

City of Alexandria, Virginia  
**CY 2013 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**  
Comparison of January 1, 2012 to January 1, 2013  
Includes Appreciation and Growth

Real Property Classification	Number of 2013 Parcels	2012 Assessments	2013 Assessments	Amount of Change	% Change
(1)	(2)	(3)	(4)	(5)	(6)
<b>Locally Assessed Taxable Real Property</b>					
<b>Residential Real Property</b>					
1 Residential Single Family					
2 Detached	9,141	\$6,771,549,403	6,953,453,113	\$181,903,710	2.69
3 Semi-Detached	5,722	3,145,575,565	3,276,913,497	131,337,932	4.18
4 Row House	6,448	3,484,506,632	3,653,078,129	168,571,497	4.84
5					
6 Total Single Family	21,311	\$13,401,631,600	\$13,883,444,739	\$481,813,139	3.60
7					
8 Residential Condominium					
9 Garden	10,529	\$2,781,625,988	\$2,841,731,404	\$60,105,416	2.16
10 High-Rise	7,931	1,862,896,557	1,933,750,341	70,853,784	3.80
11 Cooperative	18	22,977,688	24,154,919	1,177,231	5.12
12 Townhouse	1,081	483,225,920	552,952,493	69,726,573	14.43
13					
14 Total Residential Condominium	19,559	\$5,150,726,153	\$5,352,589,157	\$201,863,004	3.92
15					
16 Other Residential Property					
17 Vacant Residential Land	659	\$163,350,452	\$148,617,720	\$14,732,732	(9.02)
18					
19 Total Other Residential Property	659	\$163,350,452	\$148,617,720	\$14,732,732	(9.02)
20					
21 <b>Total Residential Real Property</b>	<b>41,529</b>	<b>\$18,715,708,205</b>	<b>\$19,384,651,616</b>	<b>\$668,943,411</b>	<b>3.57</b>
22					
23 <b>Commercial Real Property</b>					
24					
25 Commercial Multi-Family Rental					
26 Garden	208	\$2,137,780,265	\$2,268,191,875	\$130,411,610	6.10
27 Mid-Rise	29	1,206,664,247	1,353,134,793	146,470,546	12.14
28 High-Rise	34	1,932,551,547	2,104,694,247	172,142,700	8.91
29					
30 Total Multi-Family Rental	271	\$5,276,996,059	\$5,726,020,915	\$449,024,856	8.51
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	673	\$1,328,889,653	\$1,357,529,317	\$28,639,664	2.16
34 Office	549	4,651,065,802	4,644,194,073	(6,871,729)	(0.15)
35 Office or Retail Condominium	572	473,507,256	482,812,702	9,305,446	1.97
36 Shopping Center	26	569,239,530	565,155,409	(4,084,121)	(0.72)
37 Warehouse	157	691,441,048	697,513,898	6,072,850	0.88
38 Hotel/Motel and Extended Stay	30	830,845,058	831,891,653	1,046,595	0.13
39					
40 Total Commercial Office, Retail, and Service	2,007	\$8,544,988,347	\$8,579,097,052	\$34,108,705	0.40
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	349	\$416,596,567	\$401,022,143	\$15,574,424	(3.74)
44					
45 Total Other Commercial Property	349	\$416,596,567	\$401,022,143	\$15,574,424	(3.74)
46					
47 <b>Total Commercial Real Property</b>	<b>2,627</b>	<b>\$14,238,580,973</b>	<b>\$14,706,140,110</b>	<b>\$498,707,985</b>	<b>3.28</b>
48					
49 <b>Total Locally Assessed Taxable Real Property</b>	<b>44,156</b>	<b>\$32,954,289,178</b>	<b>\$34,090,791,726</b>	<b>\$1,167,651,396</b>	<b>3.45</b>

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Real Property Classification	Number of 2013 Parcels	2012 Assessments	2013 Assessments	Amount of Change	% Change
50					
51 <b>Non-Locally Assessed Taxable Real Property</b>					
52					
53 Assessed by State Corporation Commission (SCC)					
54 Gas & Pipeline Distribution Corporation		\$32,229,457	\$32,340,107	\$110,650	0.34
55 Light & Power Corporation		510,668,350	316,222,162	(194,446,188)	(38.08)
56 Telecommunication Company		95,569,047	92,664,974	(2,904,073)	(3.04)
57 Water Corporation		48,842,512	49,309,136	466,624	0.96
58		-----	-----	-----	
59 Total SCC Assessed Property		\$687,309,366	\$490,536,379	(\$196,772,987)	(28.63)
60					
61 Assessed by Virginia Department of Taxation (VDT)					
62 Interstate Pipeline Transmission		\$283,174	\$317,898	\$34,724	12.26
63 Operating Railroad					
64 Richmond, Fredericksburg & Potomac Railway Co.		\$68,209,768	\$70,404,062	\$2,194,294	3.22
65 Norfolk Southern Railway Co.		72,562,608	72,975,389	\$412,781	0.57
66 CSX Transportation, Inc.		43,891	44,623	\$732	1.67
67		-----	-----	-----	
68 Total Operating Railroads		\$140,816,267	\$143,424,074	\$2,607,807	1.85
69					
70 Total VDT Assessed Property		\$141,099,441	\$143,741,972	\$2,642,531	1.87
71					
72 <b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$828,408,807</b>	<b>\$634,278,351</b>	<b>(\$194,130,456)</b>	<b>(23.43)</b>
73					
74 <b>Grand Total Taxable Real Property Assessments</b>		<b>\$33,782,697,985</b>	<b>\$34,725,070,077</b>	<b>\$973,520,940</b>	<b>2.79</b>
75					
76 <b>Locally Assessed Tax Exempt Property</b>					
77					
78 Governmental					
79 Federal	18	\$1,154,362,042	\$1,140,494,089	(\$13,867,953)	(1.20)
80 WMATA	53	308,130,605	307,068,359	(1,062,246)	(0.34)
81 State of Virginia	35	346,674,046	358,935,864	12,261,818	3.54
82 Regional	4	38,358,560	38,736,471	377,911	0.99
83					
84 Local					
85 Public Schools	22	\$559,624,189	\$513,812,949	(\$45,811,240)	(8.19)
86 City Park	213	870,847,092	550,542,659	(320,304,433)	(36.78)
87 City Buildings	104	476,041,148	464,330,579	(11,710,569)	(2.46)
88 City-Owned Vacant Land	18	11,047,559	5,409,411	(5,638,148)	(51.04)
89 City Parking	16	14,841,560	14,841,560	0	0.00
90 Sanitation Authority	6	305,942,712	260,520,646	(45,422,066)	(14.85)
91 Hospitals	2	206,040,290	206,040,290	0	0.00
92 ARHA	211	252,156,659	264,241,212	12,084,553	4.79
93		-----	-----	-----	
94 Total Governmental	702	\$4,544,066,462	\$4,124,974,089	(\$419,092,373)	(9.22)
95					
96 Non-Governmental					
97 Religious					
98 Cemeteries Private	24	\$95,344,598	\$95,344,598	\$0	0.00
99 Cemetery Public	1	2,128,555	2,128,555	0	0.00
100 Churches	153	360,152,620	364,297,378	4,144,758	1.15
101 Residences	22	19,860,408	20,141,625	281,217	1.42
102 Charitable	62	264,647,680	272,088,168	7,440,488	2.81
103 Private Schools	75	350,218,199	350,706,950	488,751	0.14
104 Faculty Housing	66	55,547,633	55,551,985	4,352	0.01
105		-----	-----	-----	
106 Total Non-Governmental	403	\$1,147,899,693	\$1,160,259,259	\$12,359,566	1.08
107					
108 <b>Total Tax Exempt Property</b>	<b>1,105</b>	<b>\$5,691,966,155</b>	<b>\$5,285,233,348</b>	<b>(\$406,732,807)</b>	<b>(7.15)</b>
109					
110 <b>Grand Total Real Property Assessments</b> (Taxable and Non-Taxable)	<b>45,261</b>	<b>\$39,474,664,140</b>	<b>\$40,010,303,425</b>	<b>\$535,639,285</b>	<b>1.36</b>

**General Notes:**

General Commercial LUC 400: includes the values for LUC 400, 445, 450, 451, 460, 474, 481, 492, 493, and 495  
Residential Condominium LUC 140 (high-rise): includes the value for LUC 140 and 801 (parking spaces)  
The number of 2013 parcels (column 2) does not include LUC's 600's, 801, 802, 980 and 983.

Department of Real Estate Assessments, as of January 11, 2013

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2013 and original 2012 Assessments