

City of Alexandria, Virginia
CY 2023 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
Comparison of January 1, 2022 to January 1, 2023
Includes Appreciation and Growth

Attachment 1

Real Property Classification	Number of 2023 Parcels	2022 Assessments 1/1/2022	2023 Assessments 1/1/2023	Amount of Change YOY 2022 - 2023	YOY Percent Change
(1)	(2)	(3)	(4)	(5)	(6)
Locally Assessed Taxable Real Property					
Residential Real Property					
1 Residential Single Family					
2 Detached	9,124	\$9,329,103,002	\$9,795,770,676	\$466,667,674	5.00%
3 Semi-Detached	5,876	\$4,764,054,407	\$5,007,156,131	\$243,101,724	5.10%
4 Row House	6,717	\$5,365,518,654	\$5,619,204,110	\$253,685,456	4.73%
5	-----	-----	-----	-----	-----
6 Total Single Family	21,717	\$19,458,676,063	\$20,422,130,917	\$963,454,854	4.95%
7					
8 Residential Condominium					
9 Garden	10,824	\$4,062,154,646	\$4,168,353,019	\$106,198,373	2.61%
10 High-Rise	8,400	\$2,925,594,753	\$3,095,470,081	\$169,875,328	5.81%
11 Cooperative	18	\$27,214,000	\$27,214,000	\$0	0.00%
12 Townhouse	1,531	\$1,060,432,069	\$1,176,360,828	\$115,928,759	10.93%
13	-----	-----	-----	-----	-----
14 Total Residential Condominium	20,773	\$8,075,395,468	\$8,467,397,928	\$392,002,460	4.85%
15					
16 Other Residential Property					
17 Vacant Residential Land	645	\$294,769,664	\$335,319,103	\$40,549,439	13.76%
18	-----	-----	-----	-----	-----
19 Total Other Residential Property	645	\$294,769,664	\$335,319,103	\$40,549,439	13.76%
20	-----	-----	-----	-----	-----
21 Total Residential Real Property	43,135	\$27,828,841,195	\$29,224,847,948	\$1,396,006,753	5.02%
22					
23 Commercial Real Property					
24					
25 Commercial Multi-Family Rental					
26 Garden	211	\$2,476,551,066	\$2,562,173,164	\$85,622,098	3.46%
27 Mid-Rise	47	\$2,733,584,990	\$2,755,898,004	\$22,313,014	0.82%
28 High-Rise	57	\$4,106,172,530	\$4,575,312,519	\$469,139,989	11.43%
29	-----	-----	-----	-----	-----
30 Total Multi-Family Rental	315	\$9,316,308,586	\$9,893,383,687	\$577,075,101	6.19%
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	691	\$1,807,952,750	\$1,870,402,281	\$62,449,531	3.45%
34 Office	489	\$3,977,555,443	\$3,579,445,083	(\$398,110,360)	(10.01%)
35 Office or Retail Condominium	584	\$572,502,604	\$580,830,155	\$8,327,551	1.45%
36 Shopping Center	21	\$582,192,347	\$589,107,439	\$6,915,092	1.19%
37 Warehouse	126	\$1,044,681,178	\$1,089,974,480	\$45,293,302	4.34%
38 Hotel/Motel and Extended Stay	34	\$464,715,872	\$510,296,808	\$45,580,936	9.81%
39	-----	-----	-----	-----	-----
40 Total Commercial Office, Retail, and Service	1,945	\$8,449,600,194	\$8,220,056,246	(\$229,543,948)	(2.72%)
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	322	\$308,555,989	\$316,561,558	\$8,005,569	2.59%
44	-----	-----	-----	-----	-----
45 Total Other Commercial Property	322	\$308,555,989	\$316,561,558	\$8,005,569	2.59%
46	-----	-----	-----	-----	-----
47 Total Commercial Real Property	2,582	\$18,074,464,769	\$18,430,001,491	\$355,536,722	1.97%
48	-----	-----	-----	-----	-----
49 Total Locally Assessed Taxable Real Property	45,717	\$45,903,305,964	\$47,654,849,439	\$1,751,543,475	3.82%

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Non-Locally Assessed Taxable Real Property - 2022					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$56,754,801	\$61,439,078	\$4,684,277	8.25%
Light & Power Corporation		\$298,304,243	\$308,444,346	\$10,140,103	3.40%
Telecommunication Company		\$80,412,694	\$81,137,542	\$724,848	0.90%
Water Corporation		\$80,442,410	\$85,246,704	\$4,804,294	5.97%
Total SCC Assessed Property		\$515,914,148	\$536,267,670	\$20,353,522	3.95%
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$1,052,824	\$928,919	(\$123,905)	(11.77%)
Operating Railroad					
Norfolk Southern Railway Co.		\$74,254,024	\$74,670,298	\$416,274	0.56%
CSX Transportation, Inc.		\$65,531,364	\$65,914,861	\$383,497	0.59%
Total Operating Railroads		\$139,785,388	\$140,585,159	\$799,771	0.57%
Total VDT Assessed Property		\$140,838,212	\$141,514,078	\$675,866	0.48%
Total Non-Locally Assessed Taxable Real Property		\$656,752,360	\$677,781,748	\$21,029,388	3.20%
GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS		\$46,560,058,324	\$48,332,631,187	\$1,772,572,863	3.81%
Locally Assessed Tax Exempt Property					
Governmental					
Federal	22	\$1,306,039,429	\$1,294,241,727	(\$11,797,702)	(0.90%)
WMATA	50	\$343,573,367	\$363,973,988	\$20,400,621	5.94%
State of Virginia	18	\$240,827,191	\$279,253,735	\$38,426,544	15.96%
Regional	3	\$35,321,235	\$35,496,134	\$174,899	0.50%
Local					
Public Schools	24	\$571,419,030	\$588,389,237	\$16,970,207	2.97%
City Park	222	\$206,524,848	\$209,313,247	\$2,788,399	1.33%
City Buildings	104	\$481,596,621	\$486,077,002	\$4,480,381	0.92%
City-Owned Vacant Land	32	\$65,709,205	\$69,792,871	\$4,083,666	6.21%
City Parking	15	\$14,365,466	\$14,674,399	\$308,933	2.15%
Sanitation Authority	4	\$276,486,373	\$276,486,373	\$0	0.00%
Hospitals	3	\$213,390,290	\$213,390,290	\$0	0.00%
ARHA	223	\$319,643,150	\$329,611,827	\$9,968,677	3.12%
Total Governmental	720	\$4,074,896,205	\$4,160,700,830	\$85,804,625	2.11%
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	144	\$386,052,457	\$388,637,829	\$2,585,372	0.67%
Residences	20	\$19,547,868	\$20,586,877	\$1,039,009	5.32%
Charitable	61	\$361,518,212	\$349,690,318	(\$11,827,894)	(3.27%)
Private Schools	84	\$369,461,931	\$421,950,499	\$52,488,568	14.21%
Faculty Housing	66	\$58,336,352	\$58,405,812	\$69,460	0.12%
Total Non-Governmental	399	\$1,246,975,854	\$1,291,330,369	\$44,354,515	3.56%
Total Tax Exempt Property	1,119	\$5,321,872,059	\$5,452,031,199	\$130,159,140	2.45%
GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE & NON-TAXABLE)	46,836	\$51,881,930,383	\$53,784,662,386	\$1,902,732,003	3.67%

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
The number of 2022 parcels (Column 2) does not include LUC 500 and 600's.

Office of Real Estate Assessments, as of January 20, 2023

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2023 and original 2022 Assessments