

City of Alexandria, Virginia - Attachment 2
CY 2025 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2024 Equalized Assessments (December 31, 2024) to January 1, 2025

Real Property Classification & (Parcel Count)		2024 Equalized Assessments	2025 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 (9,125)	\$10,147,128,790	\$10,568,992,349	\$421,863,559	4.16%	\$32,963,691	0.32%	\$388,899,868	3.83%
3	Semi-Detached (5,897)	\$5,102,851,605	\$5,283,617,121	\$180,765,516	3.54%	\$13,574,272	0.27%	\$167,191,244	3.28%
4	Row House (6,781)	\$5,752,289,984	\$5,979,526,563	\$227,236,579	3.95%	\$24,323,873	0.42%	\$202,912,706	3.53%
5		-----	-----	-----		-----		-----	
6	Total Single Family (21,803)	\$21,002,270,379	\$21,832,136,033	\$829,865,654	3.95%	\$70,861,836	0.34%	\$759,003,818	3.61%
7									
8	Residential Condominium								
9	Garden (10,883)	\$4,346,135,923	\$4,606,515,615	\$260,379,692	5.99%	\$16,013,109	0.37%	\$244,366,583	5.62%
10	High-Rise (8,452)	\$3,236,984,447	\$3,415,207,428	\$178,222,981	5.51%	\$19,537,855	0.60%	\$158,685,126	4.90%
11	Residential Cooperative (18)	\$27,214,000	\$27,000,000	(\$214,000)	(0.79%)	\$0	0.00%	(\$214,000)	(0.79%)
12	Townhouse (1,608)	\$1,223,776,289	\$1,333,663,850	\$109,887,561	8.98%	\$54,836,266	4.48%	\$55,051,295	4.50%
13		-----	-----	-----		-----		-----	
14	Total Residential Condominium (20,961)	\$8,834,110,659	\$9,382,386,893	\$548,276,234	6.21%	\$90,387,230	1.02%	\$457,889,004	5.18%
15									
16	Total Vacant Residential Land (607)	\$232,731,183	\$252,005,269	\$19,274,086	8.28%	\$5,941,500	2.55%	\$13,332,586	5.73%
17		-----	-----	-----		-----		-----	
18	Total Residential Real Property (43,371)	\$30,069,112,221	\$31,466,528,195	\$1,397,415,974	4.65%	\$167,190,566	0.56%	\$1,230,225,408	4.09%

City of Alexandria, Virginia
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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 (246)	\$2,501,294,755	\$2,440,510,676	(\$60,784,079)	(2.43%)	\$0	0.00%	(\$60,784,079)	(2.43%)
23	Mid-Rise (52)	\$2,771,962,351	\$2,862,605,211	\$90,642,860	3.27%	\$138,127,860	4.98%	(\$47,485,000)	(1.71%)
24	High-Rise (68)	\$4,385,779,273	\$4,259,164,648	(\$126,614,625)	(2.89%)	\$50,232,567	1.15%	(\$176,847,192)	(4.03%)
25		-----	-----	-----		-----		-----	
26	Total Multi-Family Rental (366)	\$9,659,036,379	\$9,562,280,535	(\$96,755,844)	(1.00%)	\$188,360,427	1.95%	(\$285,116,271)	(2.95%)
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (685)	\$1,828,037,957	\$1,921,200,823	\$93,162,866	5.10%	\$5,958,249	0.33%	\$87,204,617	4.77%
30	Office (477)	\$2,905,442,194	\$2,813,951,606	(\$91,490,588)	(3.15%)	\$0	0.00%	(\$91,490,588)	(3.15%)
31	Office or Retail Condominium (591)	\$559,104,143	\$564,583,626	\$5,479,483	0.98%	\$0	0.00%	\$5,479,483	0.98%
32	Shopping Center (21)	\$602,547,821	\$636,835,231	\$34,287,410	5.69%	\$0	0.00%	\$34,287,410	5.69%
33	Warehouse (124)	\$1,087,109,836	\$1,096,142,826	\$9,032,990	0.83%	\$0	0.00%	\$9,032,990	0.83%
34	Hotel/Motel and Extended Stay (31)	\$516,414,593	\$639,074,766	\$122,660,173	23.75%	\$0	0.00%	\$122,660,173	23.75%
35		-----	-----	-----		-----		-----	
36	Total Commercial Office, Retail and Service (1,929)	\$7,498,656,544	\$7,671,788,878	\$173,132,334	2.31%	\$5,958,249	0.08%	\$167,174,085	2.23%
37									
38	Total Vacant Commercial and Industrial Land (325)	\$286,363,846	\$302,649,565	\$16,285,719	5.69%	\$2,366,700	0.83%	\$13,919,019	4.86%
39		-----	-----	-----		-----		-----	
40	Total Commercial Real Property (2,620)	\$17,444,056,769	\$17,536,718,978	\$92,662,209	0.53%	\$196,685,376	1.13%	(\$104,023,167)	(0.60%)
41		-----	-----	-----		-----		-----	
42	Total Locally Assessed Taxable Real Property (45,991)	\$47,513,168,990	\$49,003,247,173	\$1,490,078,183	3.14%	\$363,875,942	0.77%	\$1,126,202,241	2.37%

City of Alexandria, Virginia
CY 2025 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
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Real Property Classification & (Parcel Count)		2024 Equalized Assessment	2025 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	\$65,074,708	\$69,619,066	\$4,544,358	6.98%	\$0	0.00%	\$4,544,358	6.98%
47	Light & Power Corporation	\$316,528,174	\$333,148,621	\$16,620,447	5.25%	0	0.00%	\$16,620,447	5.25%
48	Telecommunication Company	\$83,298,894	\$85,204,340	\$1,905,446	2.29%	0	0.00%	\$1,905,446	2.29%
49	Water Corporation	\$91,504,972	\$100,533,605	\$9,028,633	9.87%	0	0.00%	\$9,028,633	9.87%
50		-----	-----	-----		-----		-----	
51	Total SCC Assessed Property	\$556,406,748	\$588,505,632	\$32,098,884	5.77%	\$0	0.00%	\$32,098,884	5.77%
52									
53	Assessed by Virginia Department of Taxation (VDT)								
54	Interstate Pipeline Transmission	\$1,051,591	\$2,250,602	\$1,199,011	114.02%	\$0	0.00%	\$1,199,011	114.02%
55	Operating Railroad								
56	Norfolk Southern Railway Co.	\$76,438,856	\$76,485,796	\$46,940	0.06%	0	0.00%	\$46,940	0.06%
57	CSX Transportation, Inc.	\$67,239,636	\$68,000,272	\$760,636	1.13%	0	0.00%	\$760,636	1.13%
58		-----	-----	-----		-----		-----	
59	Total Operating Railroads	\$143,678,492	\$144,486,068	\$807,576	0.56%	\$0	0.00%	\$807,576	0.56%
60		-----	-----	-----		-----		-----	
61	Total VDT Assessed Property	\$144,730,083	\$146,736,670	\$2,006,587	1.39%	\$0	0.00%	\$2,006,587	1.39%
62		-----	-----	-----		-----		-----	
63	Total Non-Locally Assessed Taxable Real Property	\$701,136,831	\$735,242,302	\$34,105,471	4.86%	\$0	0.00%	\$34,105,471	4.86%
64		-----	-----	-----		-----		-----	
66	Grand Total Taxable Real Property Assessments	\$48,214,305,821	\$49,738,489,475	\$1,524,183,654	3.16%	\$363,875,942	0.75%	\$1,160,307,712	2.41%
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City of Alexandria, Virginia
CY 2024 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2024 Equalized Assessments (December 31, 2024) to January 1, 2025

Real Property Classification & (Parcel Count)		2024 Equalized Assessments	2025 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 (20)	\$1,260,898,757	1,268,052,261	\$7,153,504	0.57%	\$0	0.00%	\$7,153,504	0.57%
71	State (18)	\$279,253,735	350,496,477	\$71,242,742	25.51%	\$73,583,487	26.35%	(\$2,340,745)	(0.84%)
72	Regional (3)	\$35,496,134	35,865,815	\$369,681	1.04%	\$0	0.00%	\$369,681	1.04%
73	Local (633)	\$2,494,847,745	2,555,714,371	\$60,866,626	2.44%	\$16,301,995	0.65%	\$44,564,631	1.79%
74	WMATA (50)	\$390,167,228	396,545,139	\$6,377,911	1.63%	\$0	0.00%	\$6,377,911	1.63%
75		-----	-----			-----		-----	
76	Total Governmental (724)	\$4,460,663,599	\$4,606,674,063	\$146,010,464	3.27%	\$89,885,482	2.02%	\$56,124,982	1.26%
77									
78	Non-Governmental								
79	Religious (180)	\$458,219,496	\$466,371,782	\$8,152,286	1.78%	\$45,500	0.01%	\$8,106,786	1.77%
80	Charitable (60)	\$342,138,183	\$350,464,389	\$8,326,206	2.43%	\$0	0.00%	\$8,326,206	2.43%
81	Educational (152)	\$531,236,739	\$554,266,142	\$23,029,403	4.34%	\$0	0.00%	\$23,029,403	4.34%
82		-----	-----	-----		-----		-----	
83	Total Non-Governmental (392)	\$1,331,594,418	\$1,371,102,313	\$39,507,895	2.97%	\$45,500	0.00%	\$39,462,395	2.96%
84		-----	-----	-----		-----		-----	
85	Total Tax Exempt Real Property (1,116)	\$5,792,258,017	\$5,977,776,376	\$185,518,359	3.20%	\$89,930,982	1.55%	\$95,587,377	1.65%
86	Total All Real Property (47,107)	\$54,006,563,838	\$55,716,265,851	\$1,709,702,013	3.17%	\$453,806,924	0.84%	\$1,255,895,089	2.33%

Office of Real Estate Assessments, January 21, 2025