

Jobs by Sector & Wage



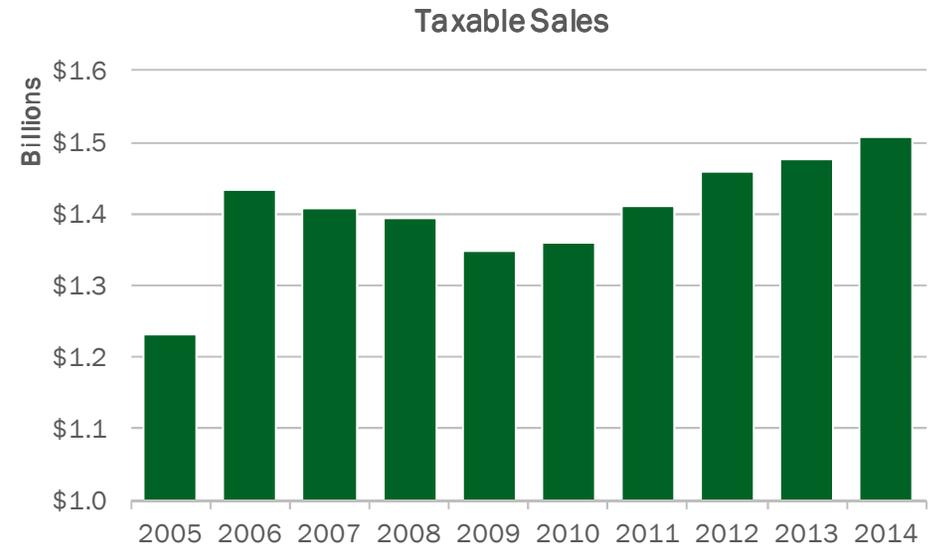
Number of Jobs by Sector & Wage			
Industry	Average Establishments	Average Employment	Average Weekly Wage
Retail Trade	366	6,858	\$532
Educational Services	30	4,650	705
Health Care and Social Assistance	653	4,095	769
Accommodation and Food Services	181	3,957	299
Construction	294	2,270	854
Professional, Scientific, and Technical Services	235	1,795	1,672
Other Services (except Public Administration)	228	1,375	551
Transportation and Warehousing	78	1,319	846
Administrative and Support and Waste Management	123	1,209	577
Manufacturing	55	1,075	960
Public Administration	39	1,065	864
Wholesale Trade	106	987	959
Arts, Entertainment, and Recreation	34	889	282
Finance and Insurance	101	510	858
Management of Companies and Enterprises	18	385	1,360
Real Estate and Rental and Leasing	96	377	715
Information	30	332	932
Agriculture, Forestry, Fishing and Hunting	8	122	231
Utilities	7	81	904
Mining, Quarrying, and Oil and Gas Extraction	2	N/A	N/A
TOTAL	2,684	33,351	\$783
Local Government	49	5,336	\$688
State Government	16	571	608
Federal Government	5	49	1,022

Source: Virginia Labor Market Information, Quarterly Census of Employment and Wages as of 3rd Quarter 2014.

Taxable Retail Sales



	Taxable Sales	% Change
2005	\$1,231,912,475	7.4%
2006	1,434,702,418	16.5%
2007	1,408,121,720	-1.9%
2008	1,392,356,310	-1.1%
2009	1,347,926,498	-3.2%
2010	1,360,120,319	0.9%
2011	1,409,680,505	3.6%
2012	1,459,932,298	3.6%
2013	1,475,776,919	1.1%
2014	1,506,373,874	2.1%
5 Year Average		2.6%
10 Year Average		2.3%



- The growth in 2006 can be partially attributed to the opening of SuperTarget, Marshall's, Ross, World Market, Rack Room Shoes and PetSmart at Cosner's Corner.
- The growth in 2011 can be partially attributed to new stores open in expanded Spotsylvania Towne Centre.

Employment



	Labor Force	Employment	Unemployment	Unemployment Rate
2005	61,880	60,198	1,682	2.72%
2006	64,312	62,735	1,577	2.45
2007	64,669	63,030	1,639	2.53
2008	66,228	63,968	2,260	3.41
2009	64,917	61,268	3,649	5.62
2010	63,357	58,922	4,435	7.00
2011	64,304	60,009	4,295	6.68
2012	64,209	60,331	3,878	6.04
2013	64,272	60,567	3,705	5.76
2014	64,372	60,950	3,422	5.32
2015*	64,507	61,467	3,040	4.71

*Note: 2015 data is as of April 2015.
Source: Virginia Employment Commission.

Unemployment Rate



Year	Spotsylvania	Virginia	United States
2005	2.70%	3.60%	5.10%
2006	2.40	3.10	4.60
2007	2.50	3.00	4.60
2008	3.40	3.90	5.80
2009	5.60	6.70	9.30
2010	7.00	7.10	9.60
2011	6.70	6.60	8.90
2012	6.00	6.00	8.10
2013	5.80	5.70	7.40
2014	5.30	5.20	6.20
2015*	4.70	4.60	5.10



*Note: Unemployment Rate for April 2015.

Source: United States Labor Department, Bureau of Labor Statistics.

Principal Taxpayers



Principal Property Taxpayers - Calendar Year 2014

Name	Type of Property	Assessed Value	Property Taxes Assessed	Percent of Total Taxable Assessed Value
Spotsylvania Mall Company	Shopping Mall	\$192,900,911	\$1,679,889	1.45%
Spotsylvania Regional Medical Center	Hospital	80,260,971	1,161,236	0.60%
Dominion Virginia Power	Public Utility	95,305,054	961,880	0.72%
Rappahannock Electric	Public Utility	77,494,419	719,587	0.58%
Verizon VA	Public Utility	52,161,306	487,871	0.39%
Comcast of VA	Public Utility	7,960,244	473,634	0.06%
CVS VA Distribution	Warehousing	7,555,969	449,580	0.06%
GLL BVK Properties	Developer	40,340,400	346,927	0.30%
Lee Prop Harrison Crossing	Developer	34,831,100	299,547	0.26%
Station Sq. at Cosner's Corner	Apartments	<u>31,801,169</u>	<u>276,894</u>	<u>0.24%</u>
TOTAL		\$620,611,543	\$6,857,045	4.66%

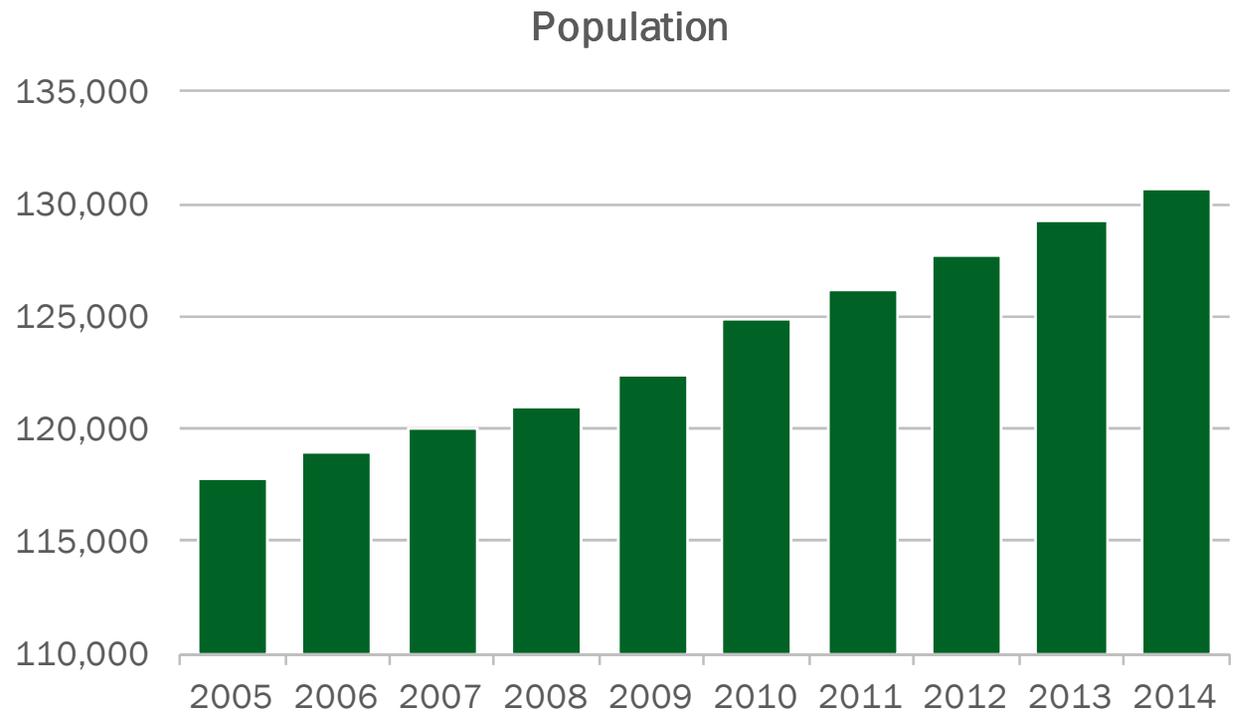
Includes real and personal property taxes. This schedule is arranged from highest to lowest by amount of tax paid. Due to varying rates for real and personal property, assessed values may appear to be out of order.
Source: Treasurer, Spotsylvania County.

Population



	Population	% Change
2006	117,718	2.4%
2007	118,939	1.0%
2008	120,015	0.9%
2009	120,977	0.8%
2010	122,397	1.2%
2011	124,823	2.0%
2012	126,137	1.1%
2013	127,696	1.2%
2014	129,188	1.2%
2015	130,674	1.2%

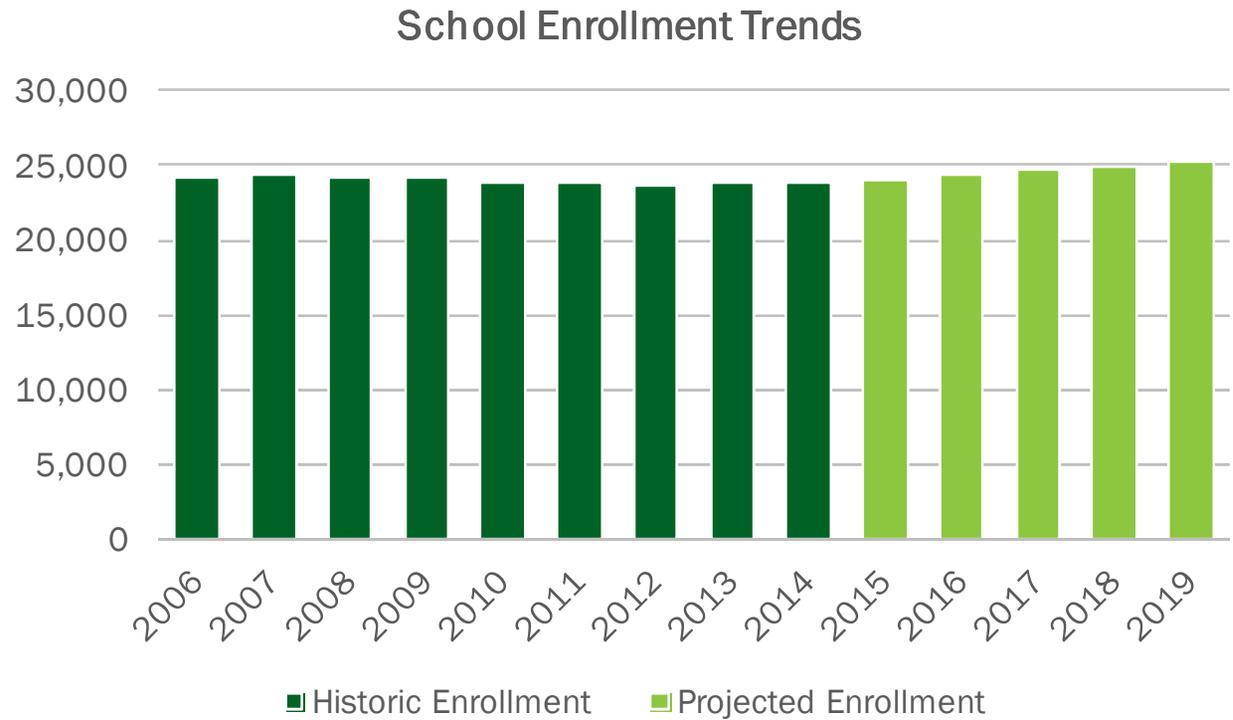
5 Year Average	1.2%
10 Year Average	1.2%



School Enrollment



	School Enrollment	% Change
2006	24,186	1.6%
2007	24,390	0.8%
2008	24,197	-0.8%
2009	24,213	0.1%
2010	23,868	-1.4%
2011	23,775	-0.4%
2012	23,725	-0.2%
2013	23,773	0.2%
2014	23,817	0.2%
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2015	24,085	1.1%
2016	24,359	1.1%
2017	24,628	1.1%
2018	24,897	1.1%
2019	25,166	1.1%



Note: Anticipated growth in enrollment stems from assumptions related to build-out of newly approved housing developments.
 Source: Spotsylvania County Schools.

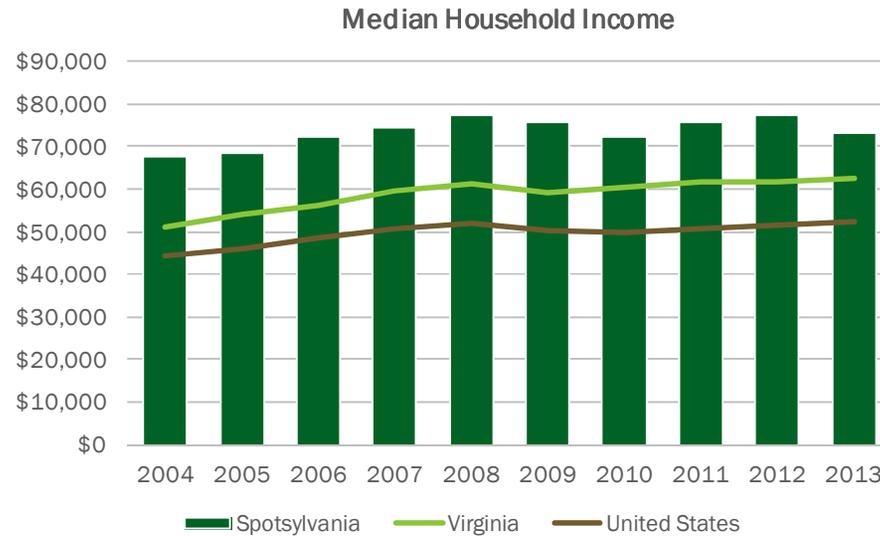
School Enrollment



School	Original Construction	Year of Renovations	Institutional Capacity	2014-2015 Enrollment	School	Original Construction	Year of Renovations	Institutional Capacity	2014-2015 Enrollment
Elementary:					Middle:				
Battlefield	1974	2000	833	658	Battlefield	1978	2003	807	792
Berkeley	1961	1971, 1979, 2000, 2005	353	281	Chancellor	1989	--	857	813
Brock Road	1992	2004	907	720	Freedom	2003	--	948	844
Cedar Forest	2008	--	936	757	Ni River	1999	--	774	749
Chancellor	1940	1948, 1961, 2000	455	401	Post Oak	2007	--	948	765
Courthouse Road	1994	2005	907	832	Spotsylvania	1968	1973	907	780
Courtland	1989	2000	789	539	Thornburg	1994	--	790	693
Harrison Road	2001	2006	936	818	Total			6,031	5,436
Lee Hill	1977	1990, 1999	807	691	Secondary:				
Livingston	1961	1971, 1992	504	421	Chancellor	1988	--	1,427	1,330
Parkside	1994	2007	936	755	Courtland	1980	--	1,265	1,176
Riverview	1994	2005	907	717	Massaponax	1998	2005	1,830	1,925
Robert E. Lee	1952	1977	585	506	Riverbend	2004	--	1,995	1,942
Salem	1979	1989, 1999	815	690	Spotsylvania	1994	--	1,611	1,121
Smith Station	1991	1999, 2004	986	759	Total			8,128	7,494
Spotswood	1965	1971, 2000	641	556	Alternative				
Wilderness	1998	2003	936	761	Alt. Education	1952	1962, 1982, 2008	90	25
Total			13,233	10,862					

School Type	Total Capacity	Total Enrollment	Excess Capacity	Excess Percentage
Elementary	13,233	10,862	2,371	17.9%
Middle	6,031	5,436	595	9.9%
Secondary	8,128	7,494	634	7.8%
Alternative	90	25	65	72.2%

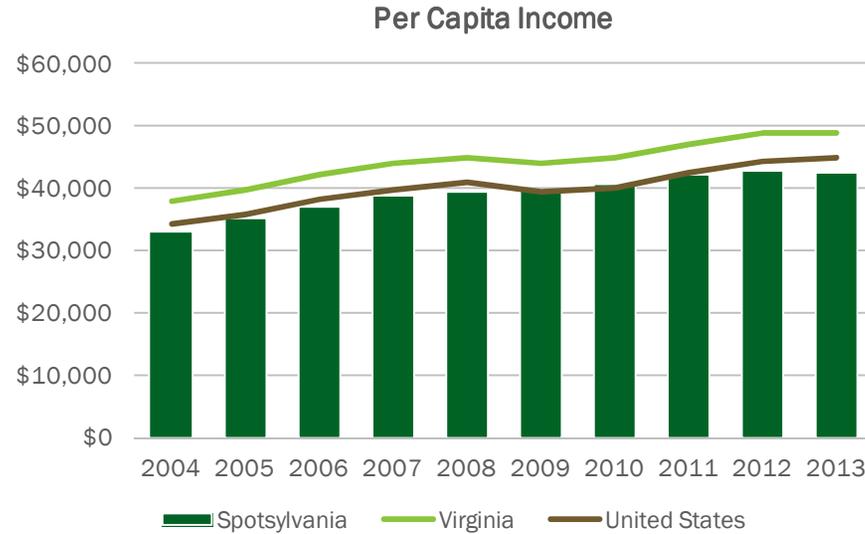
Median Household Income



Year	Spotsylvania Median Household Income	Annual Growth	Virginia Median Household Income	Annual Growth	US Median Household Income	Annual Growth	County as a % of Virginia	County as % of U.S.
2004	\$67,722	3.5%	\$51,103	2.1%	\$44,334	2.3%	133%	153%
2005	68,615	1.3%	54,207	6.1%	46,242	4.3%	127%	148%
2006	72,195	5.2%	56,297	3.9%	48,451	4.8%	128%	149%
2007	74,374	3.0%	59,575	5.8%	50,740	4.7%	125%	147%
2008	77,461	4.2%	61,210	2.7%	52,029	2.5%	127%	149%
2009	75,609	-2.4%	59,372	-3.0%	50,221	-3.5%	127%	151%
2010	72,463	-4.2%	60,665	2.2%	50,046	-0.3%	119%	145%
2011	75,627	4.4%	61,877	2.0%	50,502	0.9%	122%	150%
2012	77,298	2.2%	61,782	-0.2%	51,371	1.7%	125%	150%
2013	73,112	-5.4%	62,745	1.6%	52,250	1.7%	117%	140%

Source: United States Census Bureau, Small Area Income & Poverty Estimates.

Per Capita Income



Year	Spotsylvania Per Capita Income*	Annual Growth	Virginia Per Capita Income	Annual Growth	US Per Capita Income	Annual Growth	County as % of Virginia	County as % of U.S.
2004	\$33,030	4.8%	\$37,759	5.1%	\$34,300	5.0%	87%	96%
2005	35,060	6.1%	39,841	5.5%	35,888	4.6%	88%	98%
2006	37,007	5.6%	42,085	5.6%	38,127	6.2%	88%	97%
2007	38,768	4.8%	43,927	4.4%	39,804	4.4%	88%	97%
2008	39,423	1.7%	44,901	2.2%	40,873	2.7%	88%	96%
2009	39,797	0.9%	44,056	-1.9%	39,379	-3.7%	90%	101%
2010	40,492	1.7%	44,836	1.8%	40,144	1.9%	90%	101%
2011	42,142	4.1%	47,076	5.0%	42,332	5.5%	90%	100%
2012	42,791	1.5%	48,715	3.5%	44,200	4.4%	88%	97%
2013	42,593	-0.5%	48,838	0.3%	44,765	1.3%	87%	95%

*Note: Includes the City of Fredericksburg.

Source: United States Department of Commerce, Bureau of Economic Analysis.

Housing Market



Total Active			Number Sold			Average Sales Price			Percent of List		Average Days on Market		
May-14	May-15	% Change	May-14	May-15	% Change	May-14	May-15	% Change	May-14	May-15	Jun-13	Jun-14	% Change
723	773	6.9%	175	182	4.0%	\$232,000	\$245,000	5.6%	98.5%	97.7%	48	69	43.8%

	Total Active	Number Sold	Average Sales Price	% of List Price	Average DOM
Jan-15	590	98	\$229,500	97.7%	78
Feb-15	579	99	229,900	97.0%	76
Mar-15	597	125	235,000	98.2%	61
Apr-15	695	156	238,000	97.7%	54
May-15	773	182	245,000	97.7%	69



Single Family Detached: \$160,000
3 beds, 2 baths

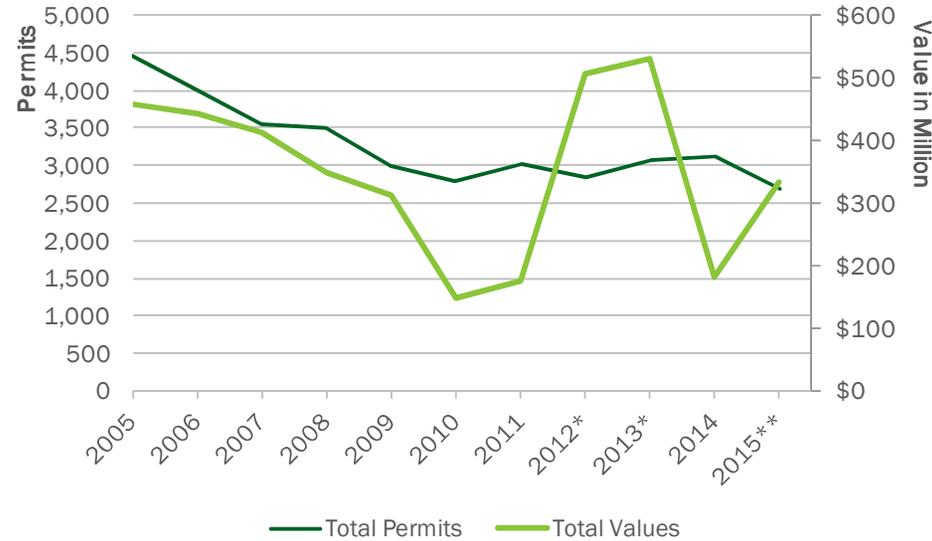


Single Family Detached: \$250,000
4 beds, 3.5 baths



Single Family Detached: \$355,000
6 beds, 3.5 baths

Construction Permits & Values



FY	Permits				Values			
	Commercial	Residential	Accessory	Total	Commercial	Residential	Accessory	Total
2005	544	1,536	2,373	4,453	\$58,501,343	\$370,554,840	\$27,826,395	\$456,882,578
2006	653	1,242	2,111	4,006	89,933,368	344,602,518	7,018,682	441,554,568
2007	789	712	2,040	3,541	189,350,534	195,941,912	28,173,318	413,465,764
2008	594	435	2,475	3,504	211,318,872	108,037,573	28,720,004	348,076,449
2009	317	285	2,398	3,000	208,512,498	61,343,314	40,862,569	310,718,381
2010	220	333	2,235	2,788	54,529,522	70,470,927	22,079,952	147,080,401
2011	270	306	2,433	3,009	59,986,060	78,912,739	37,700,809	176,599,608
2012*	242	348	2,262	2,852	401,143,105	74,834,821	29,749,534	505,727,460
2013*	290	464	2,314	3,068	404,014,490	102,557,927	23,016,560	529,588,977
2014	298	429	2,384	3,111	57,939,747	99,272,843	23,497,438	180,710,028
2015**	275	396	2,020	2,691	194,478,234	100,625,541	37,090,350	332,194,124

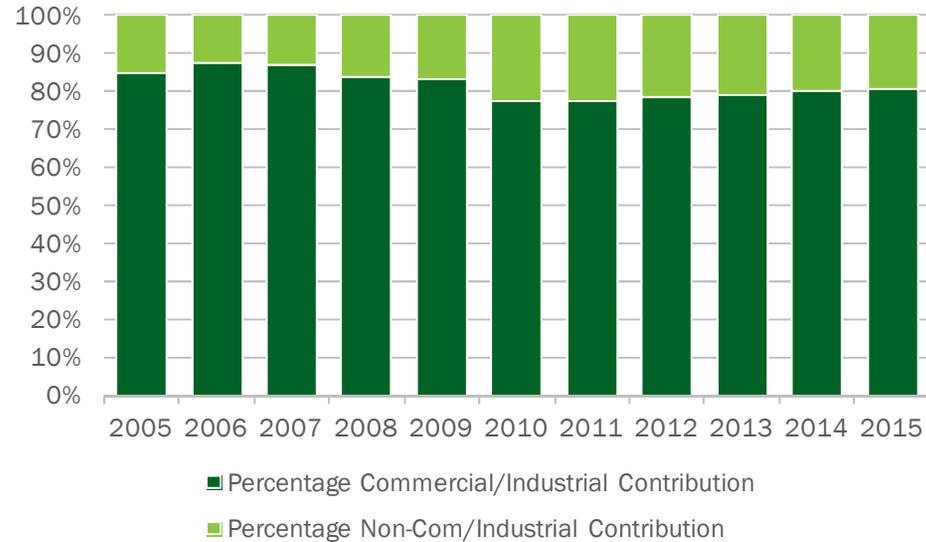
Note: Commercial includes all new construction, renovations, additions, commercial accessories, tenant build-outs and site plans. Residential includes all dwelling unit permits for single family dwellings, townhouses, apartments, singlewides, doublewides, and triplewides. Accessory permits include all commercial and residential trade work (mechanical, electrical & plumbing), fire permits, residential accessories, over-the-counter permits, and all miscellaneous permit transactions. **Values are taken from permit applications as provided by the applicants. These values do not represent the value assigned by Spotsylvania's Assessment Office.**

*There were multiple site plans for which the stated values were unusually large. Additionally, there were a number of large commercial building/renovation projects for which the stated value of each project was \$3 million or more.

**FY 2015 Data through May 2015. 2015 data includes \$125 million LIDL investment.

Source: Code Compliance Department, Spotsylvania County.

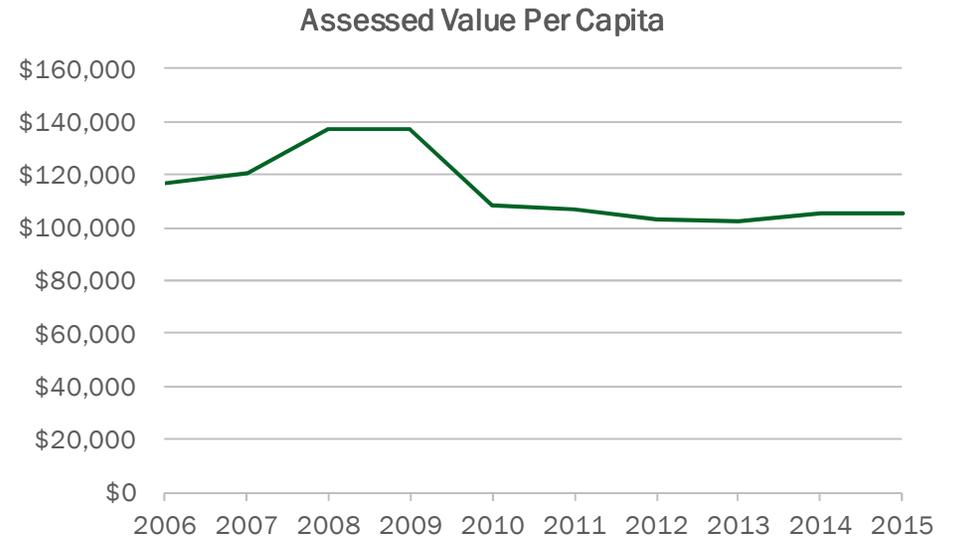
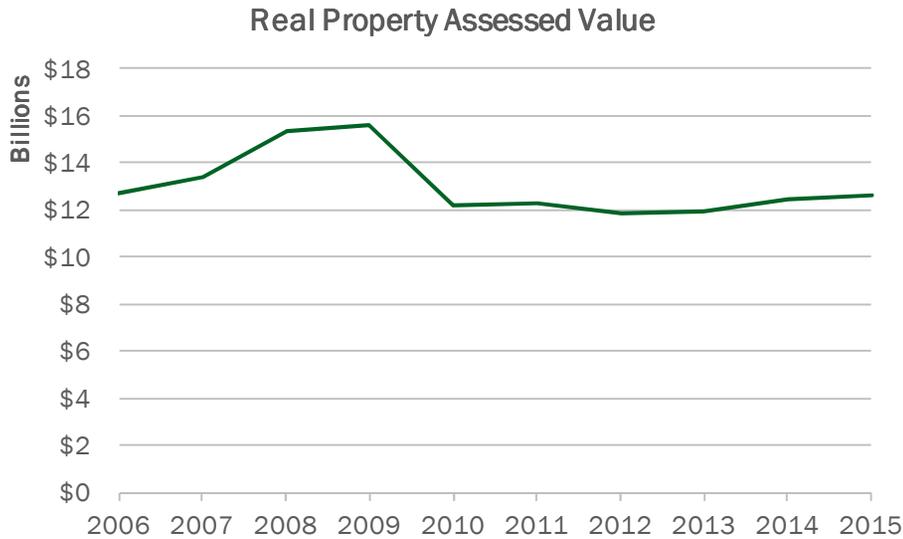
Assessed Values



CY	# Taxable Parcels	Percent Growth	L.B. Total AV ⁽¹⁾	Percent Growth	# Commercial/Industrial Parcels	Percent Growth	Commercial/Industrial AV	Percent Growth	Percentage Commercial/Industrial Contribution	Percentage Non-Com/Industrial Contribution
2005	56,358	1.9%	\$8,901,143,400	31.9%	2,025	8.5%	\$1,357,698,600	17.9%	15.3%	84.7%
2006	57,472	2.0%	13,233,227,700	48.7%	2,114	4.4%	1,699,335,000	25.2%	12.8%	87.2%
2007	58,395	1.6%	13,821,769,200	4.4%	2,196	3.9%	1,841,861,800	8.4%	13.3%	86.7%
2008	58,768	0.6%	16,015,619,200	15.9%	2,252	2.6%	2,624,740,300	42.5%	16.4%	83.6%
2009	58,990	0.4%	16,249,939,800	1.5%	2,332	3.6%	2,727,251,000	3.9%	16.8%	83.2%
2010	59,122	0.2%	12,637,661,700	-22.2%	2,406	3.2%	2,868,356,200	5.2%	22.7%	77.3%
2011	59,248	0.2%	12,790,018,108	1.2%	2,458	2.2%	2,917,726,508	1.7%	22.8%	77.2%
2012	59,683	0.7%	12,333,057,500	-3.6%	2,479	0.9%	2,627,385,100	-10.0%	21.3%	78.7%
2013	59,835	0.3%	12,415,274,557	0.7%	2,488	0.4%	2,638,984,557	0.4%	21.3%	78.7%
2014	60,461	1.0%	12,930,408,800	4.1%	2,545	2.3%	2,578,540,900	-2.3%	19.9%	80.1%
2015	60,765	0.5%	13,095,404,100	1.3%	2,551	0.2%	2,571,369,800	-0.3%	19.6%	80.4%

(1) Land use and tax relief properties are included in these assessed value figures and thus will not match the figures shown on the previous page where tax relief and deferrals are netted out.
Source: Spotsylvania County Land Books.

Assessed Values (Continued)



Assessed Value of Taxable Real Property									
Calendar Year	Real Property		Total Assessed Value		Population		Assessed Value Per Capita		
	Value	%	Value	%	Population	%	Value	%	
2006	\$12,728,605,808	48%	\$13,700,140,001	45%	117,718	10%	\$116,381	41%	
2007	13,339,992,478	5%	14,299,757,867	4%	118,939	1%	120,228	3%	
2008	15,377,146,622	15%	16,447,596,614	15%	120,015	1%	137,046	14%	
2009	15,602,485,756	1%	16,608,560,858	1%	120,977	1%	137,287	0%	
2010	12,170,030,169	-22%	13,254,962,346	-20%	122,397	1%	108,295	-21%	
2011	12,299,190,848	1%	13,377,232,222	1%	124,823	2%	107,170	-1%	
2012	11,879,393,399	-3%	12,995,364,268	-3%	126,137	1%	103,026	-4%	
2013	11,944,871,476	1%	13,075,909,747	1%	127,696	1%	102,399	-1%	
2014	12,465,541,474	4%	13,606,409,784	4%	129,188	1%	105,323	3%	
2015	12,641,335,473	1%	13,801,651,493	1%	130,674	1%	105,619	0%	

Note: Net of tax relief and tax deferrals. Shaded lines indicate reassessment years.
Source: Spotsylvania County Land Books.

Area Real Estate Tax Rates



County/City	2015 Rate
City of Richmond	\$1.2000
Prince William	\$1.1936
Loudoun	\$1.1350
Fairfax	\$1.1160
Alexandria	\$1.0430
Stafford	\$1.0190
Arlington	\$0.9960
Chesterfield	\$0.9600
Henrico	\$0.8700
Spotsylvania	\$0.8600
Caroline	\$0.8300
City of Fredericksburg	\$0.8200
Hanover	\$0.8100

