

City of Alexandria, Virginia
CY 2013 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2012 Equalized Assessments (December 31, 2012) to January 1, 2013

Real Property Classification & (Parcel Count)	2012 Equalized Assessments	2013 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 (9,141)	\$6,776,976,769	\$6,953,453,113	\$176,476,344	2.60%	\$4,763,898	0.07%	171,712,446	2.53%
3 Semi-Detached (5,722)	3,156,823,621	3,276,913,497	120,089,876	3.80%	12,136,097	0.38%	107,953,779	3.42%
4 Row House (6,448)	3,515,512,367	3,653,078,129	137,565,762	3.91%	17,519,405	0.50%	120,046,357	3.41%
5	-----	-----	-----		-----		-----	
6 Total Single Family (21,311)	\$13,449,312,757	\$13,883,444,739	\$434,131,982	3.23%	\$34,419,400	0.26%	\$399,712,582	2.97%
7								
8 Residential Condominium								
9 Garden (10,529)	\$2,785,534,787	\$2,841,731,404	\$56,196,617	2.02%	\$7,920,230	0.28%	\$48,276,387	1.73%
10 High-Rise (7,931)	1,883,935,492	1,933,750,341	49,814,849	2.64%	2,000,000	0.11%	47,814,849	2.54%
11 Residential Cooperative (18)	22,977,688	24,154,919	1,177,231	5.12%	0	0.00%	1,177,231	5.12%
12 Townhouse (1,081)	521,342,306	552,952,493	31,610,187	6.06%	13,094,465	2.51%	18,515,722	3.55%
13	-----	-----	-----		-----		-----	
14 Total Residential Condominium (19,559)	\$5,213,790,273	\$5,352,589,157	\$138,798,884	2.66%	\$23,014,695	0.44%	\$115,784,189	2.22%
15								
16 Total Vacant Residential Land (659)	\$145,725,025	\$148,617,720	\$2,892,695	1.99%	\$6,280,018	4.31%	-\$3,387,323	-2.32%
17	-----	-----	-----		-----		-----	
18 Total Residential Real Property (41,529)	\$18,808,828,055	\$19,384,651,616	\$575,823,561	3.06%	\$63,714,113	0.34%	\$512,109,448	2.72%

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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 (208)	\$2,117,025,299	\$2,268,191,875	\$151,166,576	7.14%	\$1,500,000	0.07%	\$149,666,576	7.07%
23 Mid-rise (29)	1,250,511,975	1,353,134,793	102,622,818	8.21%	47,324,022	3.78%	55,298,796	4.42%
24 High-rise (34)	1,981,227,756	2,104,694,247	123,466,491	6.23%	13,050,291	0.66%	110,416,200	5.57%
25	-----	-----	-----		-----		-----	
26 Total Multi-Family Rental (271)	\$5,348,765,030	\$5,726,020,915	\$377,255,885	7.05%	\$61,874,313	1.16%	\$315,381,572	5.90%
27								
28 Commercial Office, Retail, and Service								
29 General Commercial (673)	\$1,319,335,913	\$1,357,529,317	\$38,193,404	2.89%	\$2,042,396	0.15%	\$36,151,008	2.74%
30 Office (549)	4,540,045,139	4,644,194,073	104,148,934	2.29%	1,158,829	0.03%	102,990,105	2.27%
31 Office or Retail Condominium (572)	466,105,779	482,812,702	16,706,923	3.58%	448,972	0.10%	16,257,951	3.49%
32 Shopping Center (26)	564,477,430	565,155,409	677,979	0.12%	0	0.00%	677,979	0.12%
33 Warehouse (157)	678,810,056	697,513,898	18,703,842	2.76%	240,047	0.04%	18,463,795	2.72%
34 Hotel/Motel and Extended Stay (30)	784,367,375	831,891,653	47,524,278	6.06%	607,860	0.08%	46,916,418	5.98%
35	-----	-----	-----		-----		-----	
36 Total Commercial Office, Retail and Service (2,007)	\$8,353,141,692	\$8,579,097,052	\$225,955,360	2.71%	\$4,498,104	0.05%	\$221,457,256	2.65%
37								
38 Total Vacant Commercial and Industrial Land (349)	363,557,648	401,022,143	37,464,495	10.30%	-8,784,275	-2.42%	46,248,770	12.72%
39	-----	-----	-----		-----		-----	
40 Total Commercial Real Property (2,627)	\$14,065,464,370	\$14,706,140,110	\$640,675,740	4.55%	\$57,588,142	0.41%	\$583,087,598	4.15%
41	-----	-----	-----		-----		-----	
42 Total Locally Assessed Taxable Real Property (44,156)	\$32,874,292,425	\$34,090,791,726	\$1,216,499,301	3.70%	\$121,302,255	0.37%	\$1,095,197,046	3.33%

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(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	\$32,229,457	\$32,340,107	\$110,650	0.34%	\$0	0.00%	\$110,650	0.34%
47 Light & Power Corporation*	510,668,350	316,222,162	-194,446,188	-38.08%	0	0.00%	-194,446,188	-38.08%
48 Telecommunication Company	95,569,047	92,664,974	-2,904,073	-3.04%	0	0.00%	-2,904,073	-3.04%
49 Water Corporation	48,842,512	49,309,136	466,624	0.96%	0	0.00%	466,624	0.96%
50								
51 Total SCC Assessed Property	\$687,309,366	\$490,536,379	-\$196,772,987	-28.63%	\$0	0.00%	-\$196,772,987	-28.63%
52								
53 Assessed by Virginia Department of Taxation (VDT)								
54 Interstate Pipeline Transmission	\$283,174	\$317,898	\$34,724	12.26%	\$0	0.00%	\$34,724	12.26%
55 Operating Railroad								
56 Richmond, Fredericksburg & Potomac Railway Co.	\$68,209,768	\$70,404,062	\$2,194,294	3.22%	\$0	0.00%	\$2,194,294	3.22%
57 Norfolk Southern Railway Co.	72,562,608	72,975,389	412,781	0.57%	0	0.00%	412,781	0.57%
58 CSX Transportation, Inc.	43,891	44,623	732	1.67%	0	0.00%	732	1.67%
59								
60 Total Operating Railroads	\$140,816,267	\$143,424,074	\$2,607,807	1.85%	\$0	0.00%	\$2,607,807	1.85%
61								
62 Total VDT Assessed Property	\$141,099,441	\$143,741,972	\$2,642,531	1.87%	\$0	0.00%	\$2,642,531	1.87%
63								
64 Total Non-Locally Assessed Taxable Real Property	\$828,408,807	\$634,278,351	-\$194,130,456	-23.43%	\$0	0.00%	-\$194,130,456	-23.43%
65								
66 Grand Total Taxable Real Property Assessments	\$33,702,701,232	\$34,725,070,077	\$1,022,368,845	3.03%	\$121,302,255	0.36%	\$901,066,590	2.67%

* Reflects GenOn Land Only Assessment
Department of Real Estate Assessments, January 11, 2013

City of Alexandria, Virginia
CY 2013 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2012 Equalized Assessments (December 31, 2012) to January 1, 2013

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67 Tax Exempt Real Property								
68								
69 Governmental								
70 Federal (18)	\$1,154,362,042	\$1,140,494,089	-\$13,867,953	-1.20%	\$0	0.00%	-\$13,867,953	-1.20%
71 State (35)	354,268,915	358,935,864	4,666,949	1.32%	150,000	0.04%	\$4,516,949	1.28%
72 Regional (4)	38,358,560	38,736,471	377,911	0.99%	0	0.00%	377,911	0.99%
73 Local (592)	2,699,969,313	2,279,739,306	-420,230,007	-15.56%	6,142,233	0.23%	-426,372,240	-15.79%
74 WMATA (53)	308,130,605	307,068,359	-1,062,246	-0.34%	0	0.00%	-1,062,246	-0.34%
75	-----	-----	-----	-----	-----	-----	-----	-----
76 Total Governmental (702)	\$4,555,089,435	\$4,124,974,089	-\$430,115,346	-9.44%	\$6,292,233	0.14%	-\$436,407,579	-9.58%
77								
78 Non-Governmental								
79 Religious (200)	\$477,486,181	\$481,912,156	\$4,425,975	0.93%	\$483,386	0.10%	\$3,942,589	0.83%
80 Charitable (62)	269,873,658	272,088,168	2,214,510	0.82%	0	0.00%	2,214,510	0.82%
81 Educational (141)	405,765,832	406,258,935	493,103	0.12%	381,880	0.09%	111,223	0.03%
82	-----	-----	-----	-----	-----	-----	-----	-----
83 Total Non-Governmental (403)	\$1,153,125,671	\$1,160,259,259	\$7,133,588	0.62%	\$865,266	0.08%	\$6,268,322	0.54%
84	-----	-----	-----	-----	-----	-----	-----	-----
85 Total Tax-Exempt Real Property (1,105)	\$5,708,215,106	\$5,285,233,348	-\$422,981,758	-7.41%	\$7,157,499	0.13%	-\$430,139,257	-7.54%