

City of Alexandria, Virginia - Attachment 2
CY 2021 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2020 Equalized Assessments (December 31, 2020) to January 1, 2021

Real Property Classification & (Parcel Count)	2020 Equalized Assessments	2021 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
Residential Real Property								
1 Residential Single Family								
2 Detached (9,142)	\$8,419,751,019	\$8,740,630,760	\$320,879,741	3.81%	\$12,634,079	0.15%	\$308,245,662	3.66%
3 Semi-Detached (5,863)	\$4,242,901,509	\$4,466,032,892	\$223,131,383	5.26%	\$5,568,759	0.13%	\$217,562,624	5.13%
4 Row House (6,714)	\$4,762,337,510	\$5,036,441,669	\$274,104,159	5.76%	\$8,372,821	0.18%	\$265,731,338	5.58%
5	-----	-----	-----		-----		-----	
6 Total Single Family (21,719)	\$17,424,990,038	\$18,243,105,321	\$818,115,283	4.70%	\$26,575,659	0.15%	\$791,539,624	4.54%
7								
8 Residential Condominium								
9 Garden (10,726)	\$3,675,716,343	\$3,909,646,567	\$233,930,224	6.36%	\$1,900,000	0.05%	\$232,030,224	6.31%
10 High-Rise (7,999)	\$2,642,636,211	\$2,654,322,568	\$11,686,357	0.44%	\$0	0.00%	\$11,686,357	0.44%
11 Residential Cooperative (18)	\$27,214,000	\$27,214,000	\$0	0.00%	\$0	0.00%	\$0	0.00%
12 Townhouse (1,471)	\$944,005,855	\$990,467,812	\$46,461,957	4.92%	\$0	0.00%	\$46,461,957	4.92%
13	-----	-----	-----		-----		-----	
14 Total Residential Condominium (20,214)	\$7,289,572,409	\$7,581,650,947	\$292,078,538	4.01%	\$1,900,000	0.03%	\$290,178,538	3.98%
15								
16 Total Vacant Residential Land (623)	\$161,849,651	\$205,012,456	\$43,162,805	26.67%	\$17,428,445	10.77%	\$25,734,360	15.90%
17	-----	-----	-----		-----		-----	
18 Total Residential Real Property (42,556)	\$24,876,412,098	\$26,029,768,724	\$1,153,356,626	4.64%	\$45,904,104	0.18%	\$1,107,452,522	4.45%

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
19 Commercial Real Property								
20								
21 Commercial Multi-Family Rental								
22 Garden (211)	\$2,530,949,653	\$2,398,267,688	(\$132,681,965)	(5.24%)	\$90,636,000	3.58%	(\$223,317,965)	(8.82%)
23 Mid-Rise (45)	\$2,508,336,799	\$2,632,521,247	\$124,184,448	4.95%	\$19,490,000	0.78%	\$104,694,448	4.17%
24 High-Rise (54)	\$3,216,540,652	\$3,413,034,161	\$196,493,509	6.11%	\$0	0.00%	\$196,493,509	6.11%
25	-----	-----	-----		-----		-----	
26 Total Multi-Family Rental (310)	\$8,255,827,104	\$8,443,823,096	\$187,995,992	2.28%	\$110,126,000	1.33%	\$77,869,992	0.94%
27								
28 Commercial Office, Retail, and Service								
29 General Commercial (692)	\$1,932,582,899	\$1,880,088,296	(\$52,494,603)	(2.72%)	\$0	0.00%	(\$52,494,603)	(2.72%)
30 Office (507)	\$4,018,582,527	\$3,885,079,199	(\$133,503,328)	(3.32%)	\$14,948,961	0.37%	(\$148,452,289)	(3.69%)
31 Office or Retail Condominium (576)	\$554,322,117	\$548,378,393	(\$5,943,724)	(1.07%)	\$0	0.00%	(\$5,943,724)	(1.07%)
32 Shopping Center (25)	\$671,023,030	\$622,473,917	(\$48,549,113)	(7.24%)	\$0	0.00%	(\$48,549,113)	(7.24%)
33 Warehouse (134)	\$859,725,814	\$905,570,880	\$45,845,066	5.33%	\$19,785,029	2.30%	\$26,060,037	3.03%
34 Hotel/Motel and Extended Stay (31)	\$709,914,144	\$528,983,883	(\$180,930,261)	(25.49%)	\$0	0.00%	(\$180,930,261)	(25.49%)
35	-----	-----	-----		-----		-----	
36 Total Commercial Office, Retail and Service (1,965)	\$8,746,150,531	\$8,370,574,568	(\$375,575,963)	(4.29%)	\$34,733,990	0.40%	(\$410,309,953)	(4.69%)
37								
38 Total Vacant Commercial and Industrial Land (308)	\$381,558,004	\$344,202,853	(\$37,355,151)	(9.79%)	\$36,245,126	9.50%	(\$73,600,277)	(19.29%)
39	-----	-----	-----		-----		-----	
40 Total Commercial Real Property (2,583)	\$17,383,535,639	\$17,158,600,517	(\$224,935,122)	(1.29%)	\$181,105,116	1.04%	(\$406,040,238)	(2.34%)
41	-----	-----	-----		-----		-----	
42 Total Locally Assessed Taxable Real Property (45,139)	\$42,259,947,737	\$43,188,369,241	\$928,421,504	2.20%	\$227,009,220	0.54%	\$701,412,284	1.66%

City of Alexandria, Virginia
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Real Property Classification & (Parcel Count)	2020 Equalized Assessment	2021 Assessments	(\$ Amount of Change	% Change	New Growth (\$)	% New Growth	(\$ Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
43 Non-Locally Assessed Taxable Real Property								
44								
45 Assessed by State Corporation Commission (SCC)								
46 Gas & Pipeline Distribution Corporation	\$50,625,392	\$52,396,681	\$1,771,289	3.50%	\$0	0.00%	\$1,771,289	3.50%
47 Light & Power Corporation	\$293,003,088	\$291,571,315	(\$1,431,773)	(0.49%)	0	0.00%	(\$1,431,773)	(0.49%)
48 Telecommunication Company	\$76,503,694	\$79,675,274	\$3,171,580	4.15%	0	0.00%	\$3,171,580	4.15%
49 Water Corporation	\$67,542,553	\$75,544,258	\$8,001,705	11.85%	0	0.00%	\$8,001,705	11.85%
50	-----	-----	-----		-----		-----	
51 Total SCC Assessed Property	\$487,674,727	\$499,187,528	\$11,512,801	2.36%	\$0	0.00%	\$11,512,801	2.36%
52								
53 Assessed by Virginia Department of Taxation (VDT)								
54 Interstate Pipeline Transmission	\$660,943	\$552,183	(\$108,760)	(16.46%)	\$0	0.00%	(\$108,760)	(16.46%)
55 Operating Railroad								
56 Norfolk Southern Railway Co.	74,779,408	\$73,967,410	(811,998)	(1.09%)	0	0.00%	(\$811,998)	(1.09%)
57 CSX Transportation, Inc.	64,366,863	\$64,719,968	353,105	0.55%	0	0.00%	\$353,105	0.55%
58	-----	-----	-----		-----		-----	
59 Total Operating Railroads	\$139,146,271	\$138,687,378	(\$458,893)	(0.33%)	\$0	0.00%	(\$458,893)	(0.33%)
60	-----	-----	-----		-----		-----	
61 Total VDT Assessed Property	\$139,807,214	\$139,239,561	(\$567,653)	(0.41%)	\$0	0.00%	(\$567,653)	(0.41%)
62	-----	-----	-----		-----		-----	
63 Total Non-Locally Assessed Taxable Real Property	\$627,481,941	\$638,427,089	\$10,945,148	1.74%	\$0	0.00%	\$10,945,148	1.74%
64	-----	-----	-----		-----		-----	
66 Grand Total Taxable Real Property Assessments	\$42,887,429,678	\$43,826,796,330	\$939,366,652	2.19%	\$227,009,220	0.53%	\$712,357,432	1.66%
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City of Alexandria, Virginia
CY 2020 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2019 Equalized Assessments (December 31, 2019) to January 1, 2020

Real Property Classification & (Parcel Count)	2019 Equalized Assessments	2020 Assessments	(\$ Amount of Change	% Change	New Growth (\$)	% New Growth	(\$ Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
67 Tax Exempt Real Property								
68								
69 Governmental								
70 Federal (22)	\$1,305,644,964	1,305,874,424	\$229,460	0.02%	\$0	0.00%	\$229,460	0.02%
71 State (17)	\$240,825,342	240,825,342	\$0	0.00%	\$0	0.00%	\$0	0.00%
72 Regional (3)	\$35,321,235	35,321,235	\$0	0.00%	\$0	0.00%	\$0	0.00%
73 Local (621)	\$2,062,689,728	2,074,361,671	\$11,671,943	0.57%	\$0	0.00%	\$11,671,943	0.57%
74 WMATA (52)	\$292,031,596	296,764,467	\$4,732,871	1.62%	\$0	0.00%	\$4,732,871	1.62%
75	-----	-----			-----		-----	
76 Total Governmental (715)	\$3,936,512,865	\$3,953,147,139	\$16,634,274	0.42%	\$0	0.00%	\$16,634,274	0.42%
77								
78 Non-Governmental								
79 Religious (192)	\$456,610,826	\$451,373,206	(\$5,237,620)	(1.15%)	\$0	0.00%	(\$5,237,620)	(1.15%)
80 Charitable (64)	\$357,113,309	\$360,242,742	\$3,129,433	0.88%	\$0	0.00%	\$3,129,433	0.88%
81 Educational (152)	\$462,179,411	\$465,309,724	\$3,130,313	0.68%	\$0	0.00%	\$3,130,313	0.68%
82	-----	-----	-----		-----		-----	
83 Total Non-Governmental (408)	\$1,275,903,546	\$1,276,925,672	\$1,022,126	0.08%	\$0	0.00%	\$1,022,126	0.08%
84	-----	-----	-----		-----		-----	
85 Total Tax Exempt Real Property (1,123)	\$5,212,416,411	\$5,230,072,811	\$17,656,400	0.34%	\$0	0.00%	\$17,656,400	0.34%
86 Total All Real Property (46,262)	\$48,099,846,089	\$49,056,869,141	\$957,023,052	1.99%	\$227,009,220	0.47%	\$730,013,832	1.52%

Office of Real Estate Assessments, January 19, 2021