

City of Alexandria, Virginia
CY 2025 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
Comparison of January 1, 2024 to January 1, 2025
Includes Appreciation and Growth

Attachment 1

Real Property Classification	Number of 2025 Parcels	2024 Assessments 1/1/2024	2025 Assessments 1/1/2025	Amount of Change YOY 2024 - 2025	YOY Percent Change
(1)	(2)	(3)	(4)	(5)	(6)
Locally Assessed Taxable Real Property					
Residential Real Property					
1 Residential Single Family					
2 Detached	9,125	\$10,109,065,424	\$10,568,992,349	\$459,926,925	4.55%
3 Semi-Detached	5,897	\$5,106,200,652	\$5,283,617,121	\$177,416,469	3.47%
4 Row House	6,781	\$5,756,573,014	\$5,979,526,563	\$222,953,549	3.87%
5	-----	-----	-----	-----	-----
6 Total Single Family	21,803	\$20,971,839,090	\$21,832,136,033	\$860,296,943	4.10%
7					
8 Residential Condominium					
9 Garden	10,883	\$4,336,718,769	\$4,606,515,615	\$269,796,846	6.22%
10 High-Rise	8,452	\$3,230,074,164	\$3,415,207,428	\$185,133,264	5.73%
11 Cooperative	18	\$27,214,000	\$27,000,000	(\$214,000)	(0.79%)
12 Townhouse	1,608	\$1,253,781,392	\$1,333,663,850	\$79,882,458	6.37%
13	-----	-----	-----	-----	-----
14 Total Residential Condominium	20,961	\$8,847,788,325	\$9,382,386,893	\$534,598,568	6.04%
15					
16 Other Residential Property					
17 Vacant Residential Land	607	\$276,496,878	\$252,005,269	(\$24,491,609)	(8.86%)
18	-----	-----	-----	-----	-----
19 Total Other Residential Property	607	\$276,496,878	\$252,005,269	(\$24,491,609)	(8.86%)
20	-----	-----	-----	-----	-----
21 Total Residential Real Property	43,371	\$30,096,124,293	\$31,466,528,195	\$1,370,403,902	4.55%
22					
23 Commercial Real Property					
24					
25 Commercial Multi-Family Rental					
26 Garden	246	\$2,496,843,367	\$2,440,510,676	(\$56,332,691)	(2.26%)
27 Mid-Rise	52	\$2,788,369,911	\$2,862,605,211	\$74,235,300	2.66%
28 High-Rise	68	\$4,384,396,033	\$4,259,164,648	(\$125,231,385)	(2.86%)
29	-----	-----	-----	-----	-----
30 Total Multi-Family Rental	366	\$9,669,609,311	\$9,562,280,535	(\$107,328,776)	(1.11%)
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	685	\$1,830,820,253	\$1,921,200,823	\$90,380,570	4.94%
34 Office	477	\$3,136,325,589	\$2,813,951,606	(\$322,373,983)	(10.28%)
35 Office or Retail Condominium	591	\$547,807,385	\$564,583,626	\$16,776,241	3.06%
36 Shopping Center	21	\$607,014,231	\$636,835,231	\$29,821,000	4.91%
37 Warehouse	124	\$1,095,061,136	\$1,096,142,826	\$1,081,690	0.10%
38 Hotel/Motel and Extended Stay	31	\$532,354,336	\$639,074,766	\$106,720,430	20.05%
39	-----	-----	-----	-----	-----
40 Total Commercial Office, Retail, and Service	1,929	\$7,749,382,930	\$7,671,788,878	(\$77,594,052)	(1.00%)
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	325	\$274,126,946	\$302,649,565	\$28,522,619	10.40%
44	-----	-----	-----	-----	-----
45 Total Other Commercial Property	325	\$274,126,946	\$302,649,565	\$28,522,619	10.40%
46	-----	-----	-----	-----	-----
47 Total Commercial Real Property	2,620	\$17,693,119,187	\$17,536,718,978	(\$156,400,209)	(0.88%)
48	-----	-----	-----	-----	-----
49 Total Locally Assessed Taxable Real Property	45,991	\$47,789,243,480	\$49,003,247,173	\$1,214,003,693	2.54%

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Non-Locally Assessed Taxable Real Property - 2025					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$65,074,708	\$69,619,066	\$4,544,358	6.98%
Light & Power Corporation		\$316,528,174	\$333,148,621	\$16,620,447	5.25%
Telecommunication Company		\$83,298,894	\$85,204,340	\$1,905,446	2.29%
Water Corporation		\$91,504,972	\$100,533,605	\$9,028,633	9.87%
Total SCC Assessed Property		\$556,406,748	\$588,505,632	\$32,098,884	5.77%
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$1,051,591	\$2,250,602	\$1,199,011	114.02%
Operating Railroad					
Norfolk Southern Railway Co.		\$76,438,856	\$76,485,796	\$46,940	0.06%
CSX Transportation, Inc.		\$67,239,636	\$68,000,272	\$760,636	1.13%
Total Operating Railroads		\$143,678,492	\$144,486,068	\$807,576	0.56%
Total VDT Assessed Property		\$144,730,083	\$146,736,670	\$2,006,587	1.39%
Total Non-Locally Assessed Taxable Real Property		\$701,136,831	\$735,242,302	\$34,105,471	4.86%
GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS		\$48,490,380,311	\$49,738,489,475	\$1,248,109,164	2.57%
Locally Assessed Tax Exempt Property					
Governmental					
Federal	20	\$1,293,769,428	\$1,268,052,261	(\$25,717,167)	(1.99%)
WMATA	50	\$390,167,228	\$396,545,139	\$6,377,911	1.63%
State of Virginia	18	\$279,253,735	\$350,496,477	\$71,242,742	25.51%
Regional	3	\$35,496,134	\$35,865,815	\$369,681	1.04%
Local					
Public Schools	25	\$742,100,830	\$816,424,160	\$74,323,330	10.02%
City Park	223	\$211,149,717	\$214,822,741	\$3,673,024	1.71%
City Buildings	103	\$519,991,914	\$528,210,486	\$8,218,572	1.56%
City-Owned Vacant Land	34	\$68,957,665	\$69,043,411	\$85,746	0.12%
City Parking	15	\$14,674,399	\$15,360,636	\$686,237	4.68%
Sanitation Authority	4	\$276,486,373	\$290,302,440	\$13,816,067	5.00%
Hospitals	3	\$262,296,276	\$281,288,410	\$18,992,134	7.24%
ARHA	226	\$330,922,296	\$340,262,087	\$9,339,791	2.82%
Total Governmental	724	\$4,425,265,995	\$4,606,674,063	\$181,408,068	4.10%
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	136	\$394,683,672	\$392,500,929	(\$2,182,743)	-0.55%
Residences	20	\$20,823,632	\$21,811,819	\$988,187	4.75%
Charitable	60	\$359,629,835	\$350,464,389	(\$9,165,446)	(2.55%)
Private Schools	86	\$463,708,686	\$492,022,623	\$28,313,937	6.11%
Faculty Housing	66	\$60,409,458	\$62,243,519	\$1,834,061	3.04%
Total Non-Governmental	392	\$1,351,314,317	\$1,371,102,313	\$19,787,996	1.46%
Total Tax Exempt Property	1,116	\$5,776,580,312	\$5,977,776,376	\$201,196,064	3.48%
GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE & NON-TAXABLE)	47,107	\$54,266,960,623	\$55,716,265,851	\$1,449,305,228	2.67%

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 2025 parcels (Column 2) does not include LUC 500 and 600's.

Office of Real Estate Assessments, as of January 16, 2025

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2025 and original 2024 Assessments