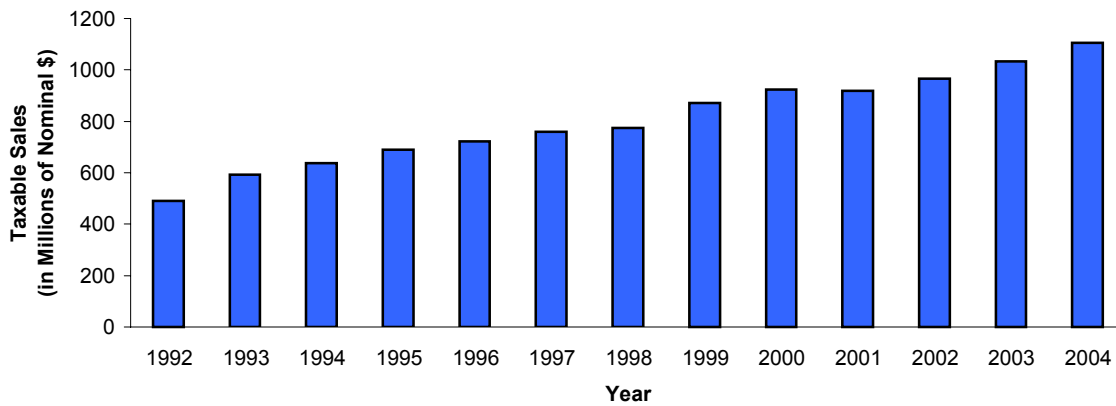


Strategic Direction #3:
Quality of Life

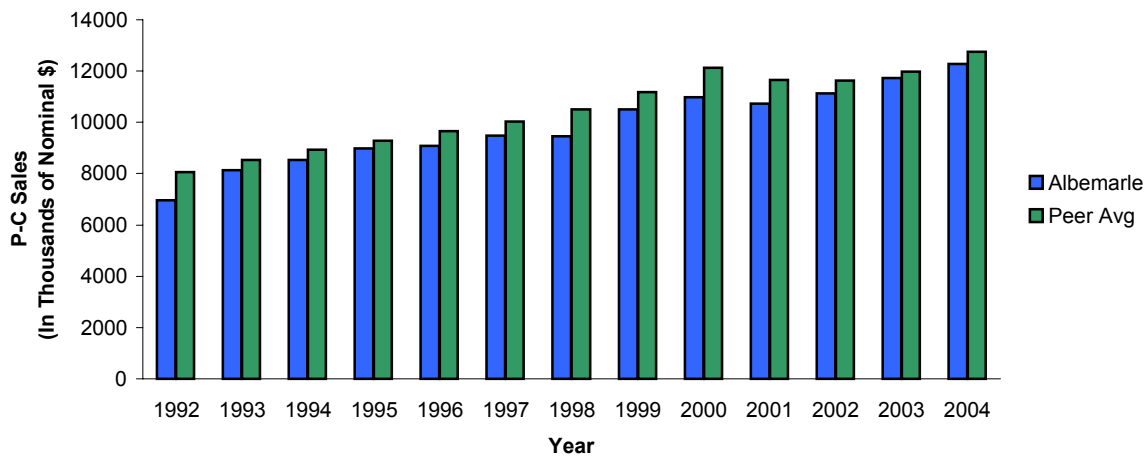
Economic/Business Profile

Taxable sales in Albemarle have doubled since 1992



Total taxable sales in Albemarle have doubled since 1992, with the largest increases taking place in 1993, 1999, 2003, and 2004.

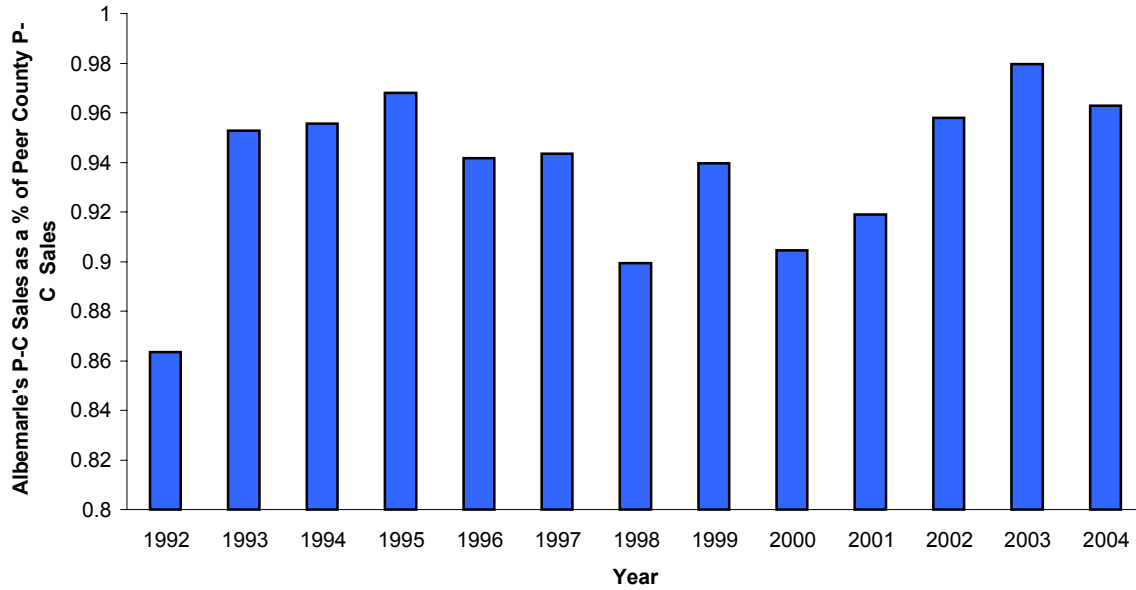
Per Capita taxable sales have increased comparably with the average of peer counties



The County's per capita taxable sales have increased by about 44% between 1994 and 2004, an increase that is better than that of the peer average (43%). Albemarle's per capita sales are consistently lower than the peer average, however, perhaps because of the proximity of shopping opportunities in Charlottesville and the fact that our region contains a high number of students, many of whom do not live and shop in the area the entire year.

Source: Weldon Cooper Center for Public Service website (http://www.virginia.edu/coopercenter/vastat/taxablesales/tax_sales.html). Population for per-capita were also taken from the Weldon Cooper Center. (<http://www.coopercenter.org/demographics/POPULATION%20ESTIMATES/>)

Performance of per capita taxable sales, relative to peer jurisdictions, varies from year to year



Per Capita Sales Comparison

The percentage comparison of per-capita sales between Albemarle and the peer counties is helpful in measuring Albemarle's performance relative to the peer counties.

The level of per-capita sales in Albemarle, as a percentage of average level of per-capita sales in our peer jurisdictions, has changed considerably over the years with no apparent trend.

Source: Weldon Cooper Center for Public Service website (http://www.virginia.edu/coopercenter/vastat/taxablesales/tax_sales.html). Population for per-capita were also taken from the Weldon Cooper Center. (<http://www.coopercenter.org/demographics/POPULATION%20ESTIMATES/>)

Total Taxable Sales in Albemarle and Selected Peer Virginia Counties, 1992-2004

(In Millions of Nominal Dollars)

<u>County</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Albemarle	492	593	639	688	721	760	774	871	924	920	965	1,034	1,106
Hanover	547	609	681	732	779	819	860	904	990	1,006	1,023	1,131	1,247
Henrico	2,405	2,654	2,757	2,978	3,105	3,359	3,571	3,830	4,055	3,903	4,080	4,196	4,620
James City	385	382	406	450	502	534	568	607	644	639	644	639	678
Loudoun	781	936	1,064	1,138	1,253	1,409	1,635	2,047	2,490	2,648	2,795	3,169	3,580
Stafford	234	261	295	318	360	375	416	449	525	573	623	689	802

Per-Capita Taxable Sales in Albemarle and Selected Peer Virginia Counties, 1992-2004

(In Thousands of Nominal Dollars)

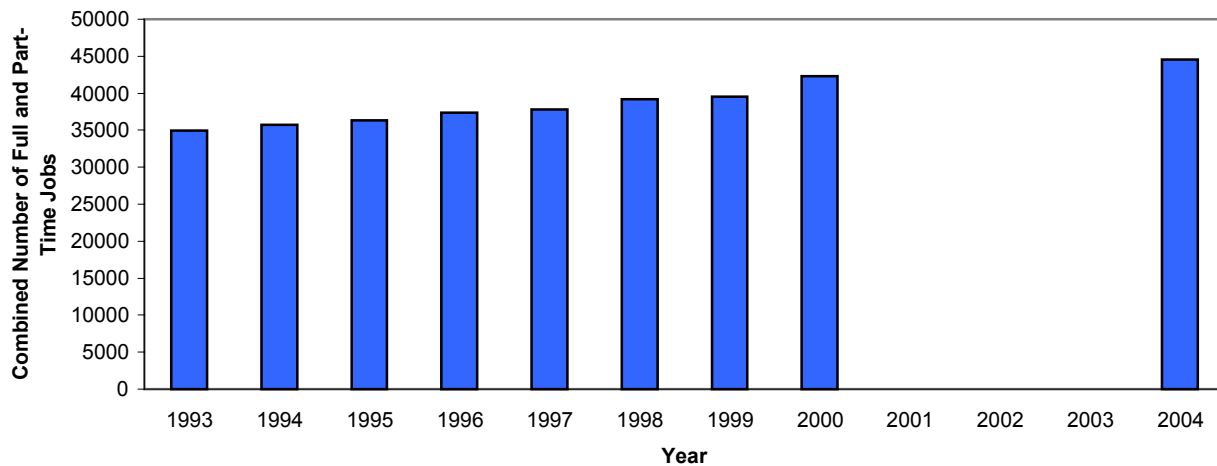
<u>County</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Albemarle	6.96	8.13	8.53	8.99	9.09	9.47	9.46	10.51	10.98	10.71	11.13	11.70	12.27
Hanover	8.03	8.73	9.43	9.76	10.12	10.27	10.44	10.62	11.47	11.29	11.24	12.17	13.16
Henrico	10.55	11.38	11.53	12.35	12.51	13.31	14.05	14.80	15.46	14.69	15.08	15.25	16.52
James City	10.27	9.90	10.16	10.89	11.66	12.11	12.46	12.92	13.39	12.93	12.44	12.03	12.28
Loudoun	8.08	9.03	9.55	9.39	9.66	10.05	10.83	12.60	14.68	14.22	13.38	14.16	14.81
Stafford	3.38	3.65	3.94	4.04	4.31	4.45	4.79	4.98	5.68	5.84	5.98	6.27	6.98
Avg. of Peers	8.06	8.54	8.92	9.28	9.65	10.04	10.51	11.18	12.14	11.79	11.62	11.98	12.75
AC as % of Avg.	86.36	95.28	95.55	96.79	94.18	94.35	89.95	93.97	90.46	90.80	95.78	97.67	96.28

Source: Weldon Cooper Center for Public Service website (http://www.virginia.edu/coopercenter/vastat/taxablesales/tax_sales.html).
Population for per-capita were also taken from the Weldon Cooper Center.
(<http://www.coopercenter.org/demographics/POPULATION%20ESTIMATES/>)

Total Number of Employed Albemarle Residents

Albemarle County experienced steady net job growth during the years 1993 through 1997, and witnessed a jump in net job growth in 2000. After 2000, the net growth in employment tapered off, with the total number of jobs recovering through 2004.

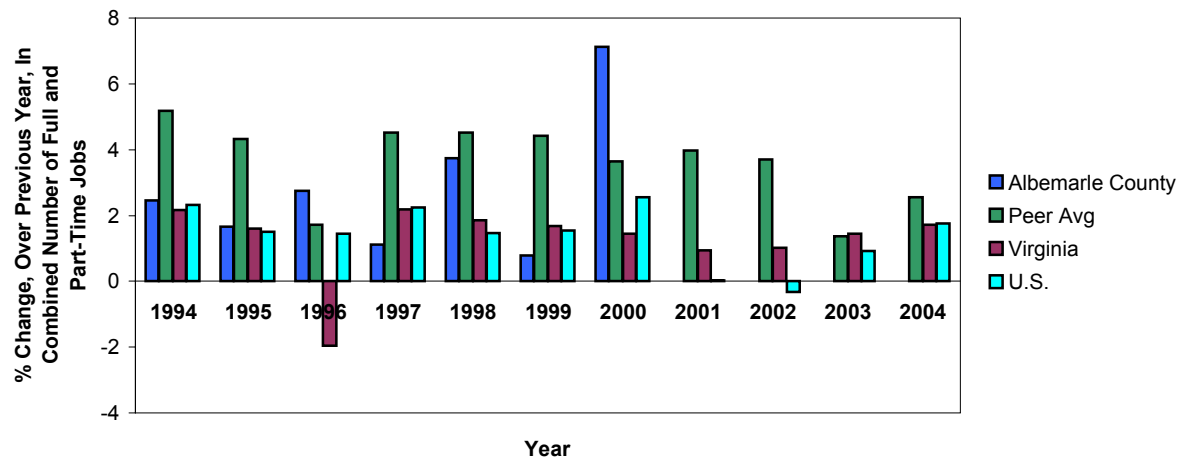
Total Number of Employed Albemarle County Residents (1993-2004)



In terms of percentage growth in the total number of jobs, Albemarle has experienced mixed results when compared to peer counties, the state as a whole and the nation over the past decade. However, in 2004 Albemarle County residents experienced a 5.2% increase in jobs since 2000.

Note: 2001-2003 Data is not included because of methodological problems related to the 2000 Census undercount.

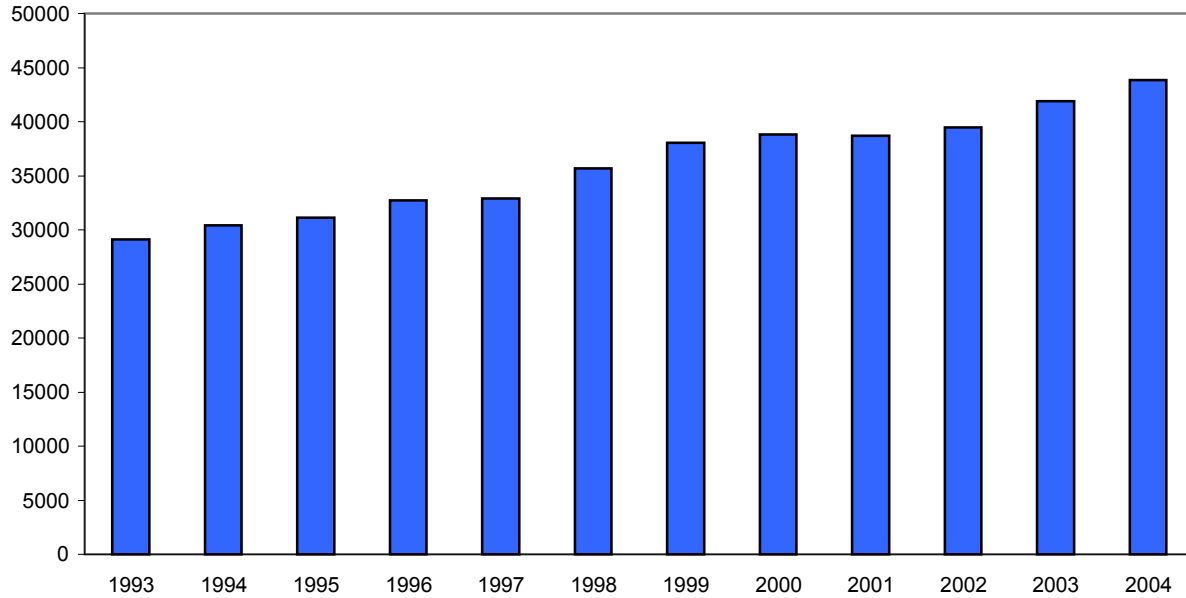
Percentage Change in Total Number of Employed Albemarle County Residents, Average of Albemarle Peer Virginia Counties, Virginia, and the United States (1994-2004)



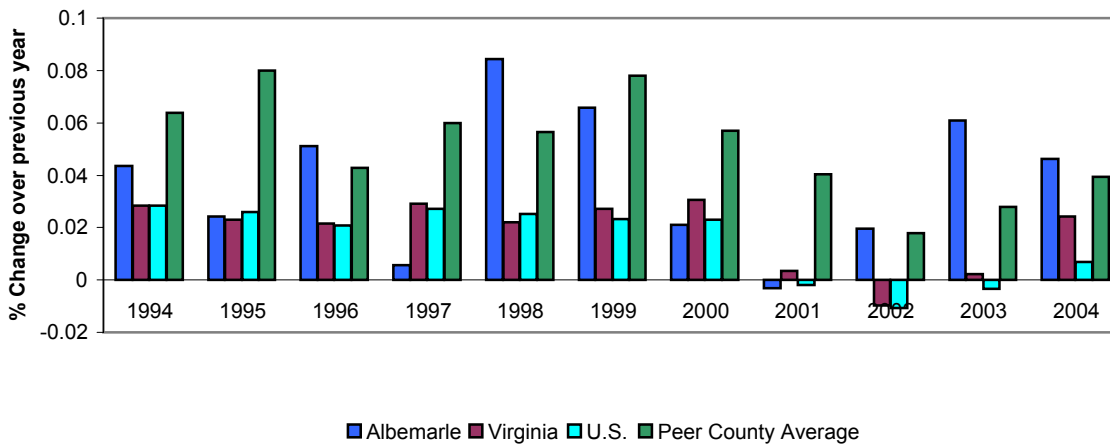
Source: Data for Virginia Counties is taken from the VEC's Velma (June 2005) websites using LAUS unit data. Note: 2001-2003 Albemarle data is not included because of methodological problems related to the 2000 Census undercount.

Total Number of Jobs in Albemarle County

The number of jobs in Albemarle County has steadily risen since 1997 with a slight decrease in 2001. Since 1993 the number of jobs filled in Albemarle County has risen by some 47% or 13,690 jobs.

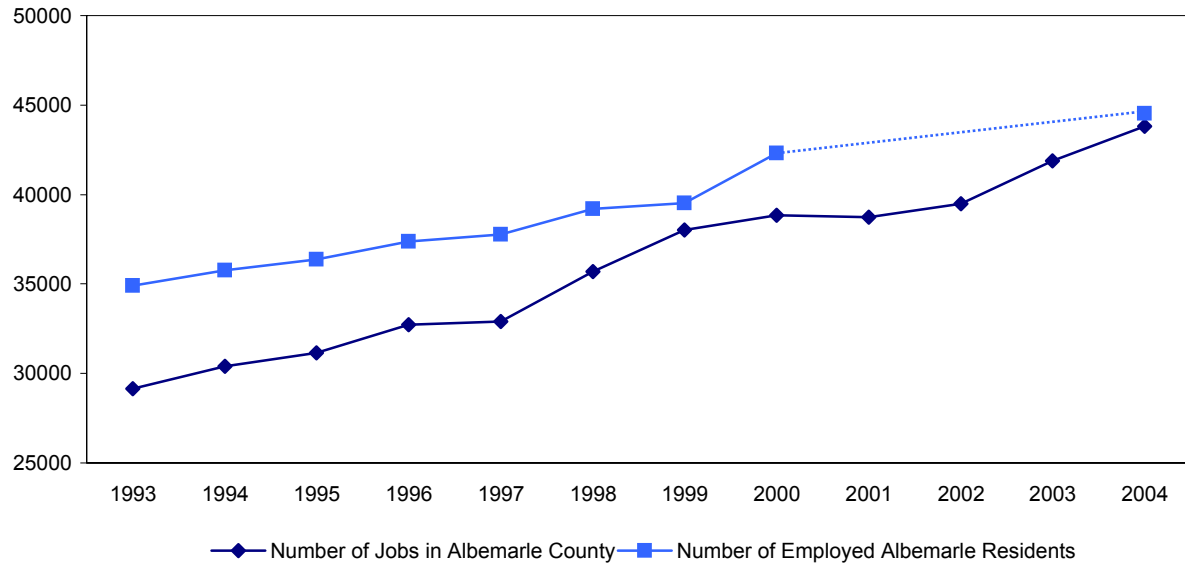


Percentage Change in Total Employment of Jobs Filled in Albemarle County, Average of Albemarle Peer Virginia Counties, Virginia, and the United States (1994-2004)



Sources: Data is taken from the Virginia Employment Commission's "Velma" website using Quarterly Census of Income and Wages (ES 202) data. Accessed: July 26, 2005.

Total Number of Employed Albemarle Residents v. Total Number of Jobs in Albemarle County



Total Employment

Prior to 1999 there existed a significant disparity between the Number of Employed Albemarle Residents and the Total Number of Jobs located in Albemarle County. This could mean that while Albemarle residents were employed they tended to work in areas other than Albemarle County such as Charlottesville.

Source: Total No. of Employed Albe. Residents: VEC's "VELMA" website, "Labor Force Information" using LAUS Data (June 2005). Total Number of Jobs: VEC's "VELMA" Website Quarterly Census of Income and Wages (ES 202) data. Accessed: July 26, 2005.

Note: LAUS Data was unavailable from VEC for 2001-2003; the line was inserted for reference and has no statistical bearing

**Total Number of Employed Albemarle County Residents, Selected
Albemarle Peer Counties, Virginia, and the United States**
(1993-2004)

<u>Year</u>	<u>Albemarle County</u>	<u>Hanover County</u>	<u>Henrico County</u>	<u>James City County</u>	<u>Loudoun County</u>	<u>Stafford County</u>	<u>Virginia</u>	<u>U.S.</u>
1993	34,906	37,474	125,560	19,783	57,901	36,062	3,195,680	120,259,000
1994	35,766	39,447	130,244	20,378	62,704	38,068	3,265,139	123,060,000
1995	36,361	41,516	131,000	21,310	67,130	39,640	3,317,434	124,900,000
1996	37,361	41,289	132,037	21,763	69,300	40,819	3,252,499	126,708,000
1997	37,781	42,979	134,490	22,871	74,619	42,405	3,323,266	129,558,000
1998	39,193	44,999	134,204	23,932	82,074	43,860	3,384,653	131,463,000
1999	39,503	46,794	136,071	24,622	89,465	45,985	3,441,589	133,488,000
2000	42,321	46,225	142,120	25,922	98,618	45,753	3,491,294	136,891,000
2001	N/A	47,557	144,065	26,606	106,818	47,872	3,524,335	136,933,000
2002	N/A	48,855	144,626	27,781	113,159	50,294	3,560,462	136,485,000
2003	N/A	48,922	144,826	28,404	115,608	51,382	3,612,229	137,736,000
2004	44,529	49,569	144,379	26,645	124,976	56,440	3,674,434	139,252,000

Source: Virginia Employment Commission, VELMA, (<http://velma.virtuallmi.com/analyzer/startanalyzer.asp>), LAUS Data

Note: Data is not annually seasonally adjusted

2001-2003 Albemarle data is not included because of methodological problems related to the 2000 Census undercount.

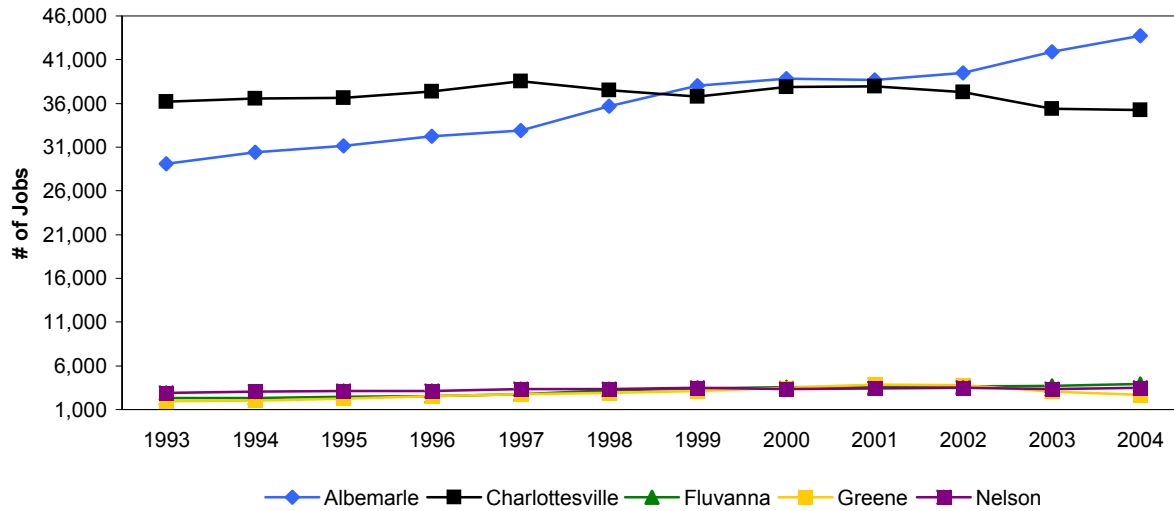
**Number of Jobs, By Place of Employment, for Albemarle County, Selected
Peer Virginia Counties, Virginia, and the United States
(1993-2004)**

<u>Year</u>	<u>Albemarle County</u>	<u>Hanover County</u>	<u>Henrico County</u>	<u>James City County</u>	<u>Loudoun County</u>	<u>Stafford County</u>	<u>Virginia</u>	<u>U.S.</u>
1993	29,132	29,732	121,160	16,537	43,387	13,047	2,862,627	109,402,016
1994	30,397	30,780	129,404	17,146	47,264	14,211	2,943,823	112,502,187
1995	31,136	32,699	135,747	18,286	51,679	16,039	3,011,821	115,414,328
1996	32,726	33,409	140,500	18,601	55,700	17,029	3,076,999	117,818,714
1997	32,910	34,776	149,144	19,052	61,364	18,239	3,166,682	121,021,214
1998	35,687	35,381	153,438	19,700	66,446	20,417	3,236,796	124,077,507
1999	38,036	37,040	161,148	20,422	77,229	22,328	3,325,048	126,962,861
2000	38,838	37,960	165,625	20,753	87,325	24,246	3,426,425	129,879,584
2001	38,718	39,077	169,779	20,944	96,947	24,938	3,438,396	129,635,800
2002	39,478	39,975	166,182	21,560	98,907	25,874	3,404,890	128,233,919
2003	41,882	40,865	166,837	22,610	104,171	26,166	3,412,110	127,795,827
2004	43,822	42,237	166,994	22,058	113,037	28,837	3,495,107	128,660,143

Sources: Data is taken from the Virginia Employment Commission's "Velma" website using Quarterly Census of Income and Wages (ES 202) data. Accessed: July 26, 200

Note: 2004 United States employment data represents an average of Q1,Q2, and Q3 as Q4 was unavailable (July 26, 2005).

Total Number of Jobs in the Metropolitan Statistical Area (MSA) by Locality



The Metropolitan Statistical Area (MSA)

The MSA encompasses the counties of Albemarle, Fluvanna, Greene, and Nelson as well as the City of Charlottesville. In 2004 43,822 jobs were located within Albemarle County which accounted for 49% of the total jobs located within all five areas of the MSA.

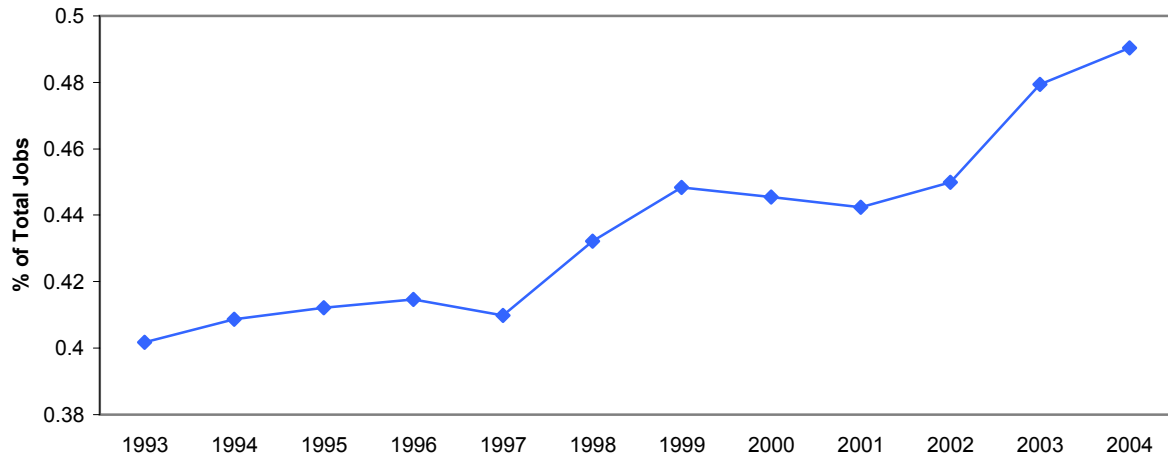
County	1993	1994	1995	1996	1997	1998	1999	2000
Albemarle	29,132	30,397	31,136	32,276	32,910	35,687	38,036	38,838
Charlottesville	36,199	36,545	36,616	37,388	38,502	37,488	36,792	37,888
Fluvanna	2,315	2,346	2,467	2,528	2,782	3,168	3,403	3,582
Greene	1,983	2,058	2,239	2,528	2,784	2,878	3,101	3,505
Nelson	2,882	3,020	3,093	3,133	3,323	3,342	3,490	3,378
Total	72,511	74,366	75,551	77,853	80,301	82,563	84,822	87,191

County	2001	2002	2003	2004
Albemarle	38,718	39,478	41,882	43,822
Charlottesville	37,981	37,327	35,376	35,461
Fluvanna	3,590	3,639	3,711	3,960
Greene	3,828	3,809	3,038	2,698
Nelson	3,397	3,508	3,342	3,522
Total	87,514	87,761	87,349	89,463

Source: Virginia Employment Commission, "VELMA" website, ES-202 Data. Accessed July 26, 2005

Albemarle's Percentage of Total MSA Jobs Increasing

Albemarle's Percentage of the Total Jobs Located in the Metropolitan Statistical Area (MSA)



Albemarle's Percentage of Total MSA Jobs

Since 1993 Albemarle County has increased its share of total jobs located within the Metropolitan Statistical Area by almost 9% points.

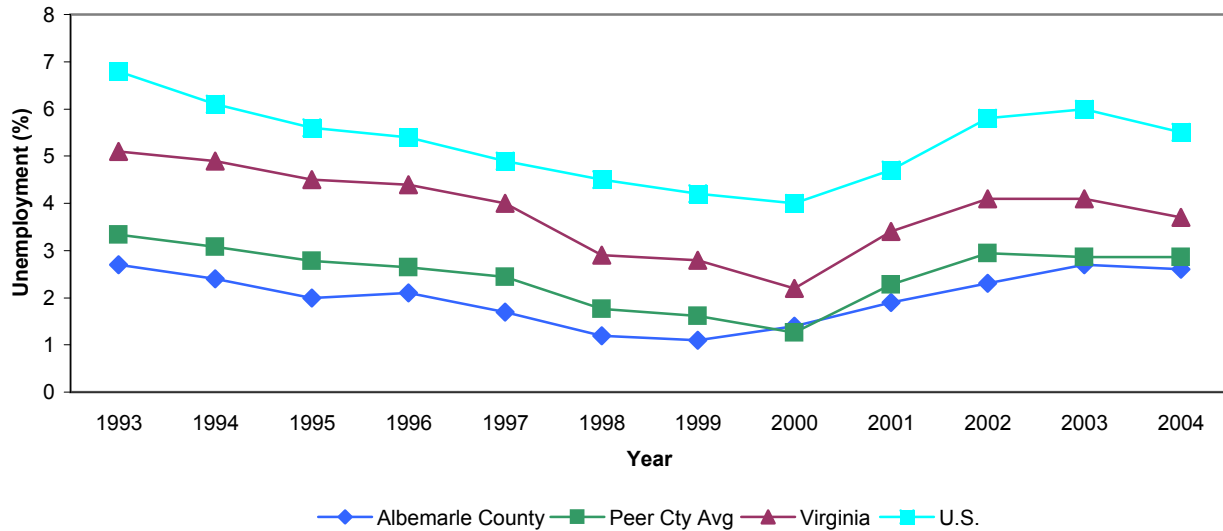
County	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>
Albemarle	40.2%	40.9%	41.2%	41.5%	41.0%	43.2%	44.8%	44.5%
Charlottesville	49.9%	49.1%	48.5%	48.0%	47.9%	45.4%	43.4%	43.5%
Fluvanna	3.2%	3.2%	3.3%	3.2%	3.5%	3.8%	4.0%	4.1%
Greene	2.7%	2.8%	3.0%	3.2%	3.5%	3.5%	3.7%	4.0%
Nelson	4.0%	4.1%	4.1%	4.0%	4.1%	4.0%	4.1%	3.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Albemarle	44.2%	45.0%	47.9%	49.0%
Charlottesville	43.4%	42.5%	40.5%	39.6%
Fluvanna	4.1%	4.1%	4.2%	4.4%
Greene	4.4%	4.3%	3.5%	3.0%
Nelson	3.9%	4.0%	3.8%	3.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: Virginia Employment Commission, "VELMA" website, ES-202 Data. Accessed July 26, 2005

Note: Nelson County was added to the Charlottesville MSA in 2003

Albemarle's unemployment rate is lower than the average of peer Virginia counties, Virginia, and the United States



During the course of the years 1993 through 2004 inclusive, Albemarle typically had an unemployment rate lower than the average of its peer group of Virginia counties, the Commonwealth of Virginia, and the United States. Changes in the County's unemployment rate tend to mirror those found in the Commonwealth and the United States.

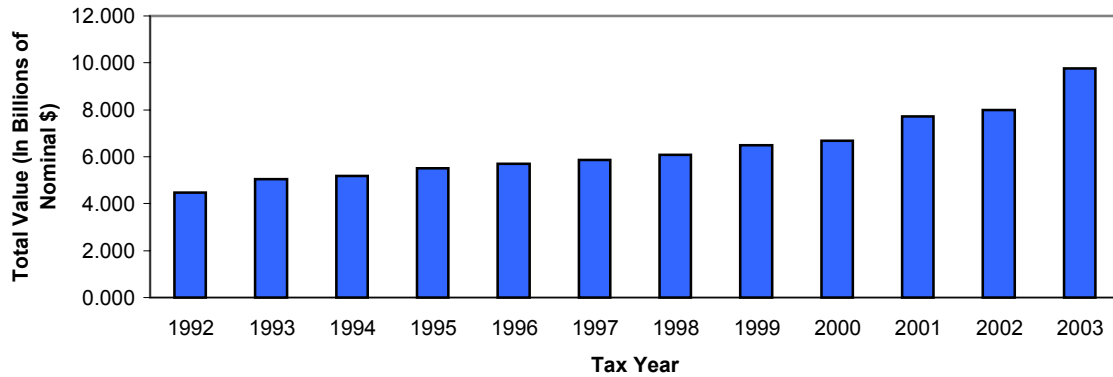
Unemployment Rates (%) for Albemarle County, Selected Albemarle Peer Virginia Counties, Virginia, and the United States

Year	Albemarle County	Hanover County	Henrico County	James City County	Loudoun County	Stafford County	Peer County Average	Virginia	U.S.
1993	2.7	3.4	3.9	2.8	3.3	3.3	3.3	5.1	6.8
1994	2.4	2.8	3.3	3.0	3.2	3.1	3.1	4.9	6.1
1995	2.0	2.2	2.9	2.9	2.8	3.1	2.8	4.5	5.6
1996	2.1	2.2	2.9	3.0	2.4	2.7	2.6	4.4	5.4
1997	1.7	2.5	2.7	2.9	2.0	2.1	2.4	4.0	4.9
1998	1.2	1.8	2.1	2.0	1.3	1.6	1.8	2.9	4.5
1999	1.1	1.5	2.0	2.0	1.1	1.5	1.6	2.8	4.2
2000	1.4	1.2	1.6	1.4	0.9	1.2	1.3	2.2	4.0
2001	1.9	2.3	3.1	1.9	2.4	1.7	2.3	3.4	4.7
2002	2.3	2.8	3.5	2.4	3.6	2.4	2.9	4.1	5.8
2003	2.7	2.7	3.7	2.5	2.9	2.5	2.9	4.1	6.0
2004	2.6	2.9	3.5	3.1	2.3	2.5	2.9	3.7	5.5

Source: Virginia Employment Commission, "VELMA" website, LAUS Data. Accessed July 20, 2005.

Total nominal fair market value of real estate is increasing

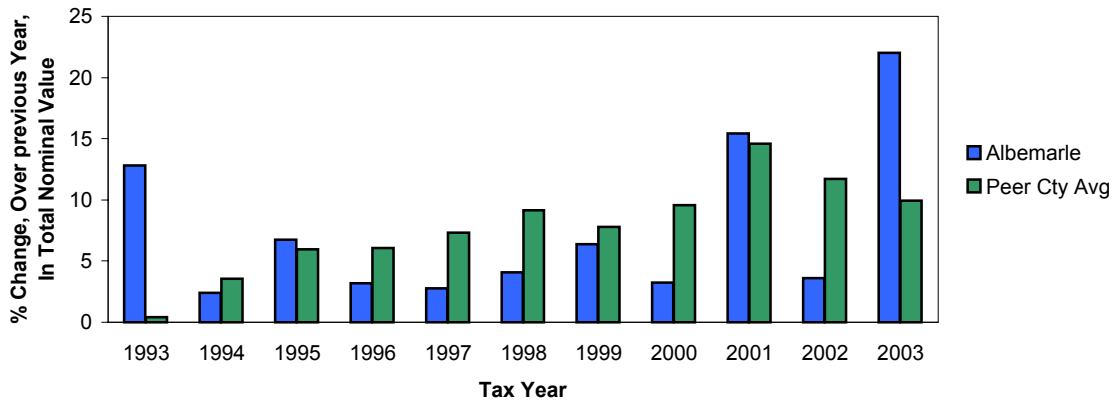
**Total Nominal Fair Market Value of Real Estate in Albemarle County
(Tax Years 1992-2003)**



Value of Real Estate - Not Adjusted for Inflation

The total nominal value of residential and non-residential real estate in the County increased in each of the years 1992 through 2003 inclusive, with the sharpest rise taking place in 2003.

Percentage Change in Total Nominal Fair Market Value of Real Estate in Albemarle County and Albemarle Peer Virginia Counties (Tax Years 1993-2003)

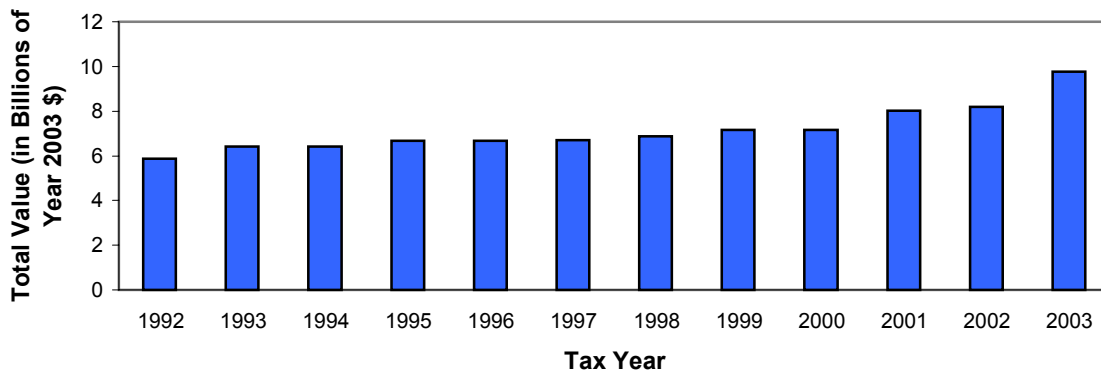


In terms of the percentage change in the total nominal value of real estate, Albemarle's track record, with respect to its peer Virginia counties, has been mixed. Note, however, that in both 2001 and 2003, the County experienced double digit gains in the nominal value of real estate.

Source: Commonwealth of Virginia, Department of Taxation, Annual Report for each of the years 1993 through 2004. (<http://www.tax.virginia.gov/site.cfm?alias=AnnualReports>), June 13, 2005

Constant dollar value of real estate in the County increased between 1992 and 2003

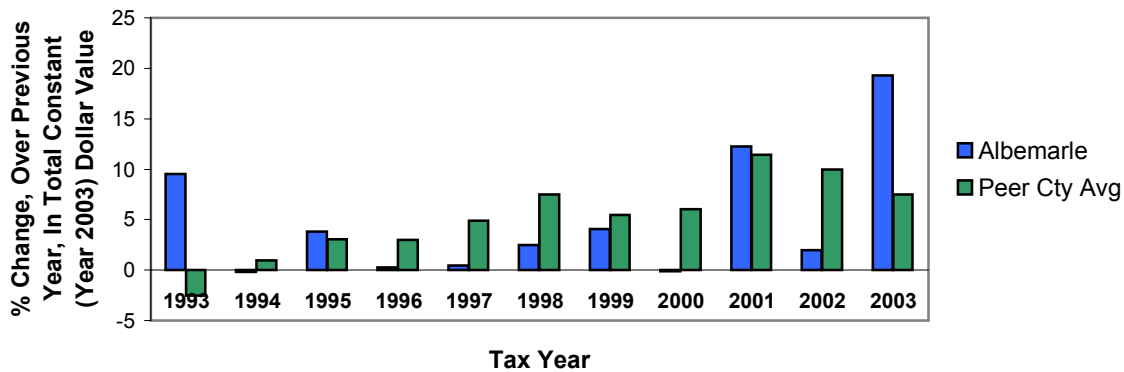
Total Constant Dollar Fair Market Value of Real Estate in Albemarle County (Tax Years 1992-2003)



Total Value of Real Estate - Adjusted for Inflation

After factoring out inflation, the value of real estate in the County increased between years 1992 through 2003 inclusive, although this growth tended to be uneven. Note the relatively sharp rise in the inflation-adjusted value of real estate in 2002 and 2003.

Percentage Change in Total Constant Dollar Fair Market Value of Real Estate in Albemarle County and Albemarle Peer Virginia Counties (Tax Years 1993-2003)



In terms of the percentage change in the total inflation-adjusted value of real estate, the County's track record, with respect to its peer Virginia counties, has been mixed. Note, however, that in both 1993, 2001, and 2003, the County experienced substantial gains in the inflation-adjusted value of real estate.

Source: Commonwealth of Virginia, Department of Taxation, Annual Report for each of the years 1993 through 2004. (<http://www.tax.virginia.gov/site.cfm?alias=AnnualReports>), June 13,

**Total Fair Market Value of Real Property in Albemarle and
Selected Albemarle Peer Virginia Counties**
(in Billions of Nominal Dollars, by Tax Year 1992-2003)

Year	Albemarle		Hanover		Henrico		James City		Loudoun		Stafford		Avg. Peer	
	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	Cty.	Yr.-Yr. % Change
1992	4.475	N/A	3.462	N/A	10.423	N/A	2.547	N/A	10.557	N/A	3.405	N/A	N/A	N/A
1993	5.049	12.8	3.602	4.0	10.721	2.9	2.627	3.1	9.319	-11.7	3.531	3.7	0.4	0.4
1994	5.17	2.4	3.776	4.8	10.927	1.9	2.796	6.4	9.325	0.1	3.694	4.6	3.6	3.6
1995	5.518	6.7	4.012	6.3	11.288	3.3	2.971	6.3	10.098	8.3	3.902	5.6	5.9	5.9
1996	5.695	3.2	4.299	7.2	11.738	4.0	3.169	6.7	10.772	6.7	4.128	5.8	6.1	6.1
1997	5.853	2.8	4.67	8.6	12.51	6.6	3.497	10.4	11.513	6.9	4.299	4.1	7.3	7.3
1998	6.093	4.1	5.033	7.8	13.365	6.8	3.957	13.2	12.588	9.3	4.669	8.6	9.1	9.1
1999	6.482	6.4	5.471	8.7	14.271	6.8	4.241	7.2	14.147	12.4	4.847	3.8	7.8	7.8
2000	6.692	3.2	5.757	5.2	15.276	7.0	4.652	9.7	16.645	17.7	5.25	8.3	9.6	9.6
2001	7.726	15.5	7.015	21.9	16.875	10.5	5.038	8.3	21.128	26.9	5.536	5.4	14.6	14.6
2002	8.004	3.6	6.815	-2.9	18.339	8.7	5.525	9.7	26.799	26.8	6.433	16.2	11.7	11.7
2003	9.765	22.0	7.509	10.2	19.801	8.0	6.025	9.0	30.829	15.0	6.91	7.4	9.9	9.9

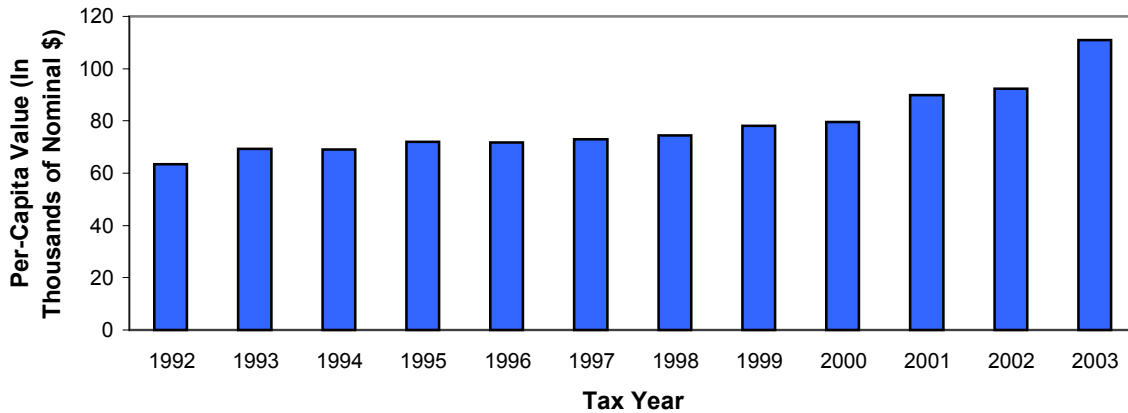
**Total Fair Market Value of Real Property in Albemarle and
Selected Albemarle Peer Virginia Counties**
(In Billions of Year 2003 Dollars, By Tax Year 1992-2003)

Year	Albemarle		Hanover		Henrico		James City		Loudoun		Stafford		Avg. Peer	
	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	County	Yr.-Yr. % Ch.	Cty.	Yr.-Yr. % Change
1992	5.869	N/A	4.540	N/A	13.670	N/A	3.340	N/A	13.845	N/A	4.466	N/A	N/A	N/A
1993	6.429	9.5	4.587	1.0	13.652	-0.1	3.345	0.1	11.866	-14.3	4.496	0.7	-2.5	-2.5
1994	6.419	-0.2	4.688	2.2	13.567	-0.6	3.471	3.8	11.578	-2.4	4.586	2.0	1.0	1.0
1995	6.662	3.8	4.844	3.3	13.629	0.5	3.587	3.3	12.192	5.3	4.711	2.7	3.0	3.0
1996	6.679	0.2	5.042	4.1	13.765	1.0	3.716	3.6	12.633	3.6	4.841	2.8	3.0	3.0
1997	6.710	0.5	5.354	6.2	14.342	4.2	4.009	7.9	13.199	4.5	4.928	1.8	4.9	4.9
1998	6.878	2.5	5.681	6.1	15.087	5.2	4.467	11.4	14.210	7.7	5.271	6.9	7.5	7.5
1999	7.159	4.1	6.042	6.4	15.761	4.5	4.684	4.9	15.625	10.0	5.353	1.6	5.4	5.4
2000	7.151	-0.1	6.151	1.8	16.323	3.6	4.971	6.1	17.786	13.8	5.610	4.8	6.0	6.0
2001	8.027	12.3	7.288	18.5	17.532	7.4	5.234	5.3	21.951	23.4	5.752	2.5	11.4	11.4
2002	8.186	2.0	6.970	-4.4	18.757	7.0	5.651	8.0	27.410	24.9	6.580	14.4	10.0	10.0
2003	9.765	19.3	7.509	7.7	19.801	5.6	6.025	6.6	30.829	12.5	6.910	5.0	7.5	7.5

Source: Commonwealth of Virginia, Department of Taxation, Annual Report for each of the years 1993 through 2004 p.38, (<http://www.tax.virginia.gov/site.cfm?alias=AnnualReports>), June 13, 2005. To convert to 2003 dollars, used CPI data from the U.S. Department of Labor, Bureau of Labor Statistics.

The Per-Capita nominal value of real estate in Albemarle rose between 1992-2003

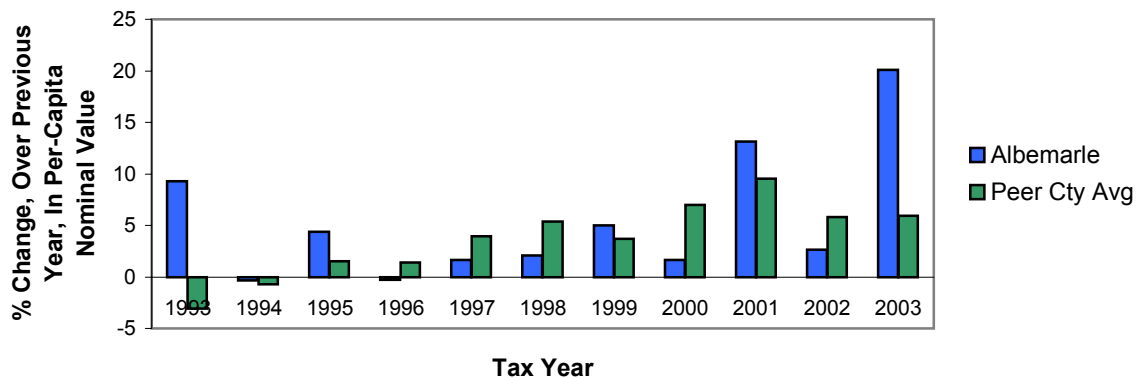
Per-Capita Nominal Fair Market Value of Real Estate in Albemarle County (Tax Years 1992-2003)



Per-Capita Value of Real Estate - Not Adjusted for Inflation

The value of real estate *per Albemarle resident* is instructive, since the total values shown previously can vary with changes in population. Per-Capita values give us a rough idea about changes in the value of a "typical" piece of real property. Notice that, between 1992 and 2003 inclusive, this value rose, with the largest increase taking place in the year 2003.

Percentage Change in Per-Capita Nominal Fair Market Value of Real Estate in Albemarle County and Albemarle Peer Virginia Counties (Tax years 1993-2003)

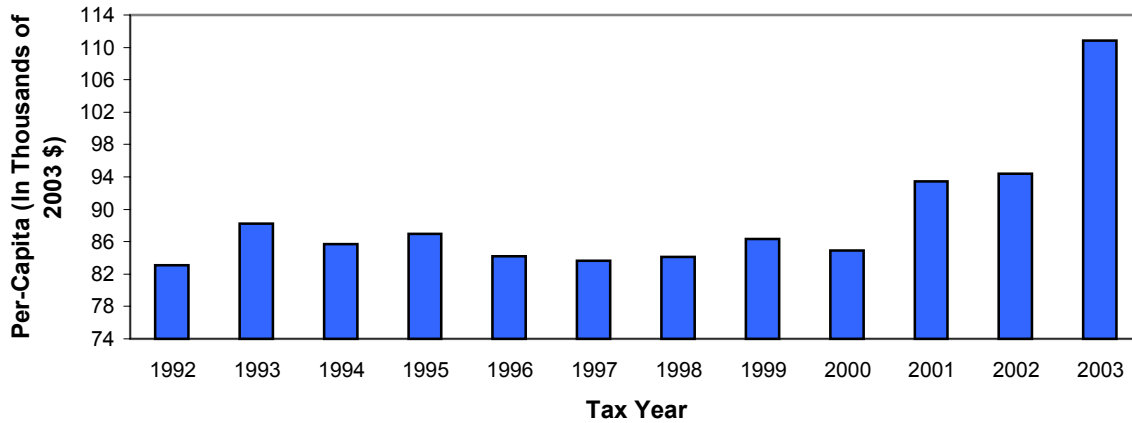


On a comparative note, the chart above shows Albemarle's performance, with regard to its peer Virginia Counties, has been mixed. Note the for significant difference in 2003.

Source: Commonwealth of Virginia, Department of Taxation, Annual Report for each of the years 1993 through 2004, (<http://www.tax.virginia.gov/site.cfm?alias=AnnualReports>), June 13, 2005.

Per-Capita constant dollar value of real estate fluctuated between 1992 and 2003

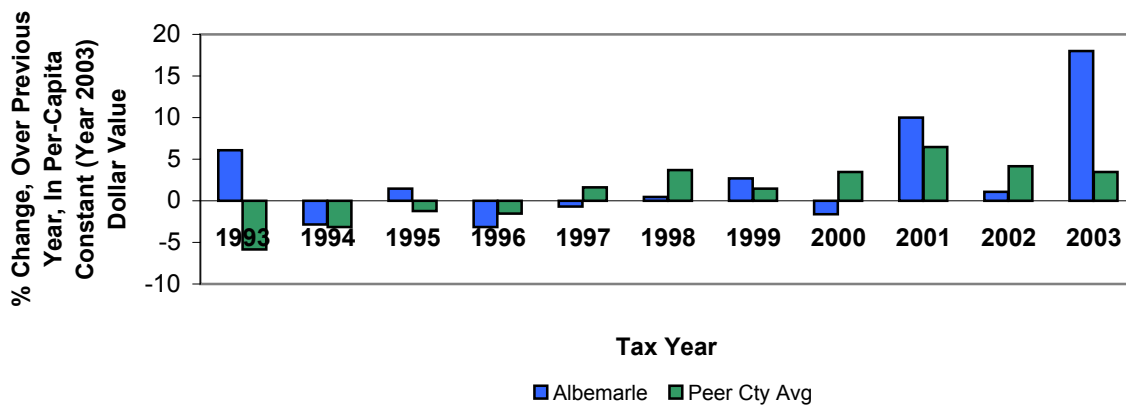
Per-Capita Constant Dollar Fair Market Value of Real Estate in Albemarle County (Tax Years 1992-2003)



Per-Capita Value of Real Estate-Adjusted for Inflation

After factoring out inflation, changes in the per-capita value of real estate in the County did not exhibit an upward trend between 1992 and 2002, but this *real* growth was very uneven. In several years, the figure actually declined, before rising sharply in 2001 and again in 2003.

Percentage Change in Per-Capita Constant Dollar Fair Market Value of Real Estate in Albemarle County and Albemarle Peer Virginia Counties (Tax Years 1993-2003)



A comparison with Albemarle's peer Virginia counties does not reveal a consistent trend. In some years, the County outperformed its peers, while in others, Albemarle fared worse.

Source: Commonwealth of Virginia, Department of Taxation, Annual Report for each of the years 1993 through 2004, (<http://www.tax.virginia.gov/site.cfm?alias=AnnualReports>), June 13, 2005.

**Per-Capita Fair Market Value of Real Property in Albemarle
and Selected Albemarle Peer Virginia Counties**
(In Thousands of Nominal Dollars, by Tax Year 1992-2003)

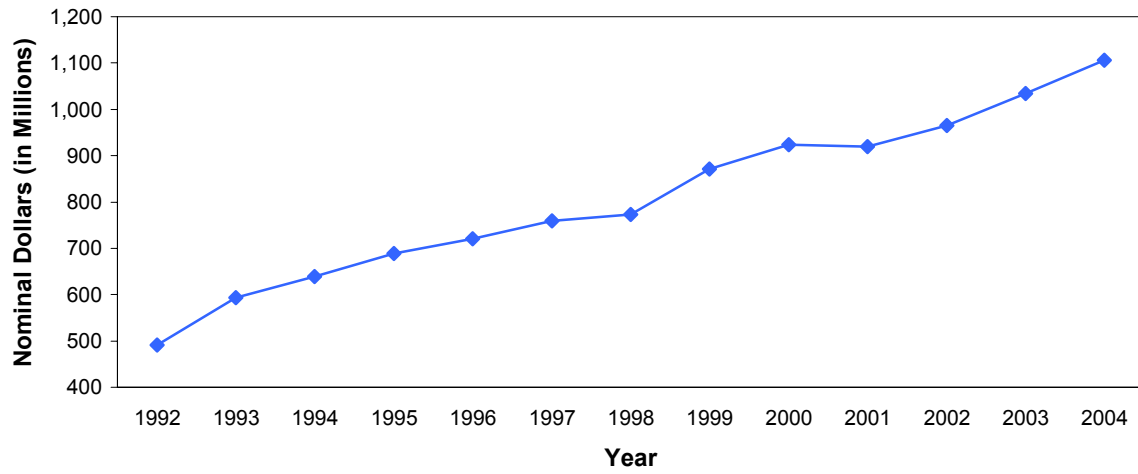
Year	Albemarle		Hanover		Henrico		James City		Loudoun		Stafford		Avg. Peer Cty. Yr.-Yr.	
	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>% Change</u>	
1992	63.385	N/A	50.837	N/A	45.715	N/A	67.920	N/A	109.173	N/A	49.276	N/A	N/A	
1993	69.259	9.3	51.605	1.5	45.993	0.6	68.057	0.2	89.865	-17.7	49.316	0.1	-3.1	
1994	69.025	-0.3	52.299	1.3	45.681	-0.7	69.900	2.7	83.707	-6.9	49.319	0.0	-0.7	
1995	72.037	4.4	53.493	2.3	46.799	2.4	71.937	2.9	83.317	-0.5	49.581	0.5	1.5	
1996	71.816	-0.3	55.831	4.4	47.293	1.1	73.5267	2.2	82.989	-0.4	49.437	-0.3	1.4	
1997	72.980	1.6	58.595	4.9	49.564	4.8	79.2971	7.8	82.177	-1.0	50.996	3.2	4.0	
1998	74.487	2.1	61.080	4.2	52.597	6.1	86.7763	9.4	83.364	1.4	53.790	5.5	5.3	
1999	78.191	5.0	64.289	5.3	55.164	4.9	90.234	4.0	87.058	4.4	53.796	0.0	3.7	
2000	79.491	1.7	66.694	3.7	58.239	5.6	96.7112	7.2	98.143	12.7	56.790	5.6	7.0	
2001	89.942	13.1	78.732	18.0	63.511	9.1	101.984	5.5	113.469	15.6	56.490	-0.5	9.5	
2002	92.318	2.6	74.890	-4.9	67.772	6.7	106.66	4.6	128.286	13.1	61.892	9.6	5.8	
2003	110.840	20.1	80.916	8.0	72.135	6.4	113.465	6.4	137.323	7.0	62.990	1.8	5.9	

**Per-Capita Fair Market Value of Real Property in Albemarle
and Selected Albemarle Peer Virginia Counties**
(In Thousands of Year 2003 Dollars, by Tax Year 1992-2003)

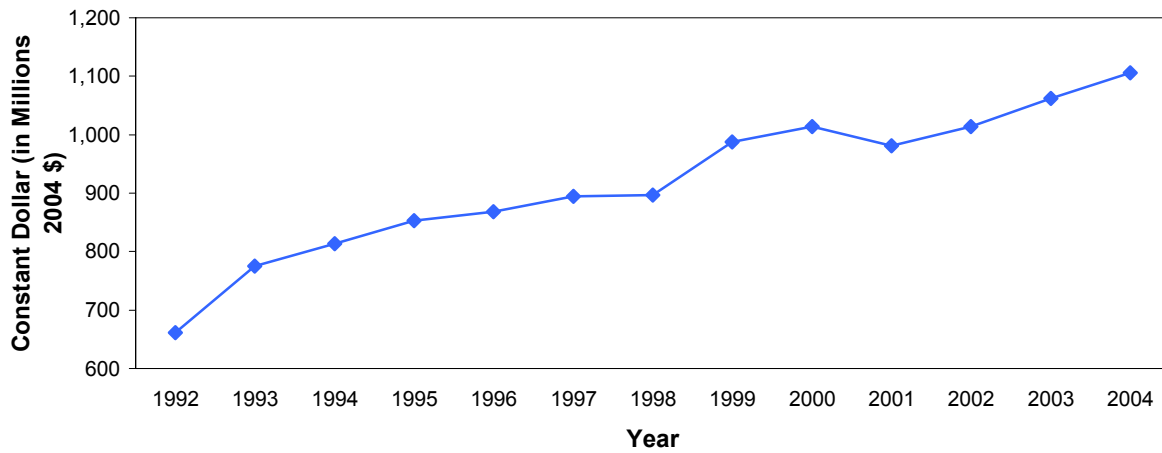
Year	Albemarle		Hanover		Henrico		James City		Loudoun		Stafford		Avg. Peer Cty. Yr.-Yr.	
	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>County</u>	<u>Yr.-Yr. % Ch.</u>	<u>% Change</u>	
1992	83.128	N/A	66.671	N/A	59.954	N/A	89.075	N/A	143.177	N/A	64.625	N/A	N/A	
1993	88.192	6.1	65.711	-1.4	58.566	-2.3	86.661	-2.7	114.430	-20.1	62.796	-2.8	-5.9	
1994	85.700	-2.8	64.933	-1.2	56.716	-3.2	86.785	0.1	103.928	-9.2	61.233	-2.5	-3.2	
1995	86.973	1.5	64.585	-0.5	56.503	-0.4	86.853	0.1	100.593	-3.2	59.861	-2.2	-1.3	
1996	84.220	-3.2	65.474	1.4	55.461	-1.8	86.226	-0.7	97.323	-3.3	57.976	-3.1	-1.5	
1997	83.666	-0.7	67.174	2.6	56.821	2.5	90.908	5.4	94.209	-3.2	58.463	0.8	1.6	
1998	84.083	0.5	68.949	2.6	59.374	4.5	97.956	7.8	94.104	-0.1	60.720	3.9	3.7	
1999	86.357	2.7	71.004	3.0	60.926	2.6	99.658	1.7	96.151	2.2	59.414	-2.2	1.5	
2000	84.938	-1.6	71.264	0.4	62.229	2.1	103.338	3.7	104.869	9.1	60.681	2.1	3.5	
2001	93.446	10.0	81.799	14.8	65.986	6.0	105.957	2.5	117.890	12.4	58.691	-3.3	6.5	
2002	94.422	1.0	76.597	-6.4	69.317	5.0	109.091	3.0	131.210	11.3	63.303	7.9	4.2	
2003	110.840	18.0	79.8142	4.2	73.044	5.4	112.644	3.3	139.028	6.0	62.240	-1.7	3.4	

Source: Commonwealth of Virginia, Department of Taxation, *Annual Report* for each of the years 1993 through 2003, (<http://www.tax.virginia.gov/site.cfm?alias=AnnualReports>), June 13, 2005. To convert to 2003 dollars, used CPI data from the U.S. Department of Labor, Bureau of Labor Statistics. To get per capita amounts, used 2003 population data from the Weldon Cooper Center's VaStat website.

Total nominal retail sales have been increasing



Constant dollar retail sales in Albemarle have shown an overall growth since 1992



Source: Weldon Cooper Center's VaStat website (http://www.virginia.edu/coopercenter/vastat/taxablesales/tax_sales.html). Values adjusted are in 2004 dollars and use CPI information from the U.S. Department of Labor, Bureau of Labor Statistics. (<http://data.bls.gov/PDQ/servlet/SurveyOutputServlet>).