

Supplemental Statistics

The statistics on the following three pages are provided to give a "feel" of Hanover County. The charts on this page focus on the people of Hanover. The chart immediately below shows that County is steadily growing, and those who are moving to Hanover are relatively young, and enjoy increasing incomes and decreasing unemployment. The chart also confirms the County's commitment to a strong educational system. Despite a rapidly increasing school population, the ratio of students to instructional positions is decreasing.

The information on page 275 reflects tax information for the County. The increase in 2000 is due to a bond referendum authorizing the County to borrow funds to construct schools. The County's tax rates are the lowest in the Richmond Metropolitan Area.

Finally, the charts on page 276 show the dramatic increase in housing units and the top landowners in the County.

COUNTY OF HANOVER, VIRGINIA Demographic Statistics Last Ten Fiscal Years

Fiscal Year	Population (1)	Per Capita Income (2)	Median Age (2)	Unemployment Rate (2)	School Enrollment (4)	School Instructional Positions (5)	School	Town of Ashland Population (6)
							Enrollment to Instructional Positions Ratio	
1993	67,857	22,148	34.5	3.4%	12,198	n/a	n/a	5,864
1994	70,000	22,994	34.5	2.8%	12,830	n/a	n/a	5,864
1995	73,000	23,539	34.5	2.2%	13,392	n/a	n/a	6,017
1996	75,693	24,603	34.5	2.2%	14,014	895	15.7	6,250
1997	78,400	26,372	34.5	2.5%	14,670	958	15.3	6,300
1998	81,330	27,465	34.5	1.8%	15,241	1,002	15.2	6,300
1999	84,056	28,437	34.5	1.5%	15,834	1,088	14.6	6,300
2000	86,797	30,015	37.4	1.2%	16,306	1,157	14.1	6,619
2001	89,284	n/a	37.4	2.4	16,633	1,210	13.7	6,619
2002	91,807	n/a	37.4	n/a	17,198	1,245	13.8	6,619

(1) County of Hanover Planning Department June 30 estimates. U.S. Census Bureau for December 31, 1990.

(2) Virginia Employment Commission, Bureau of Economic Analysis. Calendar year annualized average.

(3) County's debt policy states that debt per per capita income should not exceed \$5,000.

(4) Hanover County School Board (Thirtieth day enrollment from school fiscal year)

(5) Hanover County School Board (instructional positions include teachers, guidance counselors, librarians and other instructional-related positions)

(6) Town of Ashland Comprehensive Annual Financial Report

Age	Age Distribution		Age Distribution	
	Calendar Year 1990	Calendar Year 2000	Calendar Year 1990	Calendar Year 2000
	Population	Population	Percent of Total	Percent of Total
Less than 5	4,416	5,611	7.0%	6.5%
5-19	13,337	19,909	21.1%	23.1%
20-24	4,168	3,764	6.6%	4.4%
25-44	21,025	26,486	33.2%	30.7%
45-64	13,690	21,391	21.6%	24.8%
65 and older	6,670	9,159	10.5%	10.6%

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COUNTY OF HANOVER, VIRGINIA Property Tax Rates (1) Last Ten Fiscal Years

Calendar Year	County of Hanover, Virginia (Direct and Overlapping)						Town of Ashland (Overlapping) (5)		
	Real Property (2)	Personal Property	Fire and Rescue Volunteers (3)	Aircraft (4)	Machinery and Tools	Merchants' Capital	Real Property	Personal Property	Machinery and Tools
1993	0.67	3.64	n/a	2.40	3.64	2.60	0.10	0.90	0.90
1994	0.67	3.64	1.82	2.40	3.64	2.60	0.10	0.90	0.90
1995	0.67	3.64	1.82	1.00	3.64	1.90	0.10	0.90	0.90
1996	0.73	3.64	1.82	1.00	3.64	1.90	0.10	0.90	0.90
1997	0.73	3.64	1.82	1.00	3.64	1.90	0.10	0.77	0.77
1998	0.73	3.64	1.82	1.00	3.64	1.90	0.10	0.77	0.77
1999	0.73	3.64	1.82	1.00	3.64	1.90	0.10	0.77	0.77
2000	0.83	3.64	1.82	1.00	3.64	1.90	0.10	0.77	0.77
2001	0.82	3.64	1.82	1.00	3.64	1.90	0.09	0.77	0.77
2002	0.82	3.64	1.82	1.00	3.64	1.90	0.09	0.77	0.77

Notes: (1) Per \$100 of assessed value.

(2) The County implemented annual assessments beginning January 1, 1992; previous reassessments were performed quadrennially.

(3) Beginning January 1, 1994, fire and rescue volunteers who satisfy eligibility criteria have a separate personal property tax rate for their vehicle used in volunteer fire and rescue activities. Levies and assessments are classified under personal property for disclosure purposes.

(4) Levies and assessments are classified under personal property for disclosure purposes.

(5) The Town of Ashland rates are in addition to the County rates charged to the taxpayers within the Town's borders.

COUNTY OF HANOVER, VIRGINIA				
Principal Taxpayers (1)				
				Percentage of
				Total Assessed
				Valuation
Taxpayer		Type of Business		Valuation
Virginia Electric and Power Company		Electric utility		\$106,685,391
Richmond Newspapers, Inc./Media General		Newspaper publisher		72,468,415
Paramount Parks, Inc.		Amusement park		66,328,475
Memorial Regional Medical Center		Hospital		65,422,430
Bell Atlantic-Virginia		Telecommunications		61,958,820
Richfood, Inc.		Food distributor		51,072,450
Doswell Limited Partnership		Electric cogeneration		47,961,230
Bear Island Timberlands Company, LP		Paper processing		46,551,325
Virginia Natural Gas Co., Inc.		Gas utility		26,659,238
RMH Property Company II, LLC		Real estate holding company		25,698,400
				\$570,806,174
Notes: (1) Hanover County Commissioner of the Revenue's Office				

Supplemental Statistics

Occupancy Statistics

Type of Unit	Number of Units			
	Calendar Year 1970	Calendar Year 1980	Calendar Year 1990	Calendar Year 2000
Owner Occupied	8,578	13,619	18,892	26,233
Renter Occupied	1,923	2,648	3,736	4,888
All Occupied Units	10,501	16,267	22,628	31,121
Vacant Units	434	965	1,099	1,075
ALL HOUSING UNITS	10,935	17,232	23,727	32,196

Vacancy Rate

Homeowner	1.2%	0.7%	1.5%	1.0%
Rental	5.2%	8.8%	7.4%	4.9%

Persons per Household

Owner Occupied Unit	3.2	2.81	2.79	2.78
Renter Occupied Unit	3.1	2.62	2.42	2.32

Median Value of Owner Occupied Units

Hanover	\$ 18,500	\$ 54,523	\$ 91,300	\$ 143,300
Commonwealth of Virginia	17,200	48,000	91,000	125,400

Size of Unit

1 unit	10,504	15,959	21,730	28831
2-4 units	318	475	404	422
5 or more	113	798	1,593	2943
TOTAL UNITS	10,935	17,232	23,727	32,196

Top 10 Landowners January 1, 2000

J.E. Jones, Jr., Etals	4,886.55	acres
Riley B. Lowe	3,503.14	acres
Hickory Hill, L.L.C.	3,244.64	acres
County of Hanover	3,215.13	acres
Virginia Forest Investements, L.L.C.	2,928.69	acres
Flippo Land and Timber Company, L.L.C.	2,379.25	acres
Dr. Hill Carter	1,969.03	acres
Paul Kreynus and Sons, Inc.	1,803.22	acres
Virginia Industrial School for Boys	1,741.56	acres
R.E. Holland, Jr.	1,322.32	acres