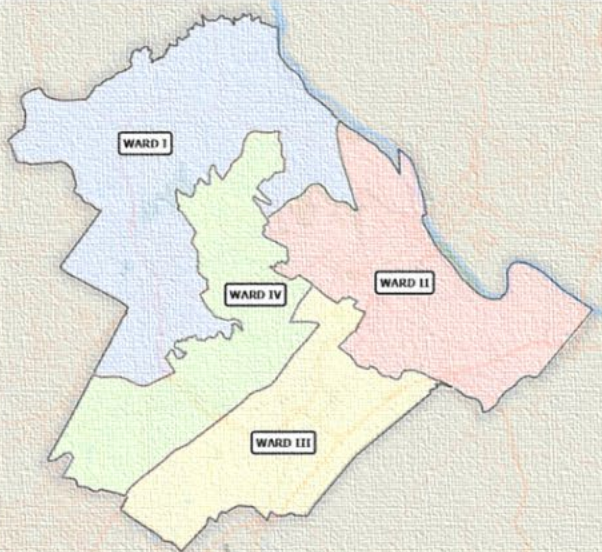
Fun Facts

Pet Households

Average Family Size

Food at Home

Volunteered



Roanoke



45%
3.05
\$5,091

Lynchburg



47%
2.95
\$5,003

Charlottesville



44%
2.99
\$7,336

Ward I



50%
2.99
\$6,457

Ward II



41%
3.12
\$3,946

Ward III



47%
2.79
\$4,253

Ward IV



49%
2.88
\$5,042

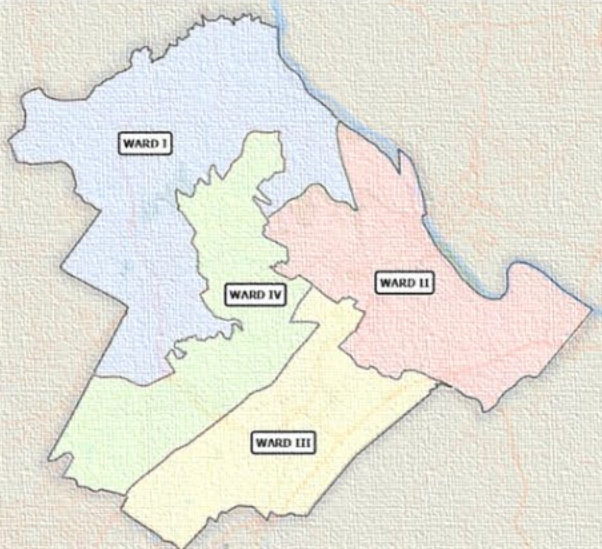
Fun Facts

Pet Households

Average Family Size

Food at Home

Volunteered



Roanoke



45%
3.05
\$5,091
14%

Lynchburg



47%
2.95
\$5,003
15%

Charlottesville



44%
2.99
\$7,336
16%

Ward I



50%
2.99
\$6,457
18%

Ward II



41%
3.12
\$3,946
11%

Ward III



47%
2.79
\$4,253
15%

Ward IV



49%
2.88
\$5,042
16%

TAKEAWAYS

- **City of Roanoke demographics align closely with Lynchburg**
- **Daytime population increases by 28% as people travel into the city for employment**
- **Ward III demographics are impacted by the student population**
- **Assets in Ward III and Ward IV are being marketed to young professionals**



Property and Assets



Property



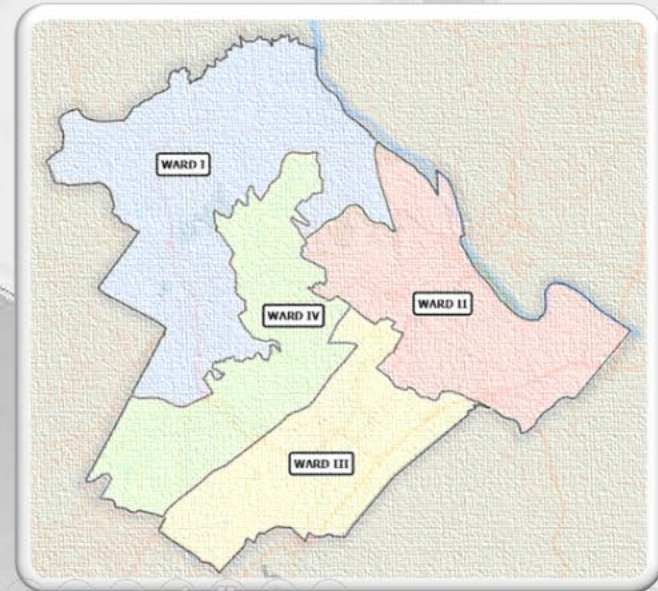
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



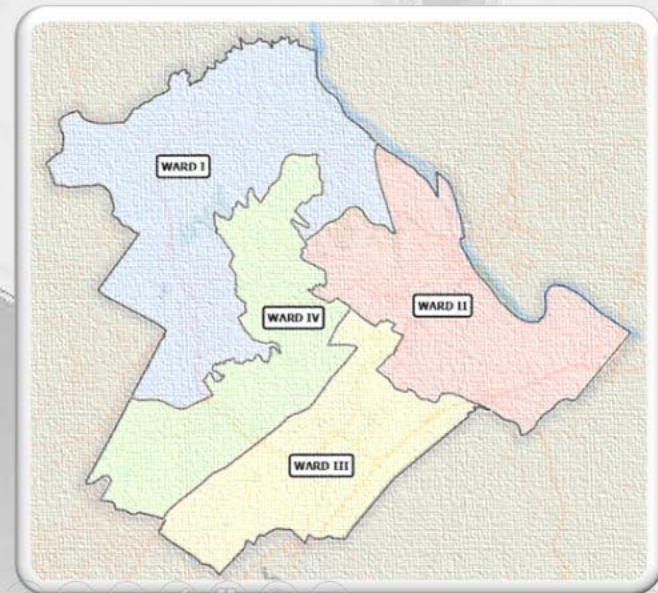
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
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Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



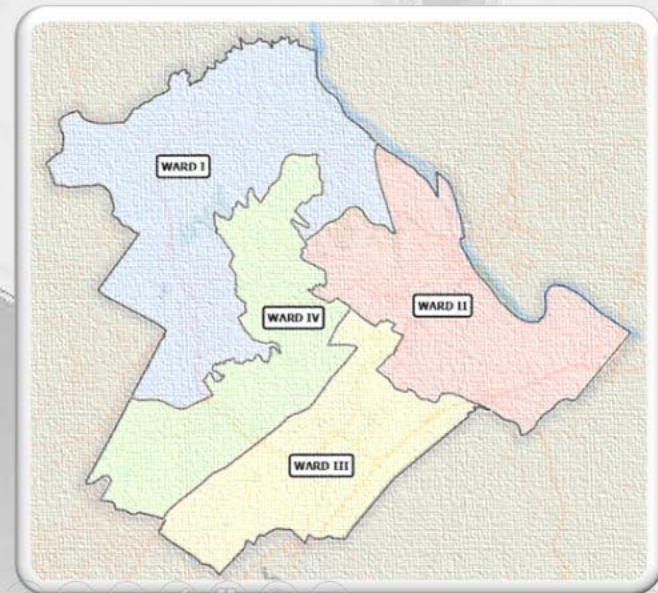
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
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Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
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Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
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Property



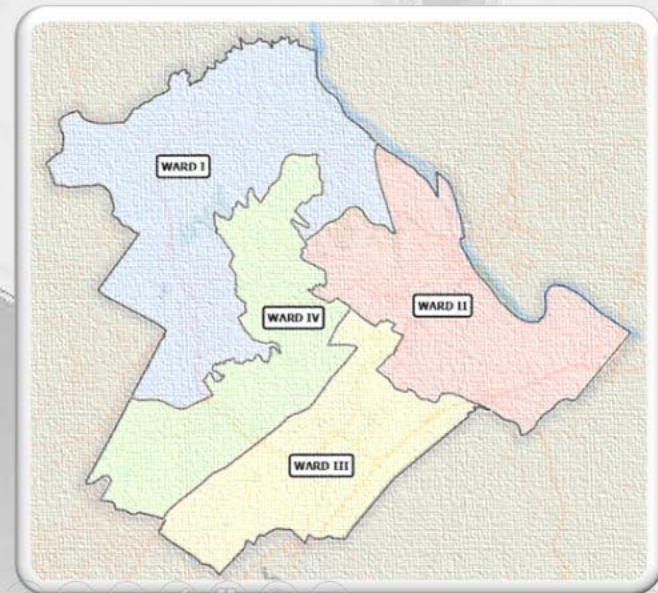
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
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Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
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Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
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Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
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Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
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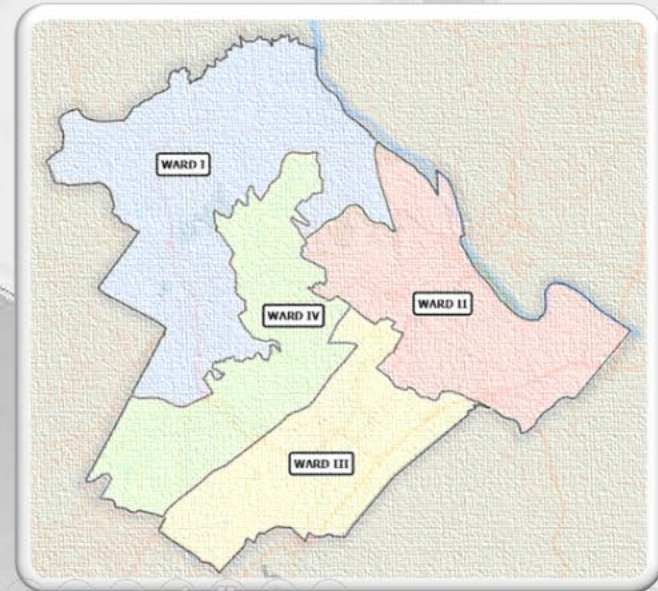
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
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Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
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Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
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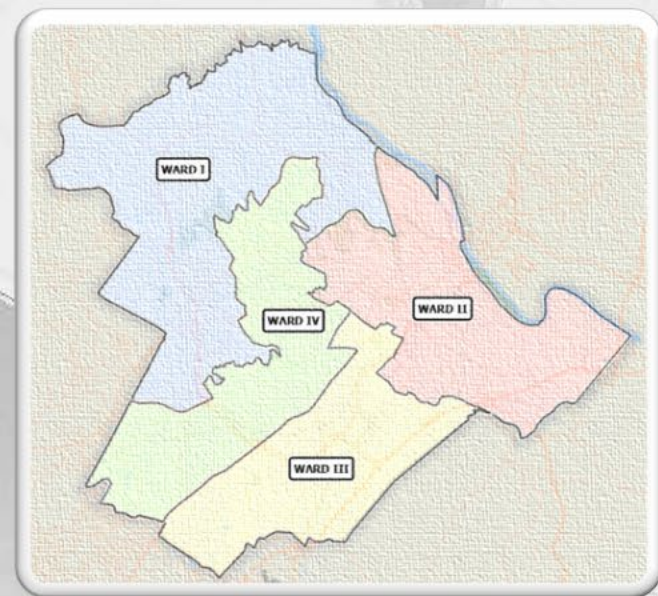
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
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Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,975
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,250
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,323
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,193
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,371
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,811
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,871
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,761
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
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Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,741
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,980
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



Lynchburg



Ward I



Ward II



Ward III



Ward IV

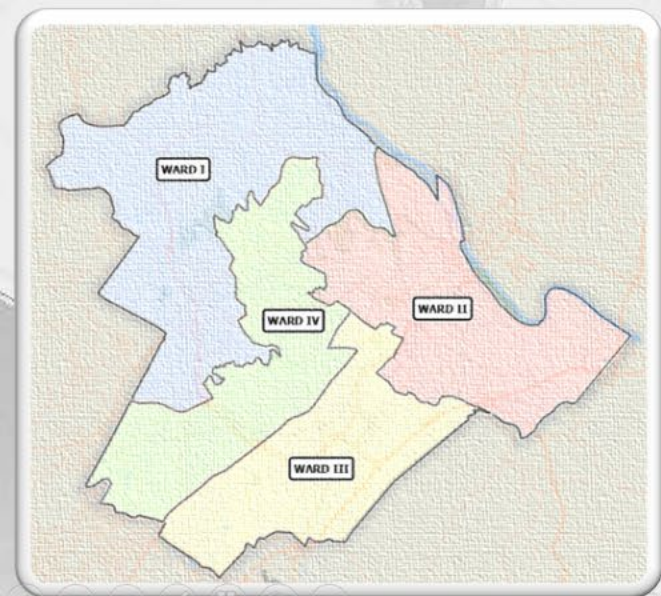
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
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Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



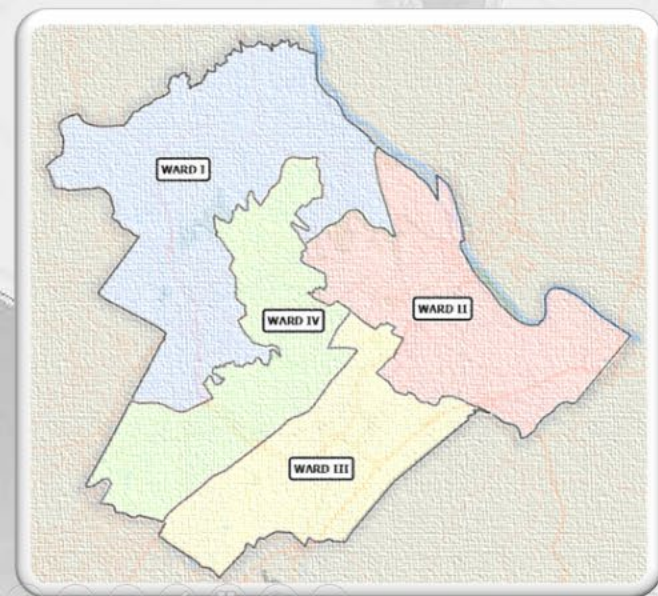
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
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Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
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Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
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Property



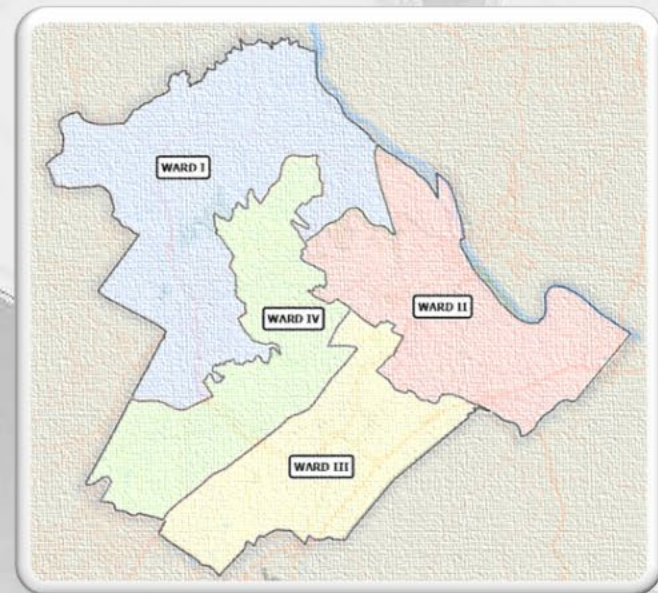
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
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Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
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Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
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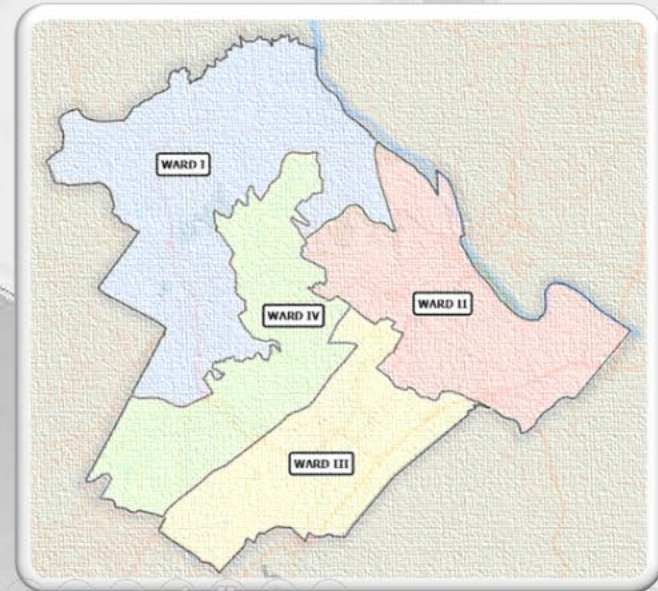
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
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Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
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Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
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Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
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Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
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Property



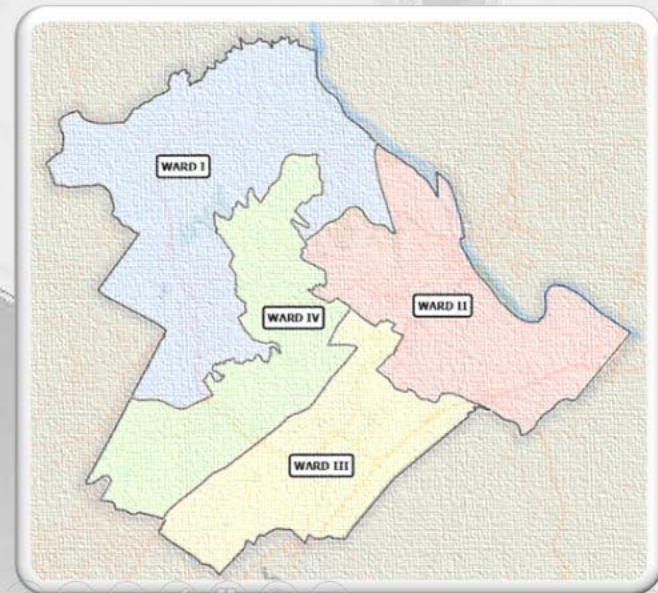
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
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Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
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Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



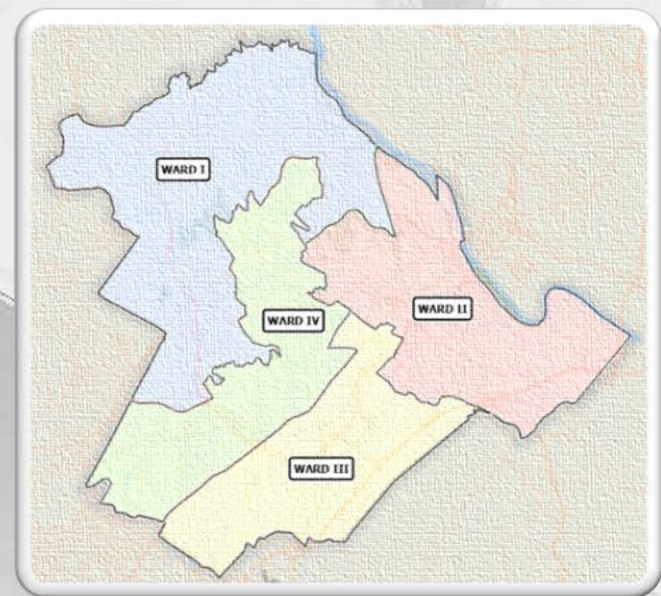
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



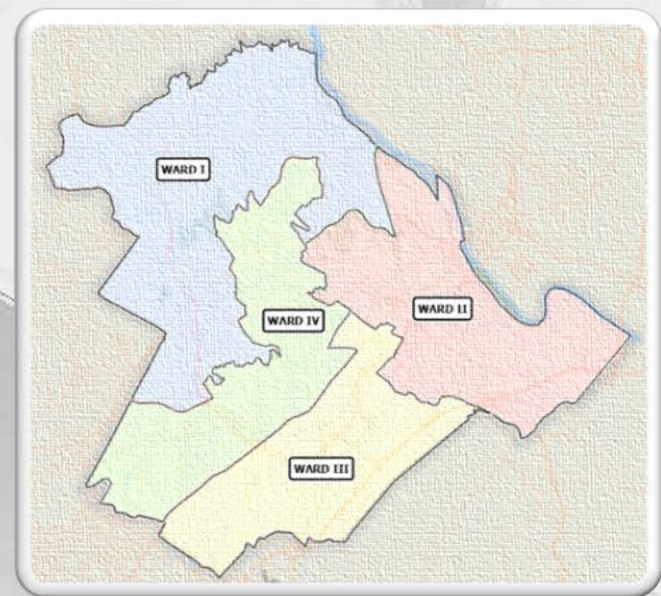
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
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Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



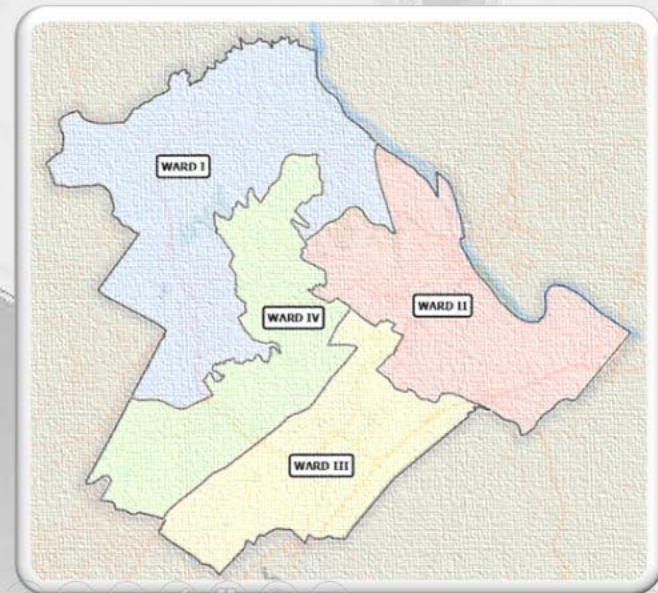
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



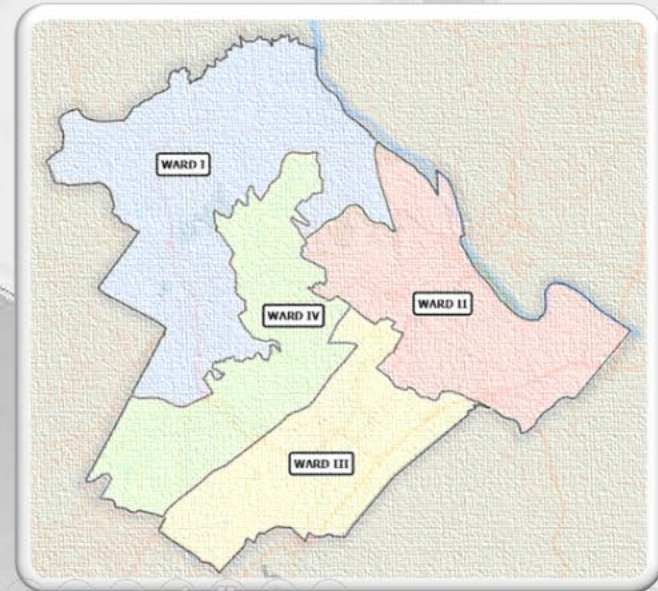
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



Lynchburg



Ward I



Ward II

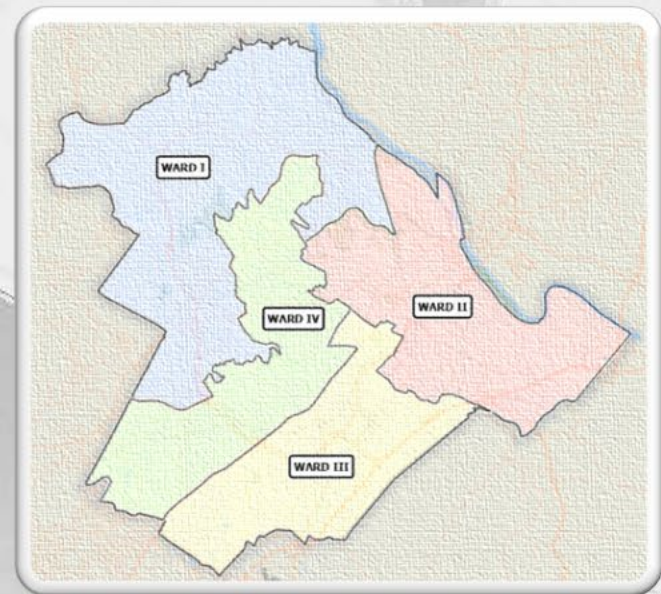


Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605



Property



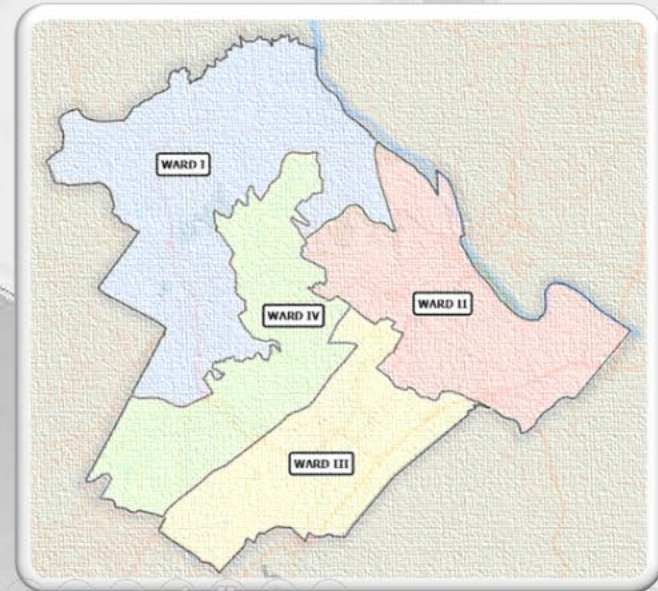
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



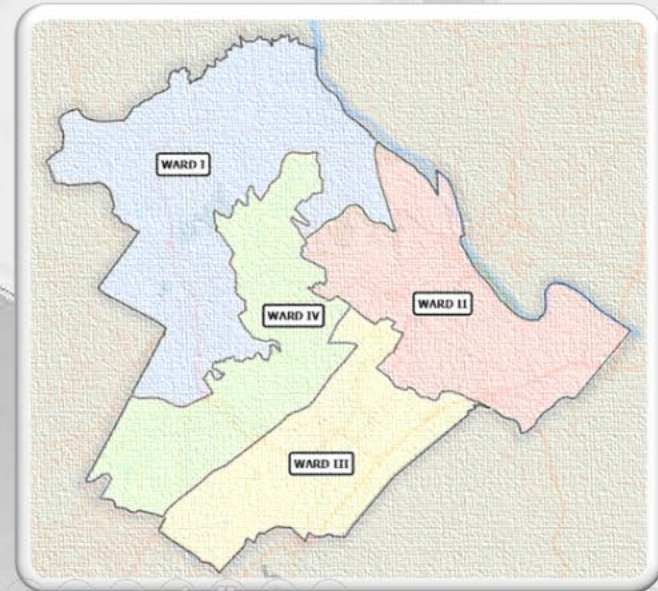
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
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Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

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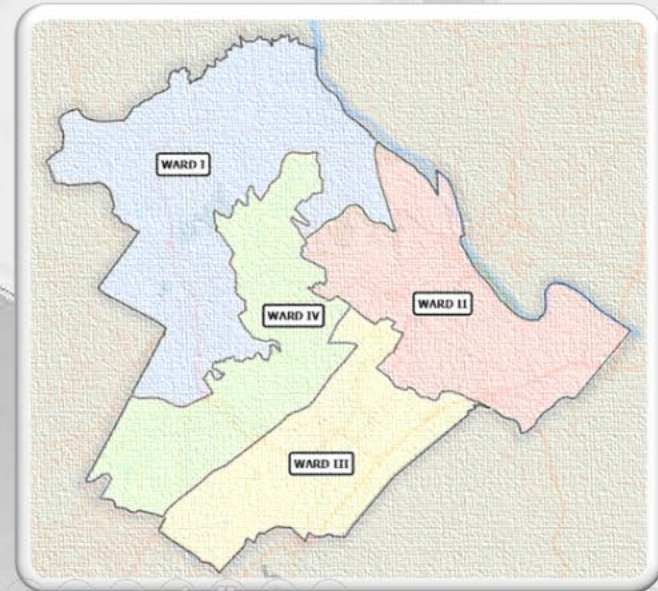
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



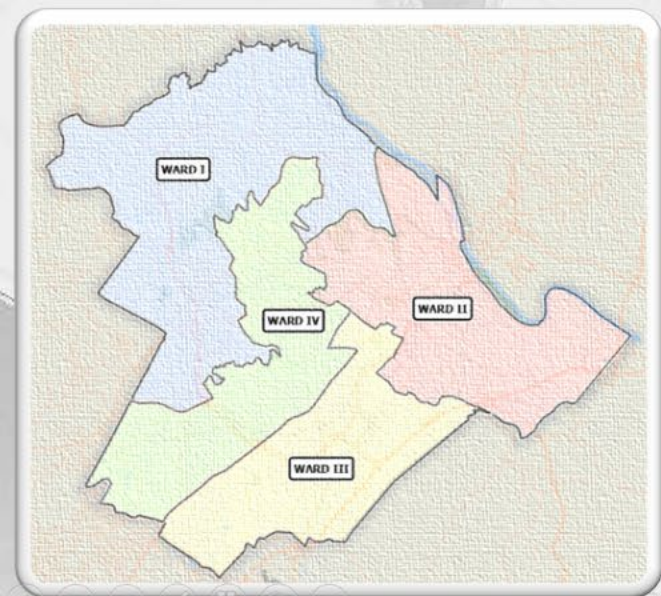
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



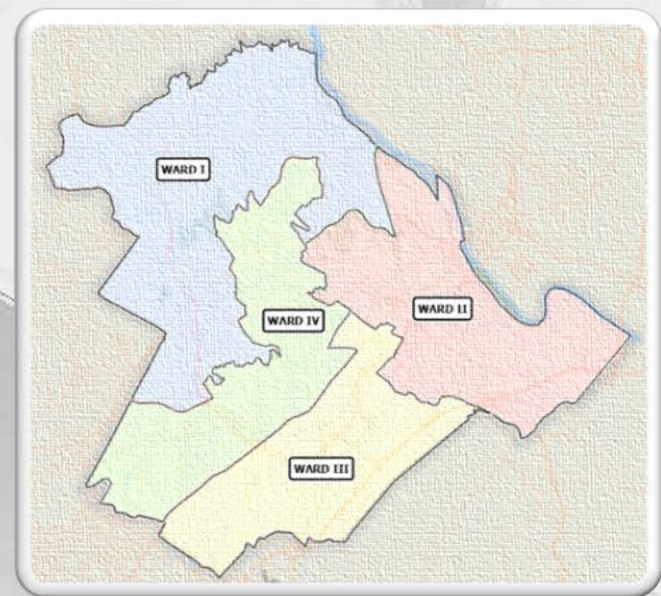
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



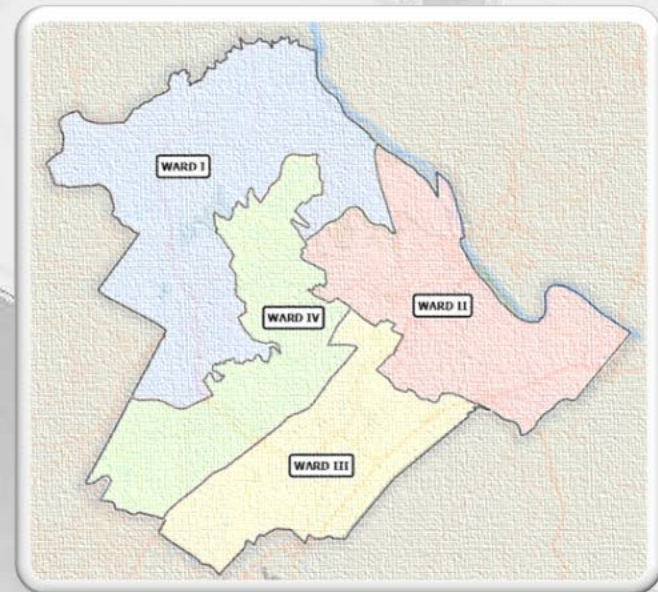
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



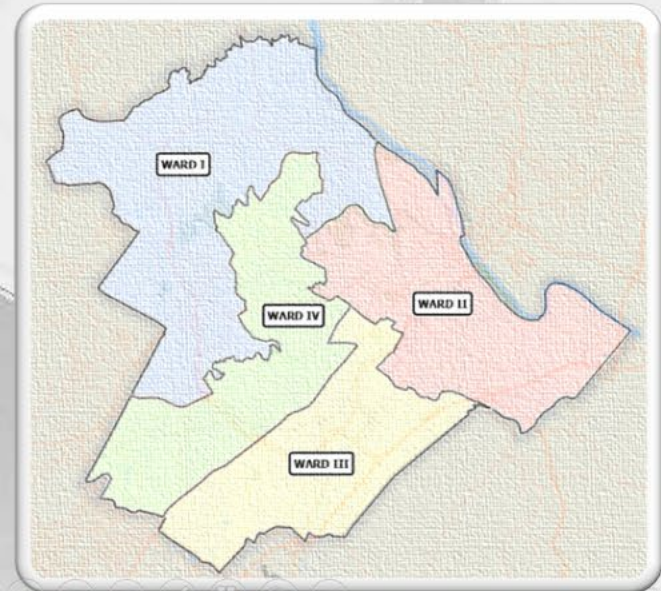
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



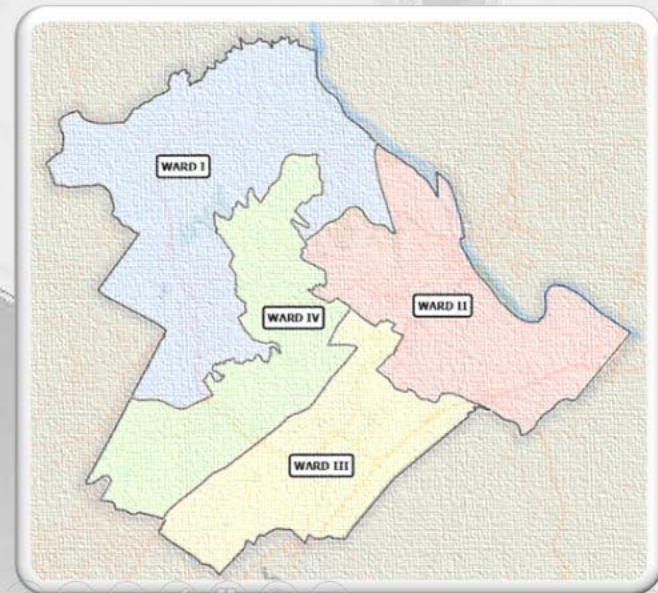
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
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Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



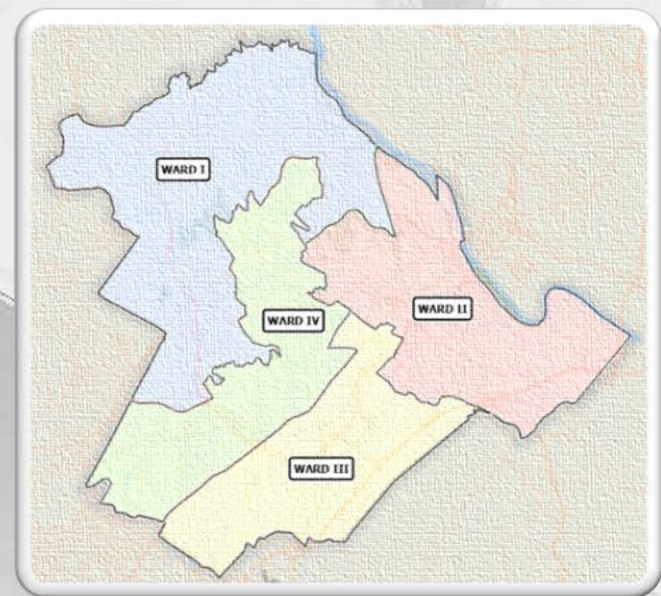
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
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Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



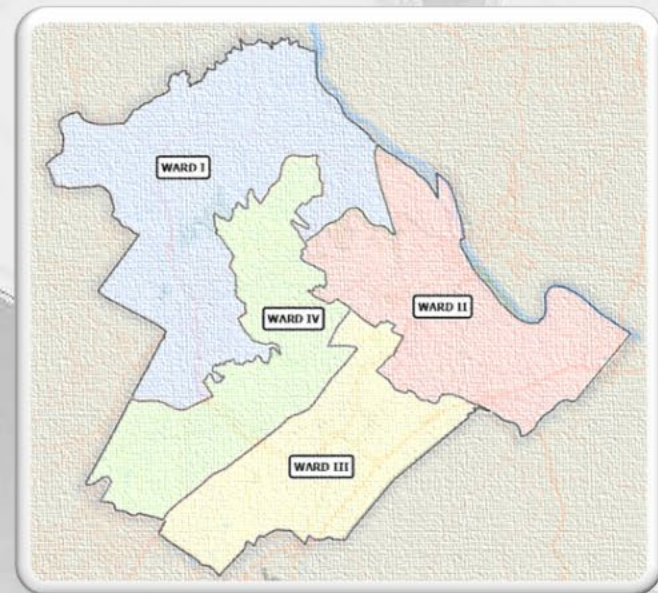
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
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Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
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Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

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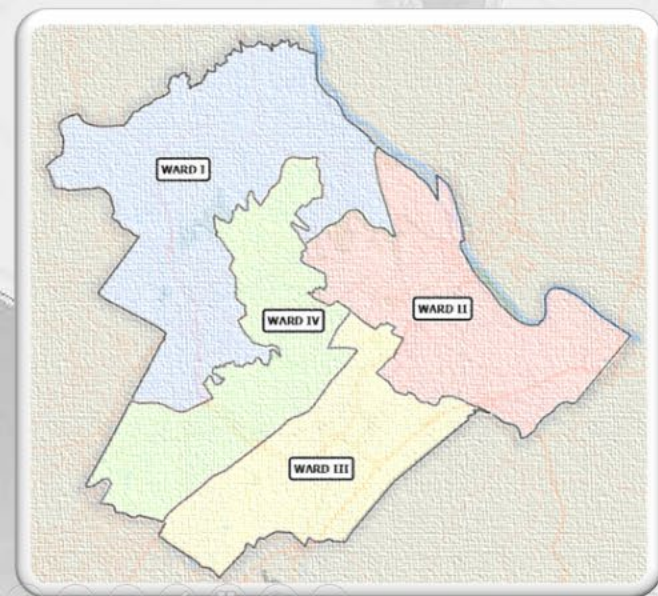
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
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Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
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Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
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Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
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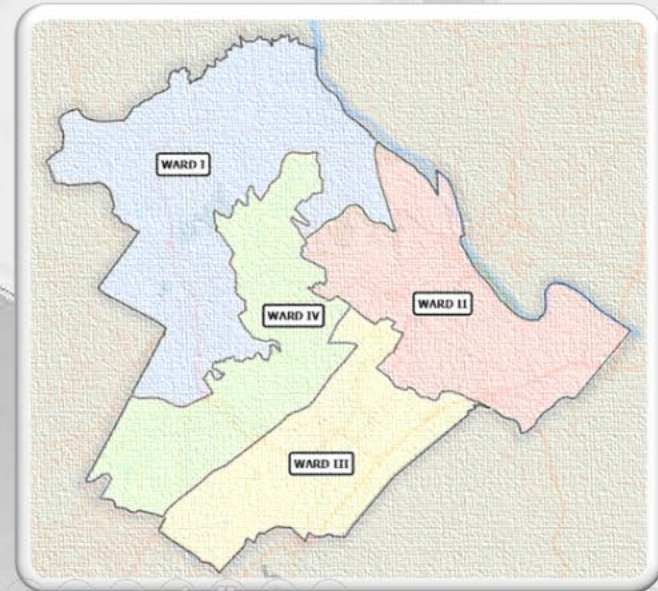
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



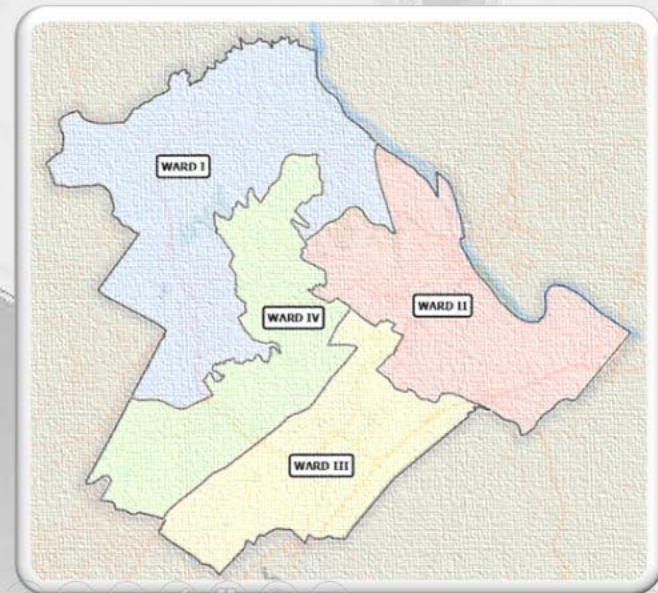
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
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Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



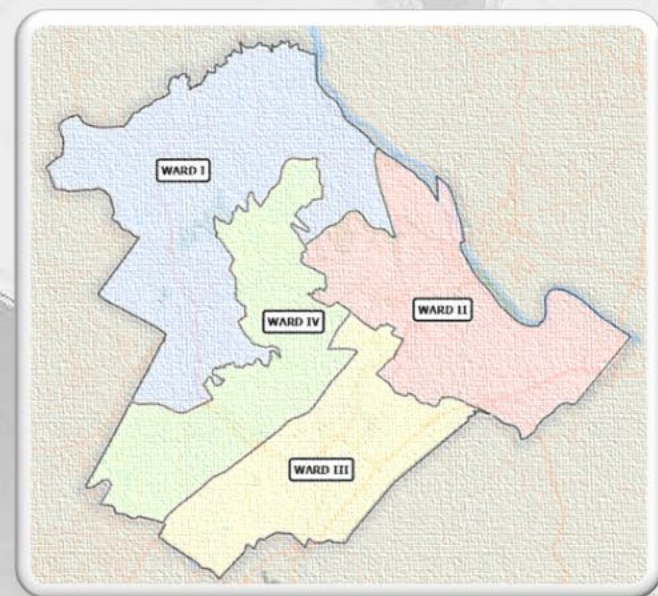
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



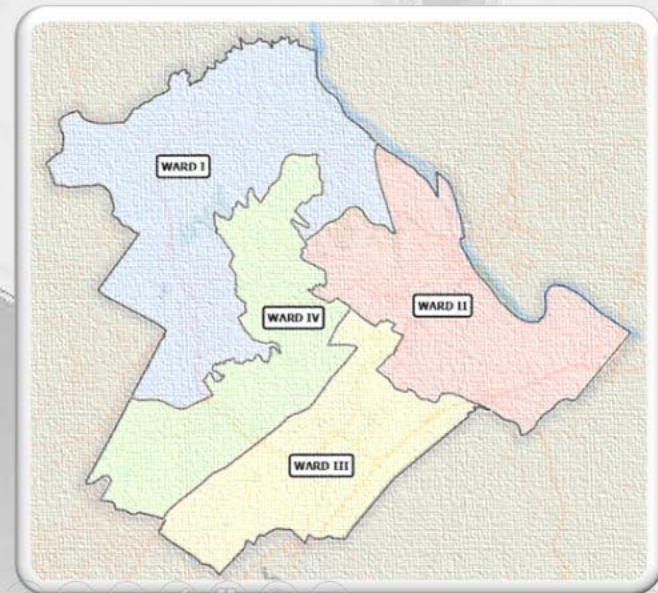
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



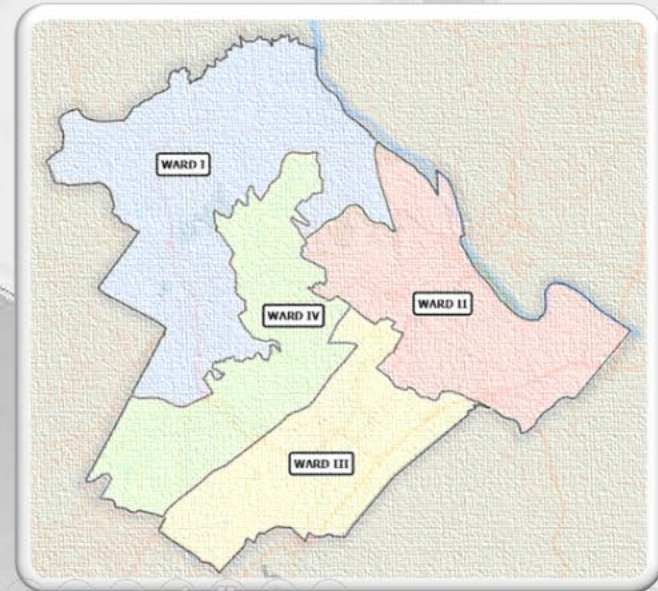
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
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Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

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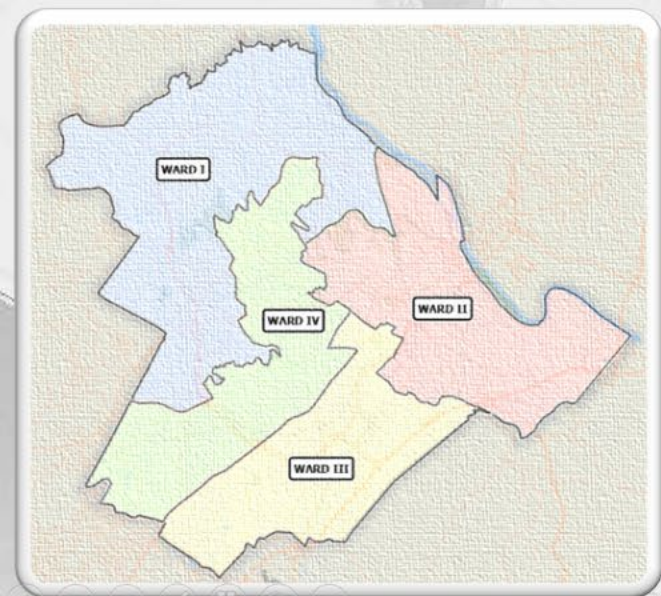
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
Single-Family Residential	7,019	91.0%	7,042	69.5%	1,813,485,500	66.7%	258,368	257,520
Multi-Family Residential	81	1.1%	242	2.4%	190,071,500	7.0%	2,346,562	787,008
Commercial	306	4.0%	827	8.2%	283,115,400	10.4%	925,214	342,256
Industrial	61	0.8%	492	4.9%	87,760,200	3.2%	1,438,692	178,327
Ward I Total	7,714	23.8%	10,132	36.34%	2,717,166,600	26.2%	352,238	268,178
Exempt	998	9.2%	1,971	30.3%	670,513,200	31.9%	671,857	340,192
Taxable	9,836	90.8%	4,532	69.7%	1,428,134,500	68.1%	145,195	315,104
Single-Family Residential	8,314	76.7%	2,809	43.2%	649,992,700	31.0%	78,181	231,375
Multi-Family Residential	132	1.2%	172	2.6%	207,911,100	9.9%	1,575,084	1,207,817
Commercial	1,175	10.8%	910	14.0%	494,143,300	23.5%	420,547	542,879
Industrial	215	2.0%	641	9.9%	76,087,400	3.6%	353,895	118,769
Ward II Total	10,834	33.5%	6,503	23.32%	2,098,647,700	20.2%	193,709	322,708
Exempt	241	4.3%	1,725	33.2%	1,079,762,300	36.5%	4,480,341	626,082
Taxable	5,369	95.7%	3,474	66.8%	1,877,267,800	63.5%	349,649	540,325
Single-Family Residential	4,809	85.7%	1,861	35.8%	847,300,200	28.7%	176,191	455,194
Multi-Family Residential	56	1.0%	145	2.8%	215,612,700	7.3%	3,850,227	1,486,269
Commercial	384	6.8%	746	14.3%	639,047,200	21.6%	1,664,185	856,747
Industrial	120	2.1%	722	13.9%	175,307,700	5.9%	1,460,898	242,824
Ward III Total	5,610	17.3%	5,199	18.65%	2,957,030,100	28.5%	527,100	568,773
Exempt	294	3.6%	1,012	16.7%	434,559,600	16.8%	1,478,094	429,383
Taxable	7,902	96.4%	5,036	83.3%	2,157,777,800	83.2%	273,067	428,449
Single-Family Residential	7,359	89.8%	3,357	55.5%	1,402,455,200	54.1%	190,577	417,729
Multi-Family Residential	49	0.6%	379	6.3%	237,732,800	9.2%	4,851,690	627,329
Commercial	429	5.2%	745	12.3%	362,818,000	14.0%	845,730	486,986
Industrial	65	0.8%	555	9.2%	154,771,800	6.0%	2,381,105	278,902
Ward IV Total	8,196	25.3%	6,048	21.69%	2,592,337,400	25.0%	316,293	428,605

Property



Lynchburg



Ward I



Ward II



Ward III



Ward IV

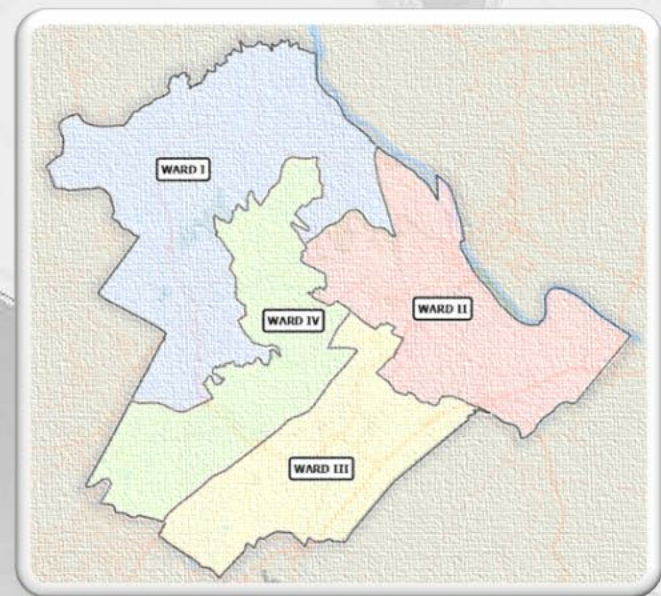
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Property Category	Parcels	Parcel %	Area	Area %	Assessed Value	Value %	Avg Value	Value / Acre
Exempt	1,780	5.5%	6,237	22.4%	2,527,569,100	24.4%	1,419,983	405,275
Taxable	30,574	94.5%	21,646	77.6%	7,837,612,700	75.6%	256,349	362,085
Single-Family Residential	27,501	85.0%	15,070	54.0%	4,713,233,600	45.5%	171,384	312,754
Multi-Family Residential	318	1.0%	938	3.4%	851,328,100	8.2%	2,677,132	907,910
Commercial	2,294	7.1%	3,228	11.6%	1,779,123,900	17.2%	775,555	551,093
Industrial	461	1.4%	2,410	8.6%	493,927,100	4.8%	1,071,425	204,979
City Total	32,354		27,882		10,365,181,800		320,368	371,746
Exempt	247	3.2%	1,529	15.1%	342,734,000	12.6%	1,387,587	224,156
Taxable	7,467	96.8%	8,603	84.9%	2,374,432,600	87.4%	317,990	276,002
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Property



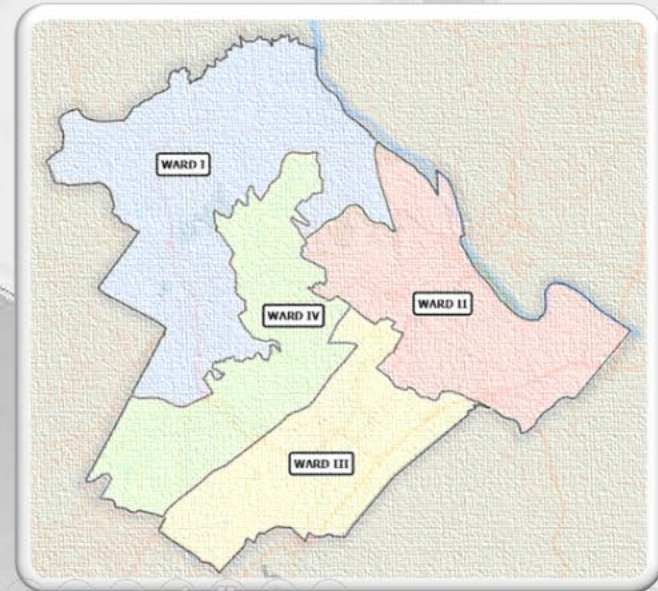
Exempt

Single-Family

Multi-Family

Commercial

Industrial



Lynchburg



Ward I



Ward II



Ward III



Ward IV

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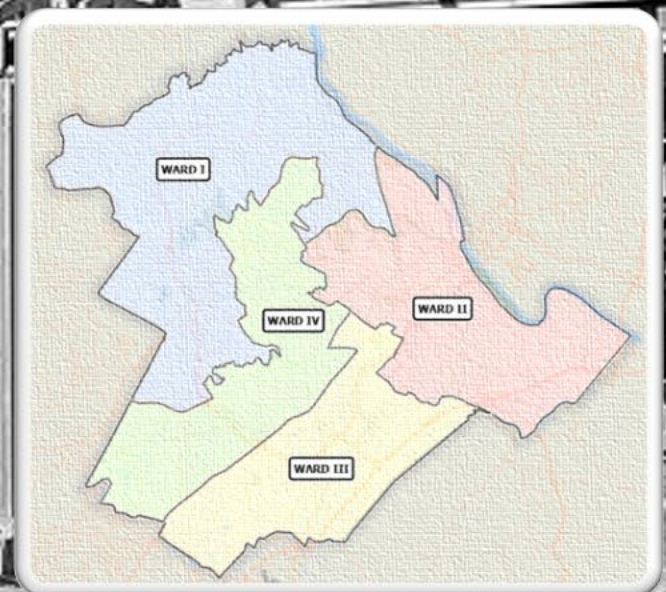
Permits



Residential Permits

Construction Value

Housing Cases



Lynchburg



Ward I



Ward IV



Ward II



Ward III



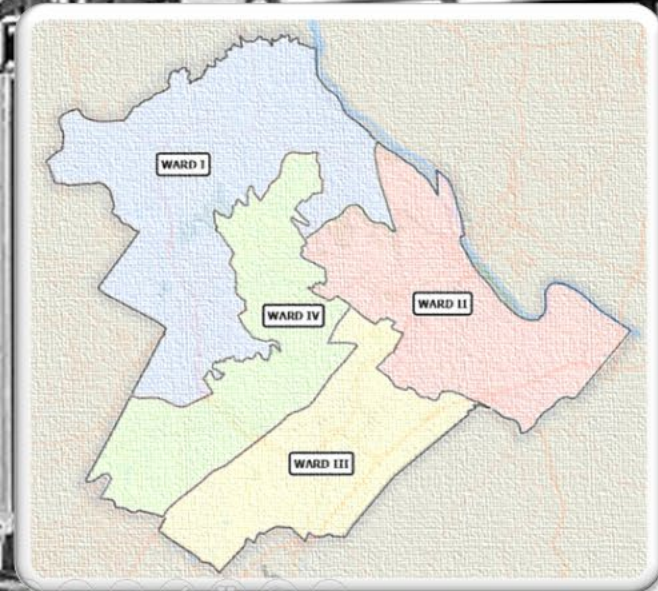
Permits



Residential Permits

Construction Value

Housing Cases



Lynchburg



1,074

Ward I



317

Ward II



286

Ward III



177

Ward IV



290

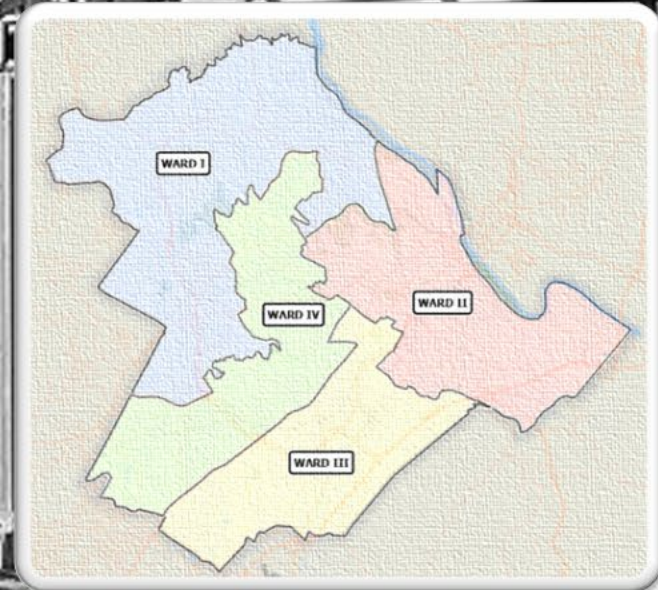
Permits



Residential Permits

Construction Value

Housing Cases



Lynchburg



1,074

\$97.5 M

Ward I



317

\$26.25 M

Ward II



286

\$35.23 M

Ward III



177

\$9.52 M

Ward IV



290

\$19 M

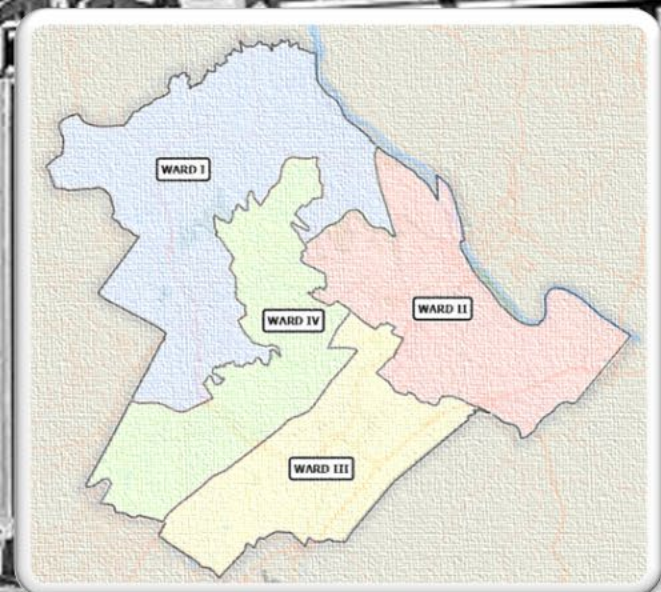
Permits



Residential Permits

Construction Value

Housing Cases



Lynchburg



1,074
\$97.5 M

184

Ward I



317
\$26.25 M

31

Ward II



286
\$35.23 M

100

Ward III



177
\$9.52 M

16

Ward IV



290
\$19 M

19

City Assets

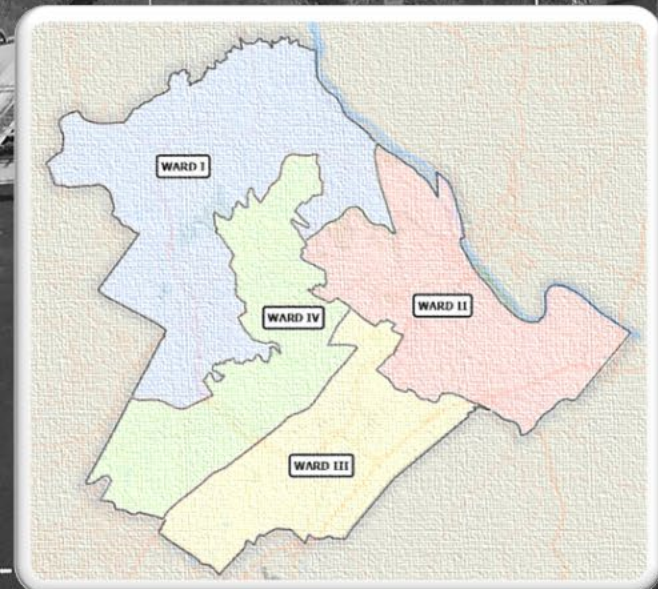
Trees

Street Signs

Bridges / Culverts

Park Property

DOWNTOWN



Lynchburg



Ward I



Ward II



Ward III



Ward IV



City Assets

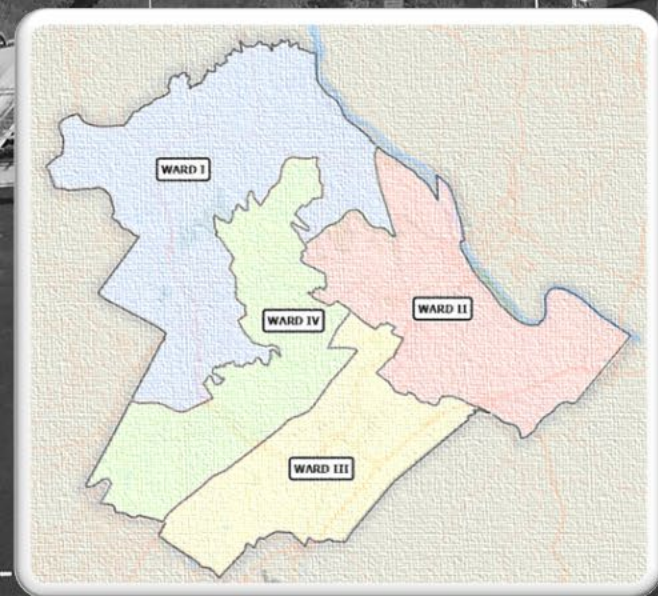
Trees

Street Signs

Bridges / Culverts

Park Property

DOWNTOWN



Lynchburg



12,260

Ward I



2,062

Ward II



5,525

Ward III



2,336

Ward IV



2,337

City Assets

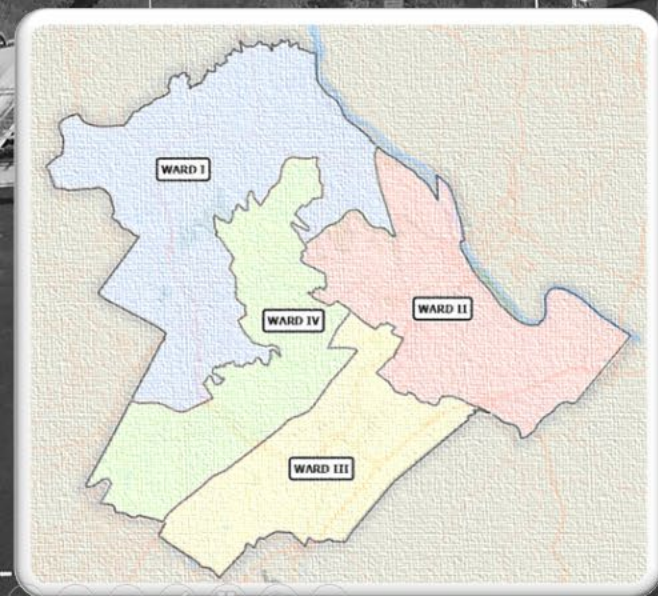
Trees

Street Signs

Bridges / Culverts

Park Property

DOWNTOWN



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Ward IV



2,337

City Assets

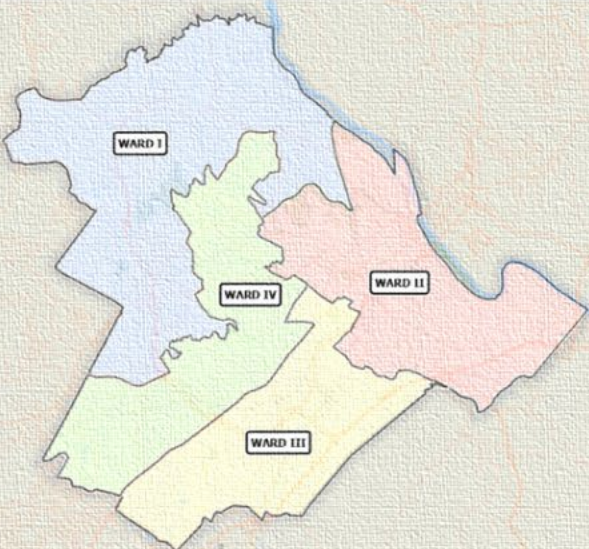
Trees

Street Signs

Bridges / Culverts

Park Property

D O W N T O W N



Lynchburg



12,260
15,737

Ward I



2,062
2,542

Ward II



5,525
8,090

Ward III



2,336
2,754

Ward IV



2,337
2,351

City Assets

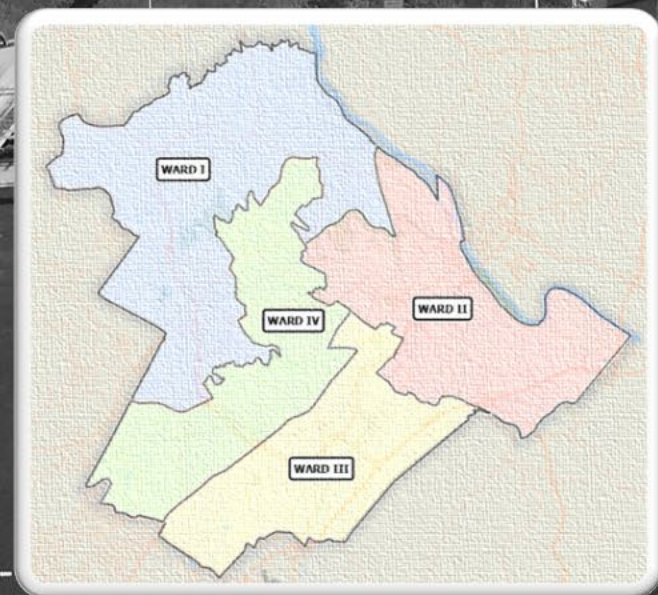
Trees

Street Signs

Bridges / Culverts

Park Property

DOWNTOWN



Lynchburg



12,260
15,737
251

Ward I



2,062
2,542
58

Ward II



5,525
8,090
60

Ward III



2,336
2,754
80

Ward IV



2,337
2,351
53

City Assets

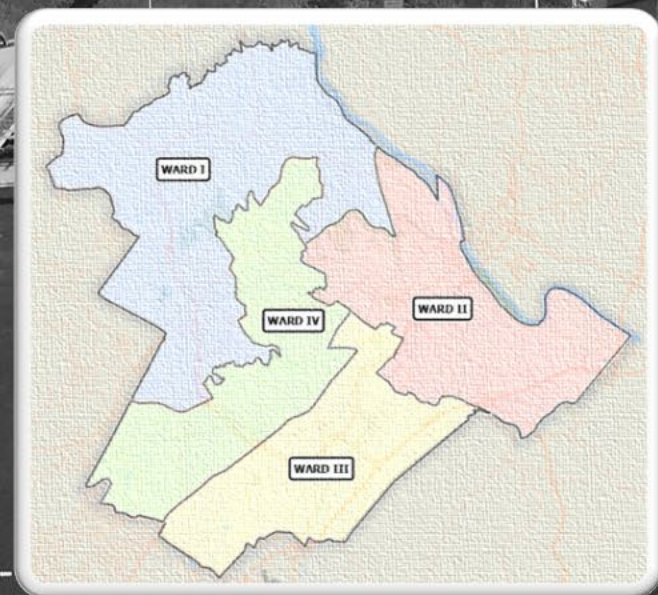
Trees

Street Signs

Bridges / Culverts

Park Property

DOWNTOWN



Lynchburg



12,260
15,737
251
932 ac

Ward I



2,062
2,542
58
306 ac

Ward II



5,525
8,090
60
512 ac

Ward III



2,336
2,754
80
50 ac

Ward IV



2,337
2,351
53
65 ac

TAKEAWAYS

- **25% of real estate assessed value is exempt from taxation**
 - **Largest employers of the city are health, education, and government**
- **The most efficient land use to grow the real estate tax base is multi-family residential**
 - **Multi-family is assessed at three times more per acre than single family residential**
- **Commercial and industrial properties create employment opportunities and other local tax streams**
- **Access to parks in Ward III and Ward IV are limited**



142 connections



36 citizens a day!

CITIZENS FIRST







4 operators

10.7 million gallons





12.3 million gallons

5 operators





1,320 linear feet





6 operators

\$600,000
5 trucks
7 years





6,250 cans

7 drivers

7 trucks

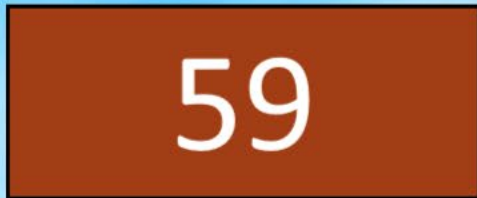




\$400,000



7 years





164 calls

48 non-fire calls

5 fire calls





\$475,000

12 8 years



\$1.1 million

13 15 years



\$2.4 million

4+ 15 years





\$17,334

179



\$35,876

188





480

35,000

182

282

72

58



282



\$2.4 million

28

4

35,000



38 workers

920 cases

480



15 workers

32 cases





282 citizens daily

40% served at the
six neighborhood centers

\$118,603

465 patrons
4,095 books
and materials



TAKEAWAYS

- **Lynchburg residents seamlessly experience city services throughout the day**
- **City staff deliver services efficiently and effectively**
- **The equipment used to deliver city services is complex and costly**
- **City services improve the quality of life for our residents and are a competitive advantage as we look to attract businesses**





THE CITY OF LYNCHBURG

Communications and Public Engagement	Four Citizen's First employees respond to an average of 142 phone calls, emails, and in-person visits a day. Each Citizen's First employee connects with about 36 citizens a day!
Water Resources	The Water Resources Department treats over 10.7 million gallons of clean drinking water and 12.3 million gallons of wastewater a day! The Water Treatment Plants have at least four licensed operators, along with lab and maintenance staff during the day, working each 12-hour shift to produce drinking water. In addition, the Reservoir Caretaker lives at the Reservoir controlling the flow of water from the reservoir to the treatment plants. The Water Resources Recovery Facility has three to five licensed operators on each 8-hour shift to treat wastewater. In addition, there are administrative, maintenance, and lab staff working during the day shift. All facilities have maintenance staff on call 24/7. 1,320 linear feet of sewer lines are cleaned daily. There are six employees operating the sewer cleaning VacCon trucks. Currently, there are five VacCon trucks that cost \$600,000 a truck and they have a life expectancy of seven years.
Public Works	The Public Works refuse department collects an average of 6,250 residential trash cans a day. Seven trucks, seven full-time drivers , and 12 temporary employees work to ensure the timely collection of residential refuse. Each truck costs \$400,000 and has a life expectancy of seven years .
Community Development	The Community Development Department has four inspectors that complete an average of 59 building and new construction inspections a day. Five code compliance inspectors complete an average of 32 neighborhood services and rental inspections a day. On average, seven permits are approved every day for new construction.
Assessor	The Lynchburg Assessor's Office has five assessors that complete an average of 65 assessments a day to determine the value of properties and building permits.

Public Safety	The Lynchburg Police Department responds to an average of 164 calls in a 24-hour period. It costs approximately \$17,334 to train and equip a new officer. The LPD has 179 sworn officers. The Lynchburg Fire Department responds to an average of 48 non-fire calls in a day and five fire related calls a week. The Fire Department has 12 medic trucks. Each medic unit costs at least \$475,000 and has a life expectancy of eight years. There are 13 fire engines and each engine costs \$1.1 million and has a 15-year life expectancy. There are four ladder trucks and a tiller- ladder truck on order. The ladder truck that was recently ordered costs \$2.4 million. The life expectancy of a ladder truck is 15 years. The cost to train and equip one firefighter is \$35,876. The LFD has 188 sworn officers.
Human Services	The Human Services department receives 72 child protective services reports and 58 adult protective services reports in a month. Human services manages on average 480 child welfare cases (ie. adoption, foster care, etc.) a month, by a staff comprised of 15 workers, with an average caseload of 32 cases per worker. A staff of 38 human services workers are providing case management for over 35,000 benefits cases a month, which is about 920 cases per worker. An average of 182 people a month visit the human services department to request benefits. Over the past 11 months, 282 children have been placed at the Lynchburg Youth Group Home as a foster care or shelter care placement. Four employees a shift take care of the children at the 28-bed facility, which costs \$2.4 million to operate annually.
Library	The Lynchburg Public Library serves an average of 465 patrons a day between the two branches. Approximately 4,095 books and materials are accessed daily.
Parks and Recreation	The Parks and Recreation department serves an average of 282 citizens a day through the department's programs and facilities, with 40% of participants being served at one of the six neighborhood centers. This number does not include the many visitors to the 17 parks and 40 miles of trails. The annual cost to operate one neighborhood center is \$118,603.



THE CITY OF LYNCHBURG

Building a Municipal Budget

Thursday, January 9, 2025



Budget Overview



Important Budget Terms and Concepts

- **Fiscal Year vs. Calendar Year**
- **A Balanced Budget – No deficit spending**
- **Structural Balance: Ongoing Revenues = Ongoing Expenses**
- **Fun with funds**
 - General Fund
 - Non-general Funds
 - Capital Fund
- **City Council/School Board Relationship**
- **Dillon's Rule**

City Snapshot

- **City Population – 80,736**
- **Employees – 1,439 Full-Time Equivalents (FTEs) across All Funds**
 - 901 full-time classified
 - 366 full-time classified, sworn
 - 42 part-time classified
 - 28 grant funded
 - 44 hourly
 - 4 hourly, sworn
 - 54 State funded positions

City Snapshot (continued)

- Approximately 200 structures (1 million square feet of building space) including courts, libraries, community centers, and municipal buildings
- 817 lane miles
- 10,944 streetlights
- 16 primary and secondary schools
- 78 bridges/major culverts
- 953 acres of parks and more than 40 miles of trails



Financial Management Policies

The primary objective of sound financial management policies is for the City Council to create a framework within which financial decisions can be made. These policies are a statement of the guidelines and goals that influence and guide the financial management practices of the City of Lynchburg. Financial management policies that are adopted, adhered to, and regularly reviewed are recognized as the cornerstone of sound financial management.

Source: Financial Management Policies reaffirmed/revised January 24, 2023

Financial Management Policies (continued)

- **Contribute significantly to the City's ability to insulate itself from fiscal crisis and economic disruption.**
- **Enhance short-term and long-term financial credit ability by helping to achieve the highest credit and bond ratings possible.**
- **Promote long-term financial stability by establishing clear and consistent guidelines.**
- **Direct attention to the total financial picture of the City rather than single-issue areas.**
- **Promote the view of linking long-term financial planning with day-to-day operations.**
- **Provide the City Council and citizens a framework for measuring the fiscal impact of government services against established fiscal parameters and guidelines.**
- **Ensure that the organization has sufficient resources to perform mandated responsibilities.**
- **Provide a foundation for evaluating financial analysis and condition.**



Source: Financial Management Policies reaffirmed/revised January 24, 2023

Financial Management Policies (continued)

- I. Fund Balance – 10% - 15% Rainy Day Fund**
- II. Debt Management – Debt Service no more than 10% of expenditures**
- III. Budget – Balanced**
- IV. Investment – Code of VA Investment of Public Funds Act**

- Policies are reviewed every 2 years – due to be reviewed before **June 30, 2025**

- Located in the Adopted FY 2025 Budget document

Comparing Lynchburg's Budgets

Capital Versus Operating



The capital budget funds physical infrastructure

Projects such as school construction and road and building improvements



Funding covers maintenance and projects with lifespans of 20+ years

The capital budget is funded by borrowing, cash, or grants



The operating budget funds the City's daily services

Funding also covers programs and services including staff and supplies



Funding covers the City's contribution to LCS, contractual services, utilities, and debt service

The operating budget is funded primarily by local taxes, state/federal aid, and charges for service

Budget Monitoring

Budget Staff Works in 3 Fiscal Years at a Time

- **Previous Fiscal Year (FY 2024)**
 - Department Compliance and Revenue Collections
- **Current Fiscal Year (FY 2025)**
 - Department Spending and Revenue Collections
- **Next Fiscal Year (FY 2026)**
 - Revenue Projections and Department Submissions

Where The Money Comes From

Total Revenues Adopted FY 2025: \$227,597,864

- **Top Five Revenues for General Fund – Non-Dedicated**

- Real Estate Taxes - \$68.8 million
- Personal Property Taxes - \$30.0 million (Local and State)
- Local Sales Tax - \$22.0 million
- Meals Tax - \$21.5 million
- Business License Tax - \$10.9 million
- Top 5 make up 67.3% of Total Revenue

- **Revenues from State and Federal Government – Dedicated**

- \$37.9 million - Mostly for Human Services Programs, Highway Maintenance,
Local Law Enforcement Funding (House Bill 599), and State Shared Expenditures

How We Spend The Money

**Total Expenditures, Transfers and Reserves – FY 2025 Adopted:
\$234,047,007**

- **Top Five Expenditures – General Fund**
 - Schools - \$39.4 million
 - Police (including Animal Warden and Emergency Communications) - \$31.1 million
 - Public Works - \$27.1 million
 - Human Services (Juvenile and Social Services) - \$27.0 million
 - Fire - \$25.2 million
- **Top 5 make up 64.0% of Total Expenditures**

Budget Development Process

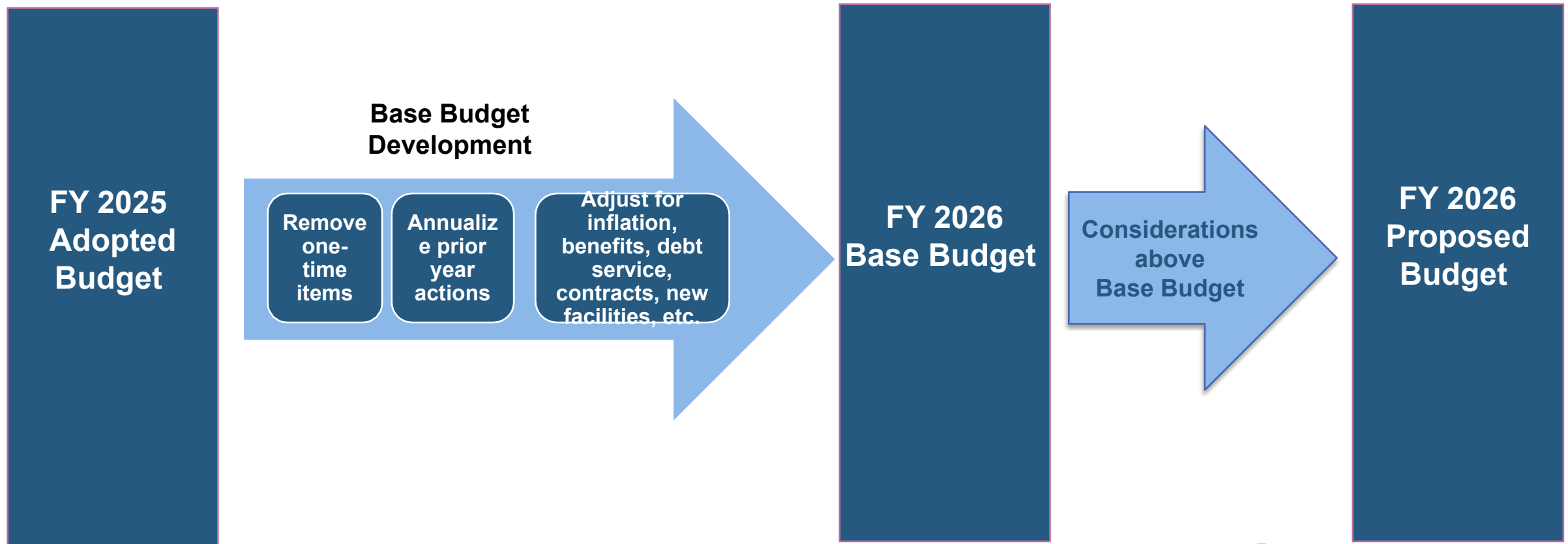


Budget Development Cycle



Budget Development Process

Building The Base Budget



Base Budget Reflects Resources Needed to Maintain Existing Programs and Service Levels

What is IN the base budget?

Updated salary and benefit costs

Contractual and inflationary increases

New Facility Costs (Fire Station)

Annualization of Prior Actions (Police HQ)

What is NOT IN the base budget?

*Employee Salary Increases
including
Public Safety Progression
Pay*

*New Services or
Positions*

*LCS funding changes
from Adopted FY 2025*

Assess the Revenue Base Overview

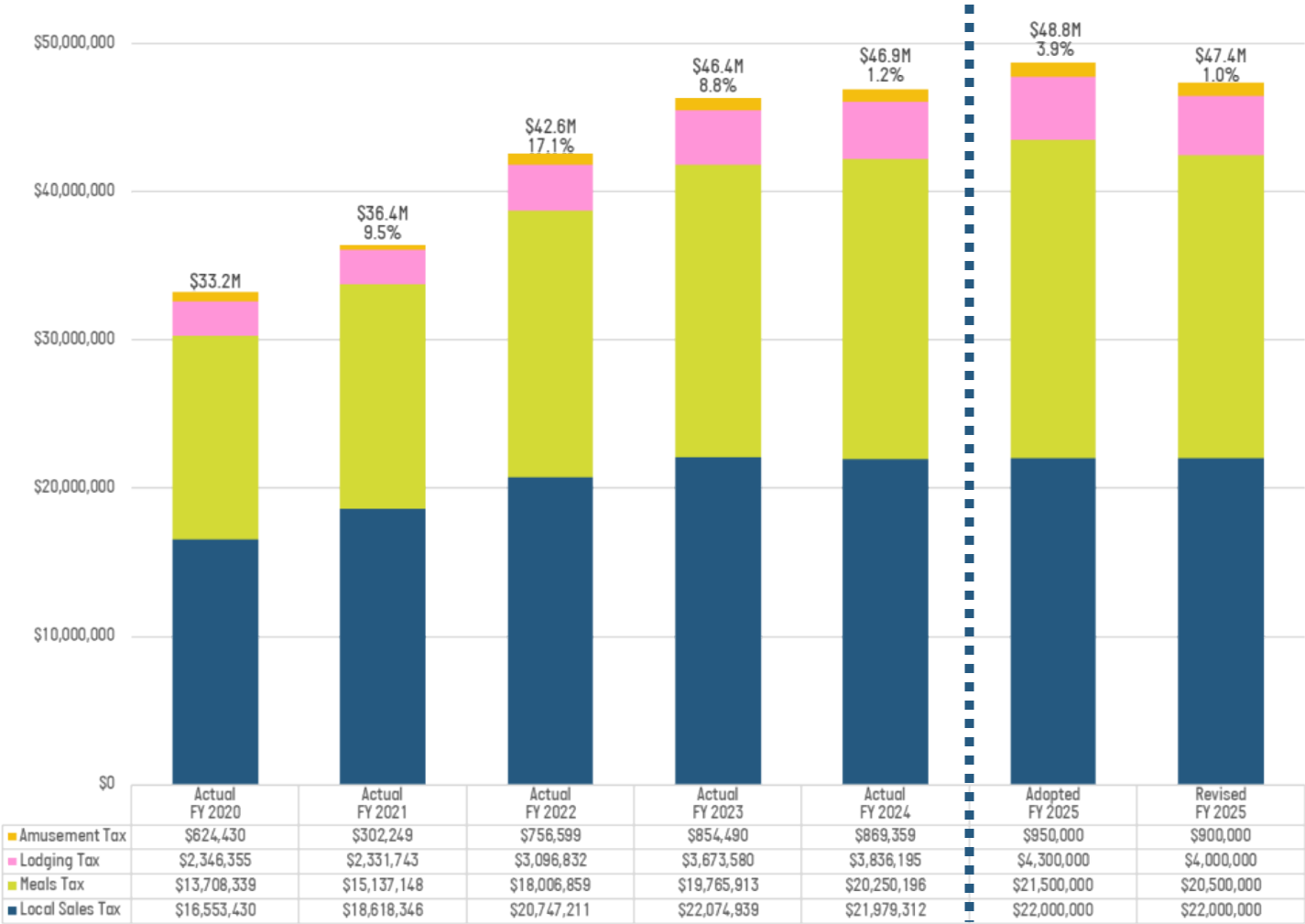
- **Economic outlook - review current collections**
- **Meet with Commissioner of the Revenue**
- **Meet with City Assessor**
- **Lynchburg growth and development**
- **Trends - history of collections**

Assess the Revenue Base

FY 2026 Preliminary Outlook

- **Consumer taxes (Sales, Meals, Lodging, Amusement) projected to be flat to declining)**
 - Growth in these revenues post-pandemic has been the key to keeping up with inflationary cost increases and City Council priorities
- **Refuse collection and vehicle license tax to resume after two-year waiver (use of one-time funding adopted by City Council)**
- **Real estate reassessments expected to grow based on market conditions**

A Lookback at Consumer Tax Growth



Assess the Expenditure Base Overview

- Review current spending
- Impact of inflation
- Impact of contractual cost escalations
- Assess equipment needs
- Staffing – Level of vacancies
- New State Mandates
 - Monitor General Assembly action
- Review opportunities for efficiency initiatives



Assess the Expenditure Base

FY 2026 Preliminary Outlook

- **City Council's investment in public safety has grown the expenditure base significantly**
- **New public safety facilities (Police HQ and New Fire Station) will begin to put additional stress on budget**
- **Additional FY 2026 Base Budget Growth Drivers**
 - Health insurance increased costs
 - Local social and juvenile services costs
 - GLTC funding
 - Other inflationary increases and contractual cost escalations
- **Revenue growth needed to maintain current level of services**



THE CITY OF LYNCHBURG

FY 2024 Year End

Thursday, January 9, 2025



FY 2024 Analysis of Unassigned General Fund Balance (UGFB)

FY2024 Analysis of Unassigned General Fund Balance (UGFB)

FY2023 Actual Ending UGFB	\$68.1
FY2024 Adopted Use of UGFB	(\$23.2)
FY2024 Appropriated Use of UGFB- 1st Quarter	(\$1.0)
FY2024 Appropriated Use of UGFB- 12th Street Stabilization	(\$2.4)
FY2024 Appropriated Use of UGFB- 4th Quarter	(\$0.3)
FY2024 City Council Adopted UGFB	(\$15.1)
FY2024 Additional Revenue above Adopted *	\$11.2
FY2024 Expenditure Savings above Amended **	\$2.2
FY2024 Year End Adjustments	\$0.9
FY2024 Actual Ending UGFB	\$40.4

FY 2025 Estimated Unassigned General Fund Balance (UGFB)

FY2025 Estimated Unassigned General Fund Balance (UGFB)

FY2024 Actual Ending UGFB	\$40.4
FY2025 Adopted Use of UGFB	(\$1.4)
FY2025 Appropriated Use of UGFB- 1st Quarter	(\$1.5)
FY2025 Estimated Ending UGFB	\$37.5
Financial Policy - 11.8% of FY2025 Adopted Revenues	(\$26.9)
<i>Estimated Remaining for One-Time Expenditures</i>	\$10.6

Takeaways

\$10.6M to assist with FY 2026 one-time budget needs:

- **Capital Maintenance - cash payments (Pay-As-You-Go)**
- **Capital Projects - cash payments to reduce borrowing**
- **One-time expenditures - cash payments**
 - Fleet purchases
 - Software purchases



THE CITY OF LYNCHBURG