

**City of Alexandria, Virginia**  
**CY 2026 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**

Attachment 1

Comparison of January 1, 2025 to January 1, 2026  
Includes Appreciation and Growth

Real Property Classification	Number of 2026 Parcels	2025 Assessments 1/1/2025	2026 Assessments 1/1/2026	Amount of Change YOY 2025 - 2026	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	9,116	\$10,568,992,349	\$11,043,800,992	\$474,808,643	4.49%
3 Semi-Detached	5,912	\$5,283,617,121	\$5,537,523,716	\$253,906,595	4.81%
4 Row House	6,793	\$5,979,526,563	\$6,237,994,883	\$258,468,320	4.32%
5					
6 Total Single Family	<b>21,821</b>	<b>\$21,832,136,033</b>	<b>\$22,819,319,591</b>	<b>\$987,183,558</b>	<b>4.52%</b>
7					
8 Residential Condominium					
9 Garden	10,978	\$4,606,515,615	\$4,697,773,852	\$91,258,237	1.98%
10 High-Rise	8,461	\$3,415,207,428	\$3,594,250,562	\$179,043,134	5.24%
11 Cooperative	18	\$27,000,000	\$27,000,000	\$0	0.00%
12 Townhouse	1,669	\$1,333,663,850	\$1,402,853,255	\$69,189,405	5.19%
13					
14 Total Residential Condominium	<b>21,126</b>	<b>\$9,382,386,893</b>	<b>\$9,721,877,669</b>	<b>\$339,490,776</b>	<b>3.62%</b>
15					
16 Other Residential Property					
17 Vacant Residential Land	381	\$252,005,269	\$309,029,411	\$57,024,142	22.63%
18					
19 Total Other Residential Property	<b>381</b>	<b>\$252,005,269</b>	<b>\$309,029,411</b>	<b>\$57,024,142</b>	<b>22.63%</b>
20					
21 <b>Total Residential Real Property</b>	<b>43,328</b>	<b>\$31,466,528,195</b>	<b>\$32,850,226,671</b>	<b>\$1,383,698,476</b>	<b>4.40%</b>
22					
23 <b>Commercial Real Property</b>					
24					
25 Commercial Multi-Family Rental					
26 Garden	246	\$2,440,510,676	\$2,455,887,589	\$15,376,913	0.63%
27 Mid-Rise	52	\$2,862,605,211	\$2,833,745,687	(\$28,859,524)	(1.01%)
28 High-Rise	67	\$4,259,164,648	\$4,362,646,158	\$103,481,510	2.43%
29					
30 Total Multi-Family Rental	<b>365</b>	<b>\$9,562,280,535</b>	<b>\$9,652,279,434</b>	<b>\$89,998,899</b>	<b>0.94%</b>
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	687	\$1,921,200,823	\$2,049,410,461	\$128,209,638	6.67%
34 Office	472	\$2,813,951,606	\$2,718,374,121	(\$95,577,485)	(3.40%)
35 Office or Retail Condominium	577	\$564,583,626	\$511,779,565	(\$52,804,061)	(9.35%)
36 Shopping Center	21	\$636,835,231	\$728,772,023	\$91,936,792	14.44%
37 Warehouse	124	\$1,096,142,826	\$1,118,464,405	\$22,321,579	2.04%
38 Hotel/Motel and Extended Stay	30	\$639,074,766	\$697,230,708	\$58,155,942	9.10%
39					
40 Total Commercial Office, Retail, and Service	<b>1,911</b>	<b>\$7,671,788,878</b>	<b>\$7,824,031,283</b>	<b>\$152,242,405</b>	<b>1.98%</b>
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	591	\$302,649,565	\$395,238,394	\$92,588,829	30.59%
44					
45 Total Other Commercial Property	<b>591</b>	<b>\$302,649,565</b>	<b>\$395,238,394</b>	<b>\$92,588,829</b>	<b>30.59%</b>
46					
47 <b>Total Commercial Real Property</b>	<b>2,867</b>	<b>\$17,536,718,978</b>	<b>\$17,871,549,111</b>	<b>\$334,830,133</b>	<b>1.91%</b>
48					
49 <b>Total Locally Assessed Taxable Real Property</b>	<b>46,195</b>	<b>\$49,003,247,173</b>	<b>\$50,721,775,782</b>	<b>\$1,718,528,609</b>	<b>3.51%</b>

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Real Property Classification	Number of 2026 Parcels	2025 Assessments 1/1/2025	2026 Assessments 1/1/2026	Amount of Change YOY 2025 - 2026	YOY Percent Change
<b>Non-Locally Assessed Taxable Real Property - 2026</b>					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$69,619,066	\$76,179,921	\$6,560,855	9.42%
Light & Power Corporation		\$333,148,621	\$349,225,745	\$16,077,124	4.83%
Telecommunication Company		\$85,204,340	\$83,307,448	(\$1,896,892)	(2.23%)
Water Corporation		\$100,533,605	\$107,356,255	\$6,822,650	6.79%
<b>Total SCC Assessed Property</b>		<b>\$588,505,632</b>	<b>\$616,069,369</b>	<b>\$27,563,737</b>	<b>4.68%</b>
Assessed by Virginia Department of Taxation (VDT)					
Interstate Pipeline Transmission		\$2,250,602	\$3,488,721	\$1,238,119	55.01%
Operating Railroad					
Norfolk Southern Railway Co.		\$76,485,796	\$68,271,120	(\$8,214,676)	(10.74%)
CSX Transportation, Inc.		\$68,000,272	\$26,923,316	(\$41,076,956)	(60.41%)
<b>Total Operating Railroads</b>		<b>\$144,486,068</b>	<b>\$95,194,436</b>	<b>(\$49,291,632)</b>	<b>(34.12%)</b>
<b>Total VDT Assessed Property</b>		<b>\$146,736,670</b>	<b>\$98,683,157</b>	<b>(\$48,053,513)</b>	<b>(32.75%)</b>
<b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$735,242,302</b>	<b>\$714,752,526</b>	<b>(\$20,489,776)</b>	<b>(2.79%)</b>
<b>GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS</b>		<b>\$49,738,489,475</b>	<b>\$51,436,528,308</b>	<b>\$1,698,038,833</b>	<b>3.41%</b>
<b>Locally Assessed Tax Exempt Property</b>					
Governmental					
Federal	20	\$1,268,052,261	\$1,256,240,522	(\$11,811,739)	(0.93%)
WMATA	50	\$396,545,139	\$403,225,146	\$6,680,007	1.68%
State of Virginia	18	\$350,496,477	\$350,721,677	\$225,200	0.06%
Regional	8	\$35,865,815	\$119,873,621	\$84,007,806	234.23%
Local					
Public Schools	24	\$816,424,160	\$818,184,133	\$1,759,973	0.22%
City Park	227	\$214,822,741	\$218,471,221	\$3,648,480	1.67%
City Buildings	101	\$528,210,486	\$532,396,488	\$4,186,002	0.79%
City-Owned Vacant Land	35	\$69,043,411	\$119,143,017	\$50,099,606	72.56%
City Parking	15	\$15,360,636	\$15,948,671	\$588,035	3.83%
Sanitation Authority	4	\$290,302,440	\$290,302,440	\$0	0.00%
Hospitals	3	\$281,288,410	\$281,288,410	\$0	0.00%
ARHA	232	\$340,262,087	\$389,322,277	\$49,060,190	14.42%
<b>Total Governmental</b>	<b>737</b>	<b>\$4,606,674,063</b>	<b>\$4,795,117,623</b>	<b>\$188,443,560</b>	<b>4.09%</b>
Non-Governmental					
Religious					
Cemeteries Private	23	\$49,930,479	\$50,430,479	\$500,000	1.00%
Cemetery Public	1	\$2,128,555	\$2,128,555	\$0	0.00%
Churches	134	\$392,500,929	\$399,608,416	\$7,107,487	1.81%
Residences	20	\$21,811,819	\$22,501,503	\$689,684	3.16%
Charitable	60	\$350,464,389	\$357,797,242	\$7,332,853	2.09%
Private Schools	86	\$492,022,623	\$501,389,066	\$9,366,443	1.90%
Faculty Housing	66	\$62,243,519	\$62,558,482	\$314,963	0.51%
<b>Total Non-Governmental</b>	<b>390</b>	<b>\$1,371,102,313</b>	<b>\$1,396,413,743</b>	<b>\$25,311,430</b>	<b>1.85%</b>
<b>Total Tax Exempt Property</b>	<b>1,127</b>	<b>\$5,977,776,376</b>	<b>\$6,191,531,366</b>	<b>\$213,754,990</b>	<b>3.58%</b>
<b>GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE &amp; NON-TAXABLE)</b>	<b>47,322</b>	<b>\$55,716,265,851</b>	<b>\$57,628,059,674</b>	<b>\$1,911,793,823</b>	<b>3.43%</b>

**General Notes:**

General Commercial Land Use Code (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 2026 parcels (Column 2) does not include LUC 500 and 600's.

Office of Real Estate Assessments, as of January 16, 2026

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2026 and original 2025 Assessments