



CITY OF ALEXANDRIA
Office of Real Estate Assessments

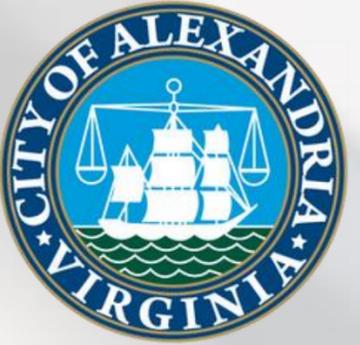
CY 2026

Assessments

Attachment 13



Agenda



- 1 Summary of Key Landbook Changes**
- 2 CY 2026 Real Property Assessment Changes**
- 3 CY 2026 Real Estate Tax Base & Distribution**
- 4 Details of CY 2026 Residential & Commercial Property Assessments**
- 5 Notable New Construction**
- 6 Review and Appeal Process**



Summary: Consideration of the CY 2026 Real Property Assessments

Key Elements of Landbook Changes~

- Increased assessments are principally in residential market appreciation (82% of total landbook value increase)
- Residential reflects late year surge in sales volume and sales price, particularly in Old Town area
- Value added from new construction is 25% more than last year, but less than CY 2022 – CY 2024 (about 70% of the three-year average)
- Value from new construction expected to continue to grow in the future
- Commercial property rebounded for CY 2026 more than anticipated, showing first positive increase since CY 2023.
- Commercial gains in Shopping Centers, Hotels, General Commercial, and Multi-family apartments. Office buildings and Office/Retail Condos still in decline.
- Vacant commercial land value surge principally due to mixed use development rezonings in Potomac Yard area



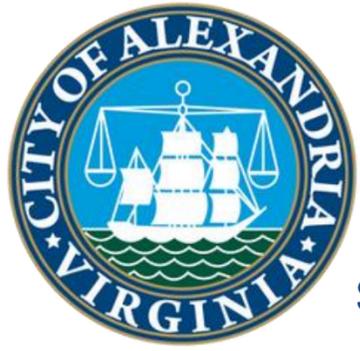
CY 2026 Overall Real Property Assessment Changes

Locally Assessed Taxable Real Property assessments
increased **3.51%** (\$1.7 billion)

from January 1, 2025, to January 1, 2026

- ▶ Residential Tax Base +4.40%
+\$1.4 billion
- ▶ Commercial Tax Base 1.91%
+\$334.8 million
- ▶ Non-Locally Assessed Tax Base -2.79%
-\$20.5 million

Total Taxable Real Property +3.41%



Historical Taxable Real Property Assessment Changes

Grand Total Taxable Real Property Assessments
in Billions





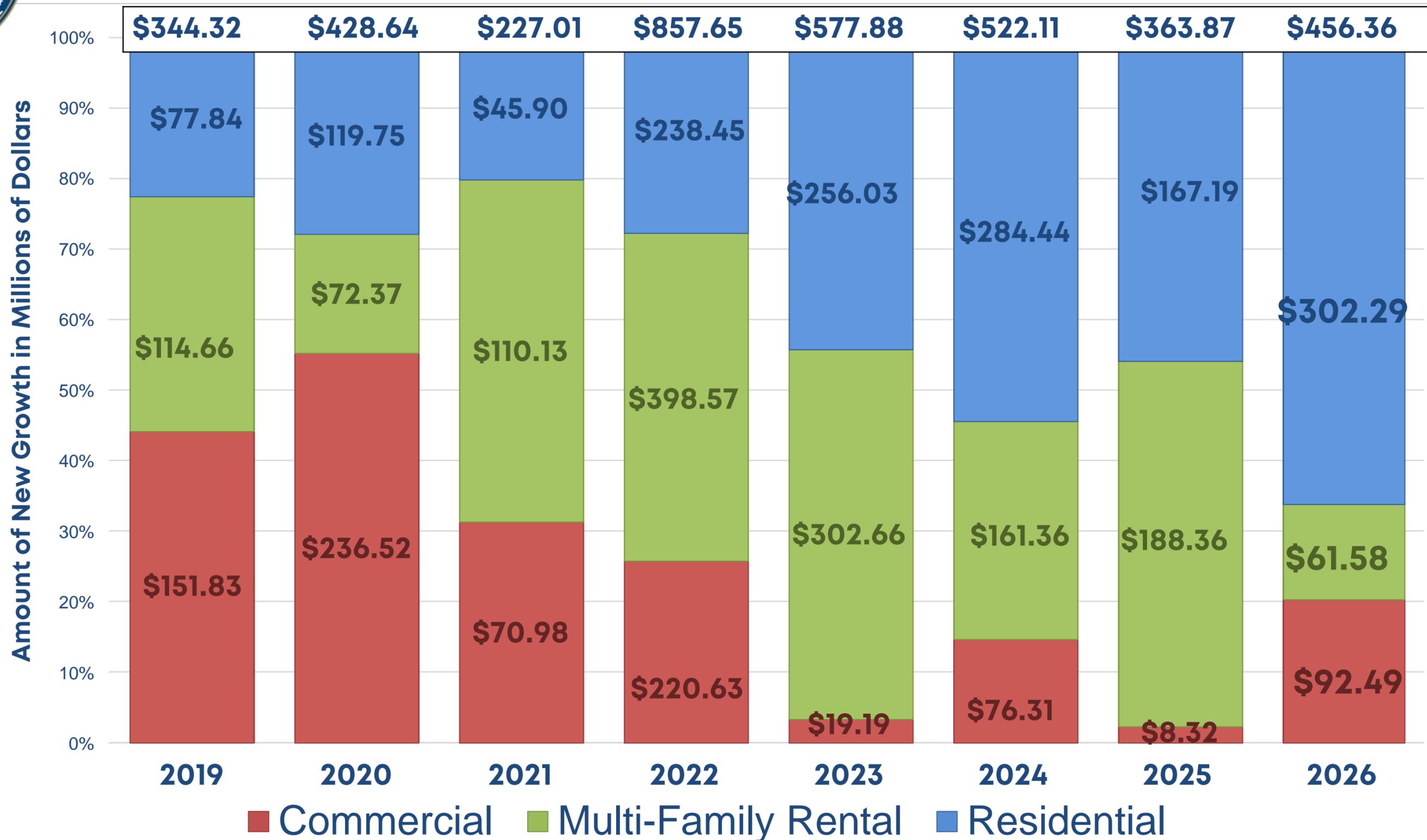
CY 2026 Overall Changes to Taxable Property Assessments

**\$1.50 billion
increase was
due to
appreciation**

**\$456.36 million
increase was
due to
new growth**

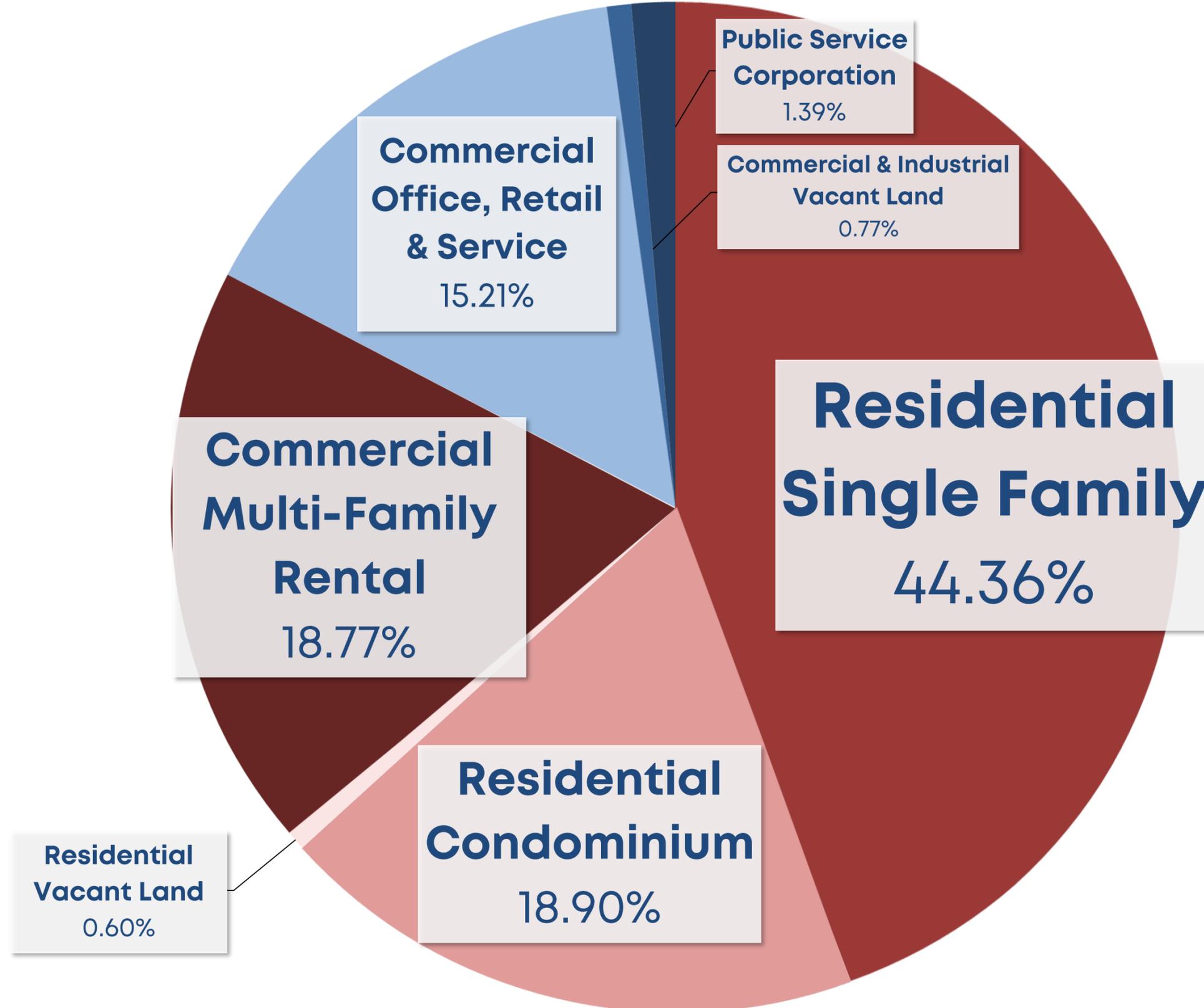


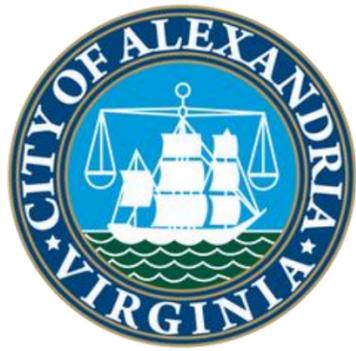
Historical New Growth (CY 2019 – CY 2026)





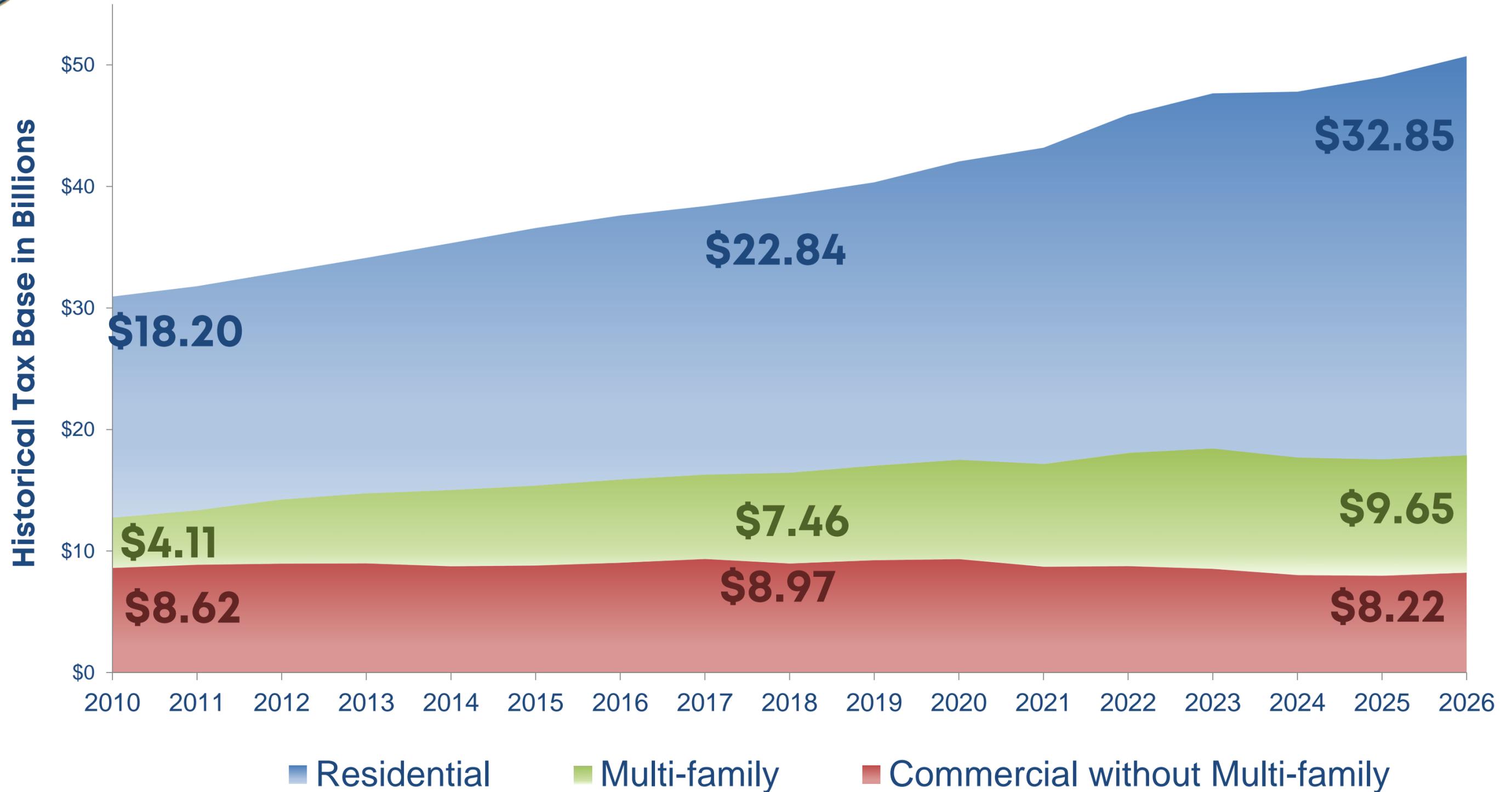
CY 2026 Real Estate Tax Base





CY 2010 to CY 2026

Historical Tax Base (Locally Assessed)

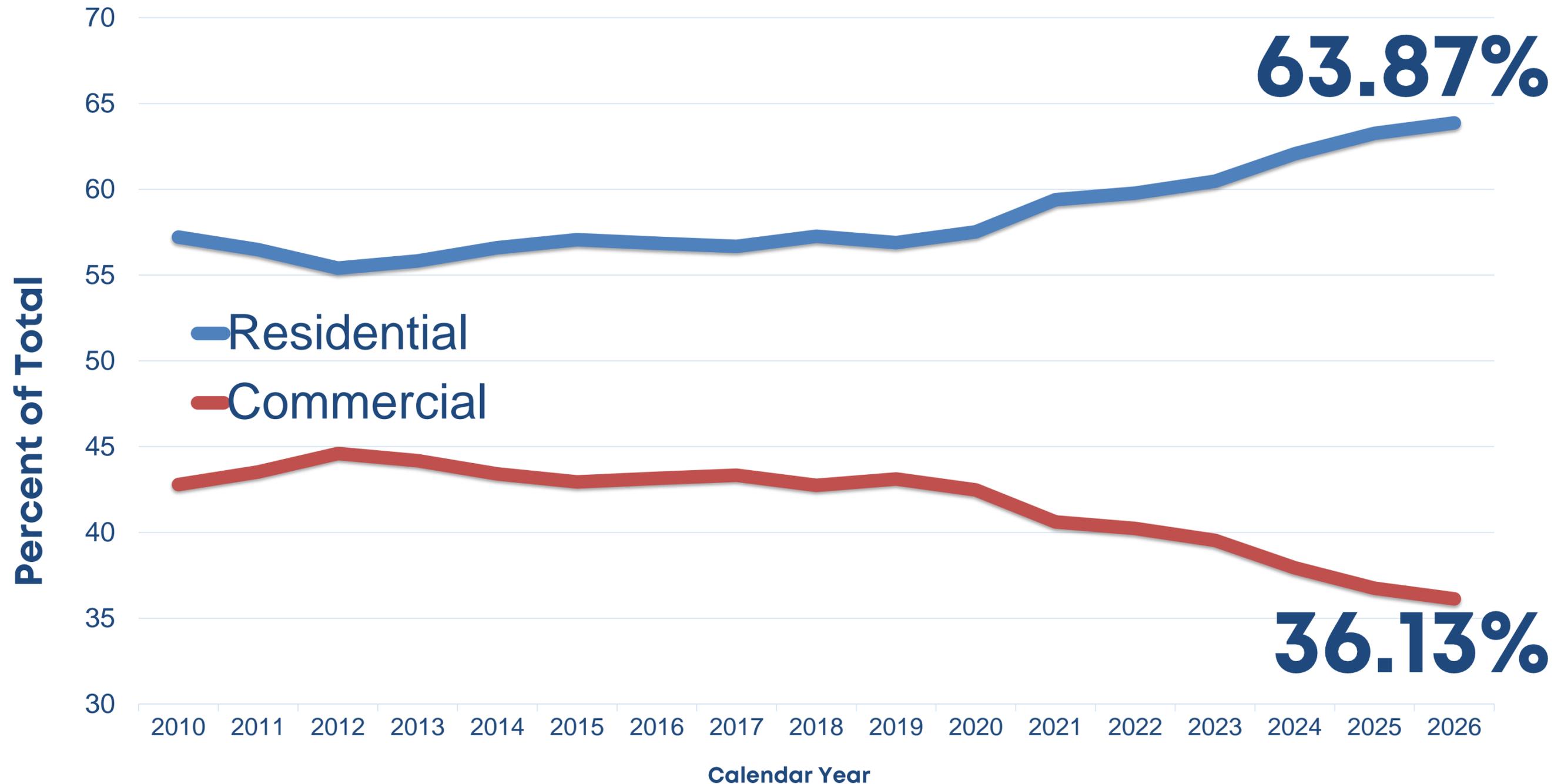


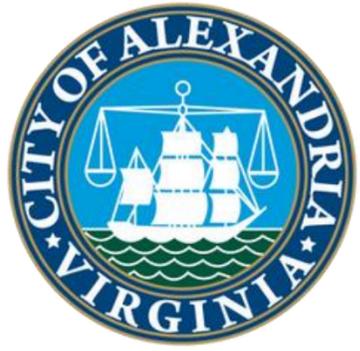


Real Estate Tax Base Distribution

CY 2010 to CY 2026

Including Multi-Family Rental Assessments with Commercial Assessments

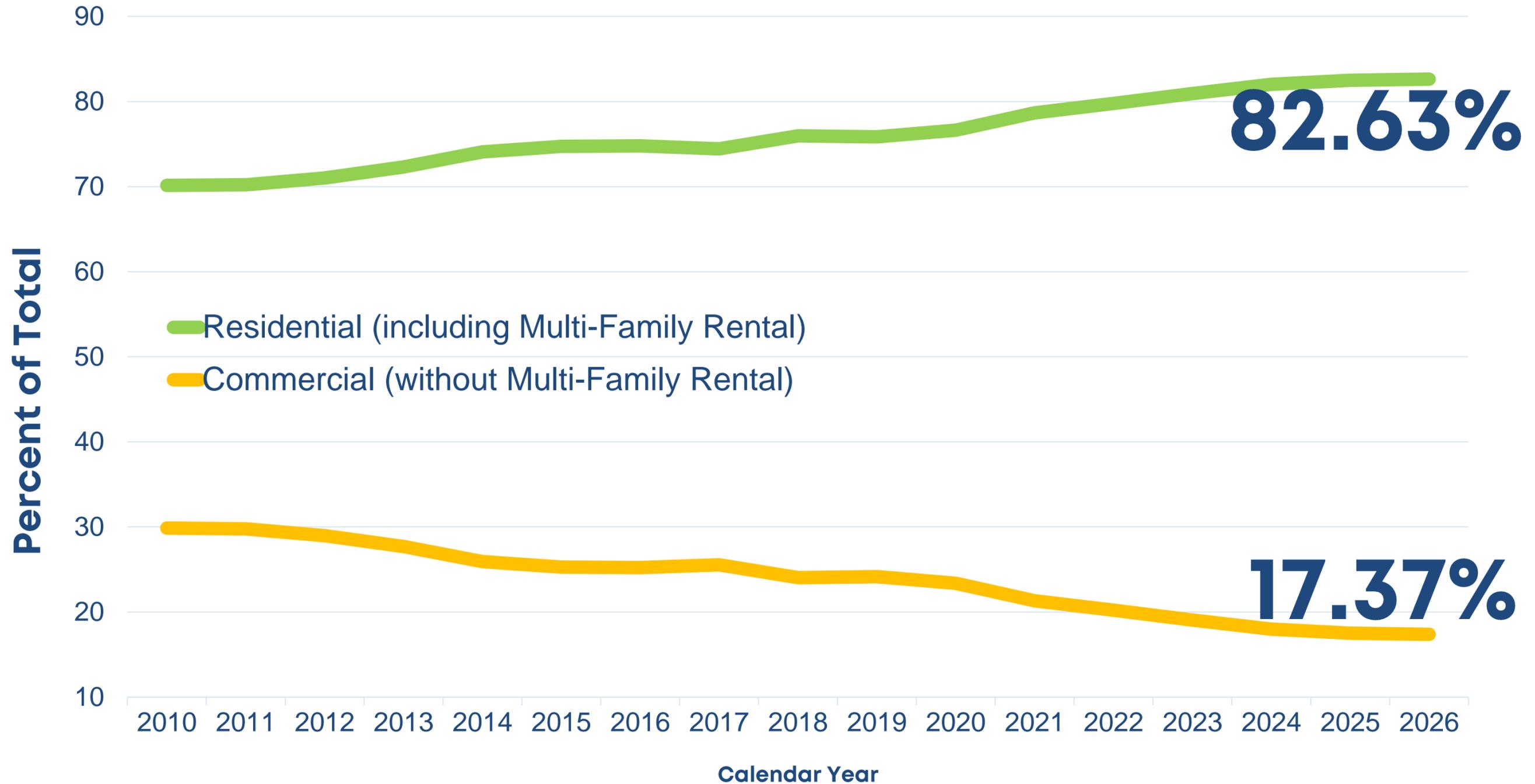


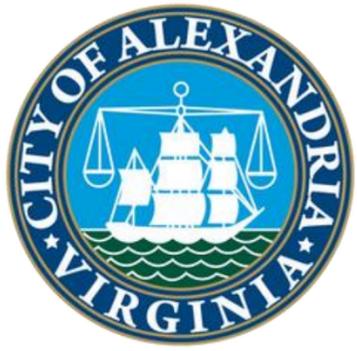


Real Estate Tax Base Distribution

CY 2010 to CY 2026

Including Multi-Family Rental Assessments with Residential Assessments





CY 2026 Residential Property

**Average
Condominium
Assessed
Value**

\$460,185

+2.81% from 2025

**Average
Single-Family
Assessed
Value**

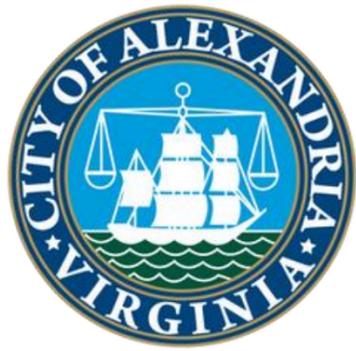
\$1,045,750

+4.44% from 2025

**Average
Residential
Assessed Value**
(including Single-Family &
Condominium)

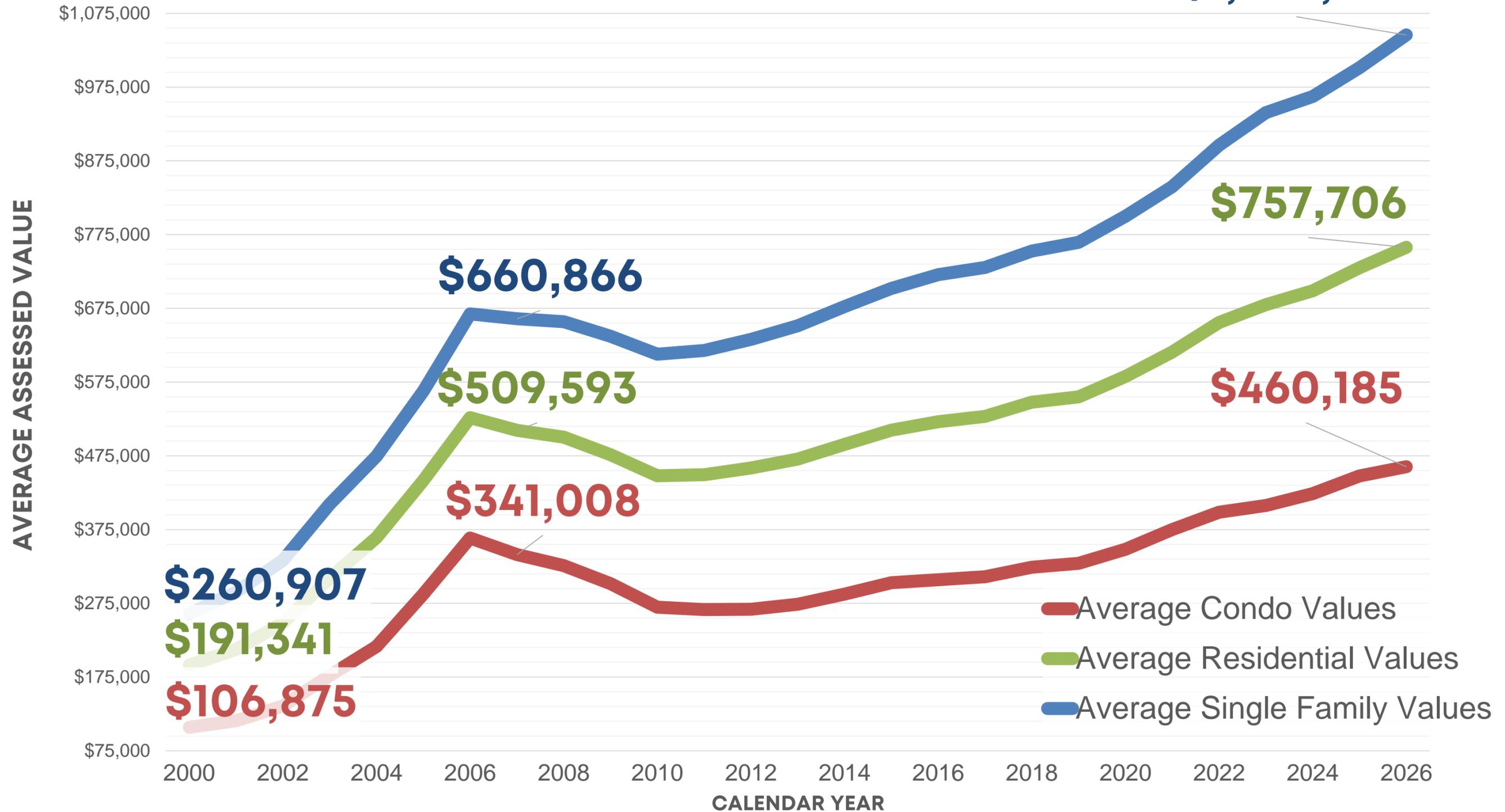
\$757,706

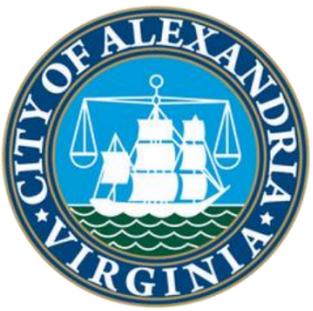
+3.81% from 2025



Average Residential Assessed Value

2000-2026



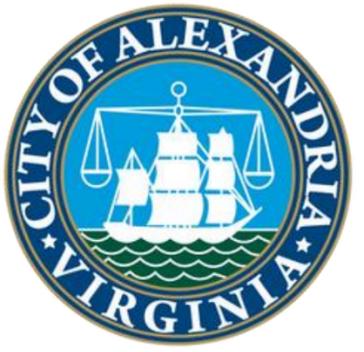


CY 2026 Commercial Property

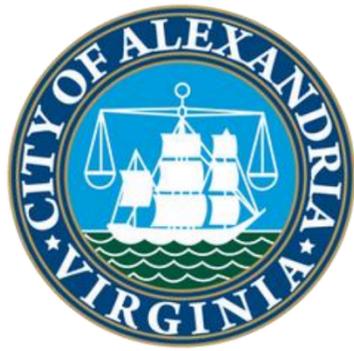
Commercial increased 1.91%

- ▶ Office Buildings -3.40%
- ▶ General Commercial +6.67%
- ▶ Apartments +0.94%
- ▶ Warehouses +2.04%
- ▶ Hotels +9.10%
- ▶ Shopping Centers +14.44%

**Total Commercial Assessment Change:
+\$334.8 million**



Notable New Construction



Old Town & Old Town North Small Areas 2, 4, 6, 8, & 9

Recently Completed



Aidan Condominium-701 N Henry Street

- 94 units



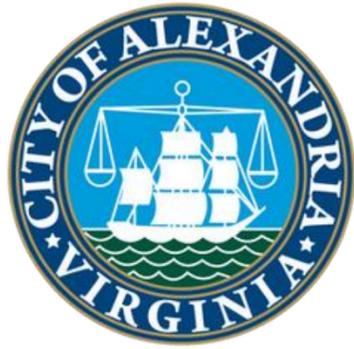
River Row-200 block S. Union Street

- 6 townhouses



Brooks Estate- 100 block N West Street

- 13 townhomes



Old Town & Old Town North Small Areas 2, 4, 6, 8, & 9

Under Construction



The Residences TideLock-
1111 N Fairfax Street

- 65 condominium units



Current at TideLock-
Transpotomac Plaza

- 169 multi-family rental units with restaurant, retail and arts anchor



CityHouse- 1101 King Street

- 210 multi-family rental units with ground floor retail



The Whitley Condominium-
811 N Columbus Street

- Phase 1: 78 units
- 808 N Washington Street
- Phase 2: 49 units



Old Town Square-
820 Gibbon Street

- 14 townhouses



Waterman Residences-
425 Montgomery Street

- 237 multi-family rental units with restaurant, retail, and arts anchor



1201 E Abingdon Drive

- 136 residential units



The Mansly- 615-621 King Street

- 24 residential units
- 6,400 SF retail



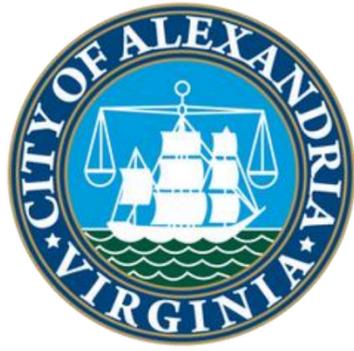
Samuel Madden- 899 N Henry Street

- 207 multi-family rental units



The Heritage (Phase 1)

- 598 multi-family rental units



Old Town & Old Town North Small Areas 2, 4, 6, 8, & 9

Coming Soon: Conversions



Montgomery Center- 312 Montgomery Street

- 331 multi-family rental units with ground floor retail and arts anchor
- 349,000 net SF



301 N Fairfax Street

- 48 residential units



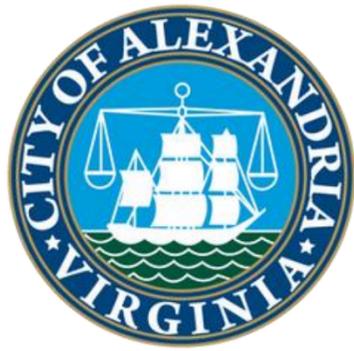
720 N St Asaph Street

- 12 residential units
- ground floor retail



112 N Washington Street

- The Linder Academy (school)



Potomac Yard & Oakville Triangle

Small Area 11

Under Construction



The Landing (Building 2)- 2700 Main Line Boulevard

- 160 units independent living



Del Ray Corner at Oakville

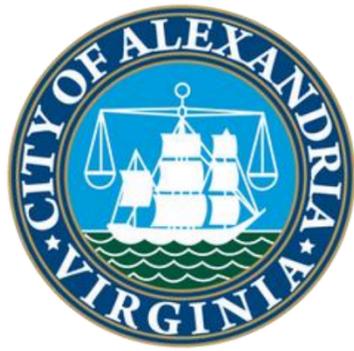
- 85 townhouses
- Block C1 townhomes

Coming Soon



Potomac Yard

- 432 units multi-family rental
- 88 units affordable multi-family rental
- 120 townhomes



Landmark/Van Dorn & Eisenhower West Small Area 5

Under Construction



WestEnd Alexandria- (former Landmark Mall)

5.6M SF mixed-use development

Current phases under construction:

The Brightly (Block I)

- 390 units and 105,000 SF retail

Thrive (Block K)

- 337 units and 37,000 SF retail

WestEnd (Block E &G)

- 390 units, 119,506 SF medical office, 80,434 SF retail



Landmark Overlook

- 88 “2-over-2” residential units
- 362 multi-family rental units
- 165,000 SF hotel or medical office



550 S Pickett Street

- 9,380 SF flex retail



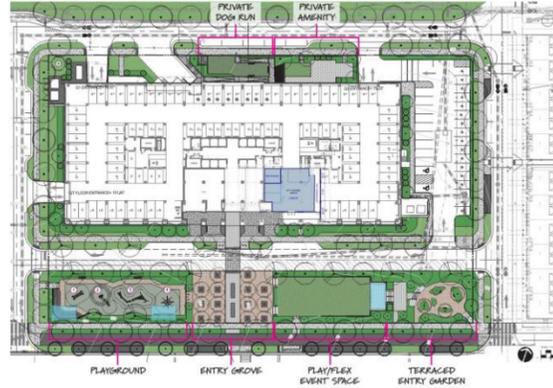
The Hensley & The Cameron at Eisenhower Pointe

- 64 back-to-back & 75 condominium townhouses



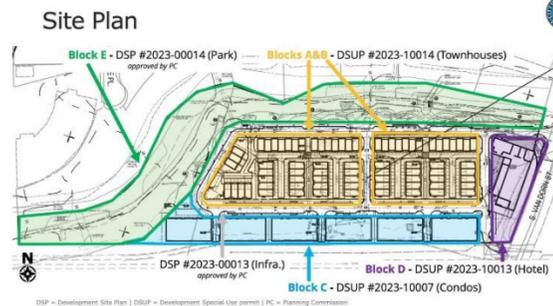
Landmark/Van Dorn & Eisenhower West Small Area 5

Coming Soon: Conversions



Former Victory Center- 5001 Eisenhower Avenue

- 377 affordable multi-family rental units
- 139 townhouse condominium units
- 9,250 SF retail



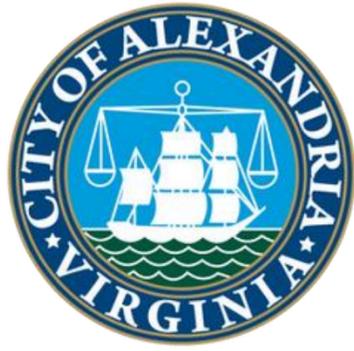
Former Vulcan Site- 701 S Van Dorn Street

- 204 condominium units
- 88 back-to-back townhouse units
- 31 townhouse units
- 206-key hotel



6101 & 6125 Stevenson Avenue

- 270 residential units



Beauregard & Alexandria West Small Area 1, 12

Recently Completed



- Cardinal Path- 4555 Seminary Road
- 31 Townhouses

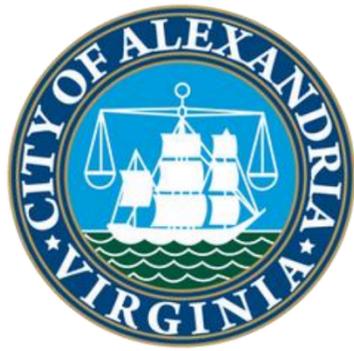
Under Construction



- Newport Village Expansion- 4898 West Braddock Road
- 383 multi-family rental units



- Cardinal Path- 4555 Seminary Road
- 8 condominium units



Beauregard & Alexandria West Small Area 1, 12

Coming Soon



The Rutherford- 5050 Mark Center Drive

- 367 multi-family rental units



Goodwin House- 5000 Fairbanks Avenue

- 217 independent living apartments
- 16 assisted living apartments
- a dedicated memory care area, skilled nursing, short-term rehabilitation, long-term care & rehab center



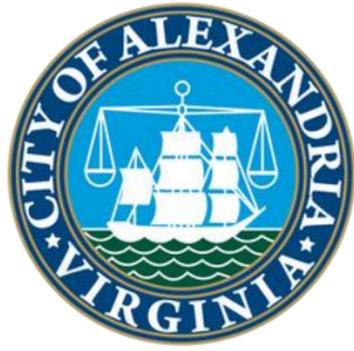
1900 N Beauregard Street

- 330 multi-family rental units



5216 Seminary Road

- 7 townhomes



Del Ray & Center City Small Areas 3, 7, 10,14

Under construction



Sansé and Naja-

- 475 affordable multi-family rental units
- 38,288 SF retail space



Witter Place

- 94 affordable multi-family rental units

Coming Soon



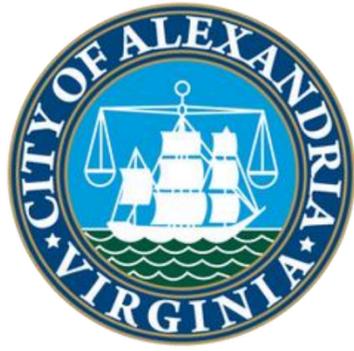
Westridge Towns- 126 Longview

- 19 townhomes
- 1 single family detached



3908 Elbert Avenue

- 91 multi-family rental units



Carlyle & Eisenhower East Small Area 15

Coming Soon: Conversions



2051 Jamieson

- 187 residential units



CITY OF ALEXANDRIA
Real Estate Division
Department of Finance
Review & Appeal Process

- **March 16** - Deadline to request a Review of Assessments with the Real Estate Division
- **June 1** - Deadline to file an Appeal with the Board of Equalization
- **April 15** - Deadline to submit Elderly & Disabled Tax Relief Application

Contact the Real Estate Division
with questions **703.746.4646**

Pursue additional information via the website

