

**City of Alexandria, Virginia**  
**CY 2024 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**

Attachment 1

Comparison of January 1, 2023 to January 1, 2024  
Includes Appreciation and Growth

Real Property Classification	Number of 2024 Parcels	2023 Assessments 1/1/2023	2024 Assessments 1/1/2024	Amount of Change YOY 2023 - 2024	YOY Percent 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	9,118	\$9,795,770,676	\$10,109,065,424	\$313,294,748	3.20%
3 Semi-Detached	5,895	\$5,007,156,131	\$5,106,200,652	\$99,044,521	1.98%
4 Row House	6,781	\$5,619,204,110	\$5,756,573,014	\$137,368,904	2.44%
5					
6 Total Single Family	<b>21,794</b>	<b>\$20,422,130,917</b>	<b>\$20,971,839,090</b>	<b>\$549,708,173</b>	<b>2.69%</b>
7					
8 Residential Condominium					
9 Garden	10,872	\$4,168,353,019	\$4,336,718,769	\$168,365,750	4.04%
10 High-Rise	8,442	\$3,095,470,081	\$3,230,074,164	\$134,604,083	4.35%
11 Cooperative	18	\$27,214,000	\$27,214,000	\$0	0.00%
12 Townhouse	1,547	\$1,176,360,828	\$1,253,781,392	\$77,420,564	6.58%
13					
14 Total Residential Condominium	<b>20,879</b>	<b>\$8,467,397,928</b>	<b>\$8,847,788,325</b>	<b>\$380,390,397</b>	<b>4.49%</b>
15					
16 Other Residential Property					
17 Vacant Residential Land	622	\$335,319,103	\$276,496,878	(\$58,822,225)	(17.54%)
18					
19 Total Other Residential Property	<b>622</b>	<b>\$335,319,103</b>	<b>\$276,496,878</b>	<b>(\$58,822,225)</b>	<b>(17.54%)</b>
20					
21 <b>Total Residential Real Property</b>	<b>43,295</b>	<b>\$29,224,847,948</b>	<b>\$30,096,124,293</b>	<b>\$871,276,345</b>	<b>2.98%</b>
22					
23 <b>Commercial Real Property</b>					
24					
25 Commercial Multi-Family Rental					
26 Garden	244	\$2,562,173,164	\$2,496,843,367	(\$65,329,797)	(2.55%)
27 Mid-Rise	48	\$2,755,898,004	\$2,788,369,911	\$32,471,907	1.18%
28 High-Rise	58	\$4,575,312,519	\$4,384,396,033	(\$190,916,486)	(4.17%)
29					
30 Total Multi-Family Rental	<b>350</b>	<b>\$9,893,383,687</b>	<b>\$9,669,609,311</b>	<b>(\$223,774,376)</b>	<b>(2.26%)</b>
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	688	\$1,870,402,281	\$1,830,820,253	(\$39,582,028)	(2.12%)
34 Office	481	\$3,579,445,083	\$3,136,325,589	(\$443,119,494)	(12.38%)
35 Office or Retail Condominium	581	\$580,830,155	\$547,807,385	(\$33,022,770)	(5.69%)
36 Shopping Center	21	\$589,107,439	\$607,014,231	\$17,906,792	3.04%
37 Warehouse	125	\$1,089,974,480	\$1,095,061,136	\$5,086,656	0.47%
38 Hotel/Motel and Extended Stay	33	\$510,296,808	\$532,354,336	\$22,057,528	4.32%
39					
40 Total Commercial Office, Retail, and Service	<b>1,929</b>	<b>\$8,220,056,246</b>	<b>\$7,749,382,930</b>	<b>(\$470,673,316)</b>	<b>(5.73%)</b>
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	324	\$316,561,558	\$274,126,946	(\$42,434,612)	(13.40%)
44					
45 Total Other Commercial Property	<b>324</b>	<b>\$316,561,558</b>	<b>\$274,126,946</b>	<b>(\$42,434,612)</b>	<b>(13.40%)</b>
46					
47 <b>Total Commercial Real Property</b>	<b>2,603</b>	<b>\$18,430,001,491</b>	<b>\$17,693,119,187</b>	<b>(\$736,882,304)</b>	<b>(4.00%)</b>
48					
49 <b>Total Locally Assessed Taxable Real Property</b>	<b>45,898</b>	<b>\$47,654,849,439</b>	<b>\$47,789,243,480</b>	<b>\$134,394,041</b>	<b>0.28%</b>

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Real Property Classification	Number of 2024 Parcels	2023 Assessments 1/1/2023	2024 Assessments 1/1/2024	Amount of Change YOY 2023 - 2024	YOY Percent Change
<b>Non-Locally Assessed Taxable Real Property - 2024</b>					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$61,439,078	\$65,074,708	\$3,635,630	5.92%
Light & Power Corporation		\$308,444,346	\$316,528,174	\$8,083,828	2.62%
Telecommunication Company		\$81,137,542	\$83,298,894	\$2,161,352	2.66%
Water Corporation		\$85,246,704	\$91,504,972	\$6,258,268	7.34%
<b>Total SCC Assessed Property</b>		<b>\$536,267,670</b>	<b>\$556,406,748</b>	<b>\$20,139,078</b>	<b>3.76%</b>
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$928,919	\$1,051,591	\$122,672	13.21%
Operating Railroad					
Norfolk Southern Railway Co.		\$74,670,298	\$76,438,856	\$1,768,558	2.37%
CSX Transportation, Inc.		\$65,914,861	\$67,239,636	\$1,324,775	2.01%
<b>Total Operating Railroads</b>		<b>\$140,585,159</b>	<b>\$143,678,492</b>	<b>\$3,093,333</b>	<b>2.20%</b>
<b>Total VDT Assessed Property</b>		<b>\$141,514,078</b>	<b>\$144,730,083</b>	<b>\$3,216,005</b>	<b>2.27%</b>
<b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$677,781,748</b>	<b>\$701,136,831</b>	<b>\$23,355,083</b>	<b>3.45%</b>
<b>GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS</b>		<b>\$48,332,631,187</b>	<b>\$48,490,380,311</b>	<b>\$157,749,124</b>	<b>0.33%</b>
<b>Locally Assessed Tax Exempt Property</b>					
Governmental					
Federal	21	\$1,294,241,727	\$1,293,769,428	(\$472,299)	(0.04%)
WMATA	50	\$363,973,988	\$390,167,228	\$26,193,240	7.20%
State of Virginia	18	\$279,253,735	\$279,253,735	\$0	0.00%
Regional	3	\$35,496,134	\$35,496,134	\$0	0.00%
Local					
Public Schools	25	\$588,389,237	\$742,100,830	\$153,711,593	26.12%
City Park	222	\$209,313,247	\$211,149,717	\$1,836,470	0.87%
City Buildings	118	\$486,077,002	\$519,991,914	\$33,914,912	6.52%
City-Owned Vacant Land	32	\$69,792,871	\$68,957,665	(\$835,206)	(1.20%)
City Parking	15	\$14,674,399	\$14,674,399	\$0	0.00%
Sanitation Authority	4	\$276,486,373	\$276,486,373	\$0	0.00%
Hospitals	3	\$213,390,290	\$262,296,276	\$48,905,986	22.92%
ARHA	223	\$329,611,827	\$330,922,296	\$1,310,469	0.40%
<b>Total Governmental</b>	<b>734</b>	<b>\$4,160,700,830</b>	<b>\$4,425,265,995</b>	<b>\$264,565,165</b>	<b>6.36%</b>
Non-Governmental					
Religious					
Cemeteries Private	23	\$49,930,479	\$49,930,479	\$0	0.00%
Cemetery Public	1	\$2,128,555	\$2,128,555	\$0	0.00%
Churches	142	\$388,637,829	\$394,683,672	\$6,045,843	1.56%
Residences	20	\$20,586,877	\$20,823,632	\$236,755	1.15%
Charitable	63	\$349,690,318	\$359,629,835	\$9,939,517	2.84%
Private Schools	86	\$421,950,499	\$463,708,686	\$41,758,187	9.90%
Faculty Housing	66	\$58,405,812	\$60,409,458	\$2,003,646	3.43%
<b>Total Non-Governmental</b>	<b>401</b>	<b>\$1,291,330,369</b>	<b>\$1,351,314,317</b>	<b>\$59,983,948</b>	<b>4.65%</b>
<b>Total Tax Exempt Property</b>	<b>1,135</b>	<b>\$5,452,031,199</b>	<b>\$5,776,580,312</b>	<b>\$324,549,113</b>	<b>5.95%</b>
<b>GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE &amp; NON-TAXABLE)</b>	<b>47,033</b>	<b>\$53,784,662,386</b>	<b>\$54,266,960,623</b>	<b>\$482,298,237</b>	<b>0.90%</b>

**General Notes:**

General Commercial LUC 400 includes the values for LUC 400, 401, 402, 445, 449, 450, 451, 452, 460, 474, 475, 481, 492, 493, 495 and 496  
Residential Condominium LUC 140 (high-rise) includes the value for LUC 140, 801 (parking spaces) and 802 Master Cards  
Vacant Residential Land includes the values for LUC 910, 911, 930 and 980  
The number of 2024 parcels (Column 2) does not include LUC 500 and 600's.

Office of Real Estate Assessments, as of January 19, 2024

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2024 and original 2023 Assessments