

City of Alexandria, Virginia - Attachment 2
CY 2022 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2021 Equalized Assessments (December 31, 2021) to January 1, 2022

Real Property Classification & (Parcel Count)		2021 Equalized Assessments	2022 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 (9,132)	\$8,741,609,790	\$9,329,103,002	\$587,493,212	6.72%	\$30,141,544	0.34%	\$557,351,668	6.38%
3	Semi-Detached (5,867)	\$4,470,549,660	\$4,764,054,407	\$293,504,747	6.57%	\$2,571,376	0.06%	\$290,933,371	6.51%
4	Row House (6,714)	\$5,036,430,119	\$5,365,518,654	\$329,088,535	6.53%	\$2,378,946	0.05%	\$326,709,589	6.49%
5		-----	-----	-----		-----		-----	
6	Total Single Family (21,713)	\$18,248,589,569	\$19,458,676,063	\$1,210,086,494	6.63%	\$35,091,866	0.19%	\$1,174,994,628	6.44%
7									
8	Residential Condominium								
9	Garden (10,729)	\$3,942,226,396	\$4,062,154,646	\$119,928,250	3.04%	\$12,236,914	0.31%	\$107,691,336	2.73%
10	High-Rise (8,037)	\$2,681,574,862	\$2,925,594,753	\$244,019,891	9.10%	\$189,236,555	7.06%	\$54,783,336	2.04%
11	Residential Cooperative (18)	\$27,214,000	\$27,214,000	\$0	0.00%	\$0	0.00%	\$0	0.00%
12	Townhouse (1,482)	\$1,008,044,853	\$1,060,432,069	\$52,387,216	5.20%	\$9,225	0.00%	\$52,377,991	5.20%
13		-----	-----	-----		-----		-----	
14	Total Residential Condominium (20,266)	\$7,659,060,111	\$8,075,395,468	\$416,335,357	5.44%	\$201,482,694	2.63%	\$214,852,663	2.81%
15									
16	Total Vacant Residential Land (631)	\$338,140,213	\$294,769,664	(\$43,370,549)	(12.83%)	\$1,874,663	0.55%	(\$45,245,212)	(13.38%)
17		-----	-----	-----		-----		-----	
18	Total Residential Real Property (42,610)	\$26,245,789,893	\$27,828,841,195	\$1,583,051,302	6.03%	\$238,449,223	0.91%	\$1,344,602,079	5.12%

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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 (211)	\$2,389,708,463	\$2,476,551,066	\$86,842,603	3.63%	\$0	0.00%	\$86,842,603	3.63%
23	Mid-Rise (45)	\$2,615,316,412	\$2,733,584,990	\$118,268,578	4.52%	\$1,166,000	0.04%	\$117,102,578	4.48%
24	High-Rise (56)	\$3,503,953,946	\$4,106,172,530	\$602,218,584	17.19%	\$397,401,281	11.34%	\$204,817,303	5.85%
25		-----	-----	-----		-----		-----	
26	Total Multi-Family Rental (312)	\$8,508,978,821	\$9,316,308,586	\$807,329,765	9.49%	\$398,567,281	4.68%	\$408,762,484	4.80%
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (691)	\$1,733,877,985	\$1,807,952,750	\$74,074,765	4.27%	\$35,702,801	2.06%	\$38,371,964	2.21%
30	Office (498)	\$3,711,638,337	\$3,977,555,443	\$265,917,106	7.16%	\$124,275,629	3.35%	\$141,641,477	3.82%
31	Office or Retail Condominium (580)	\$554,297,151	\$572,502,604	\$18,205,453	3.28%	\$0	0.00%	\$18,205,453	3.28%
32	Shopping Center (21)	\$578,850,367	\$582,192,347	\$3,341,980	0.58%	\$0	0.00%	\$3,341,980	0.58%
33	Warehouse (126)	\$875,841,941	\$1,044,681,178	\$168,839,237	19.28%	\$750,000	0.09%	\$168,089,237	19.19%
34	Hotel/Motel and Extended Stay (31)	\$475,966,774	\$464,715,872	(\$11,250,902)	(2.36%)	\$0	0.00%	(\$11,250,902)	(2.36%)
35		-----	-----	-----		-----		-----	
36	Total Commercial Office, Retail and Service (1,947)	\$7,930,472,555	\$8,449,600,194	\$519,127,639	6.55%	\$160,728,430	2.03%	\$358,399,209	4.52%
37									
38	Total Vacant Commercial and Industrial Land (330)	\$307,970,568	\$308,555,989	\$585,421	0.19%	\$59,900,000	19.45%	(\$59,314,579)	(19.26%)
39		-----	-----	-----		-----		-----	
40	Total Commercial Real Property (2,589)	\$16,747,421,944	\$18,074,464,769	\$1,327,042,825	7.92%	\$619,195,711	3.70%	\$707,847,114	4.23%
41		-----	-----	-----		-----		-----	
42	Total Locally Assessed Taxable Real Property (45,199)	\$42,993,211,837	\$45,903,305,964	\$2,910,094,127	6.77%	\$857,644,934	1.99%	\$2,052,449,193	4.77%

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Real Property Classification & (Parcel Count)		2021 Equalized Assessment	2022 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(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	\$52,396,681	\$56,754,801	\$4,358,120	8.32%	\$0	0.00%	\$4,358,120	8.32%
47	Light & Power Corporation	\$291,571,315	\$298,304,243	\$6,732,928	2.31%	0	0.00%	\$6,732,928	2.31%
48	Telecommunication Company	\$79,675,274	\$80,412,694	\$737,420	0.93%	0	0.00%	\$737,420	0.93%
49	Water Corporation	\$75,544,258	\$80,442,410	\$4,898,152	6.48%	0	0.00%	\$4,898,152	6.48%
50		-----	-----	-----		-----		-----	
51	Total SCC Assessed Property	\$499,187,528	\$515,914,148	\$16,726,620	3.35%	\$0	0.00%	\$16,726,620	3.35%
52									
53	Assessed by Virginia Department of Taxation (VDT)								
54	Interstate Pipeline Transmission	\$552,183	\$1,052,824	\$500,641	90.67%	\$0	0.00%	\$500,641	90.67%
55	Operating Railroad								
56	Norfolk Southern Railway Co.	\$73,967,410	\$74,254,024	\$286,614	0.39%	0	0.00%	\$286,614	0.39%
57	CSX Transportation, Inc.	\$64,719,968	\$65,531,364	\$811,396	1.25%	0	0.00%	\$811,396	1.25%
58		-----	-----	-----		-----		-----	
59	Total Operating Railroads	\$138,687,378	\$139,785,388	\$1,098,010	0.79%	\$0	0.00%	\$1,098,010	0.79%
60		-----	-----	-----		-----		-----	
61	Total VDT Assessed Property	\$139,239,561	\$140,838,212	\$1,598,651	1.15%	\$0	0.00%	\$1,598,651	1.15%
62		-----	-----	-----		-----		-----	
63	Total Non-Locally Assessed Taxable Real Property	\$638,427,089	\$656,752,360	\$18,325,271	2.87%	\$0	0.00%	\$18,325,271	2.87%
64		-----	-----	-----		-----		-----	
66	Grand Total Taxable Real Property Assessments	\$43,631,638,926	\$46,560,058,324	\$2,928,419,398	6.71%	\$857,644,934	1.97%	\$2,070,774,464	4.75%
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City of Alexandria, Virginia
CY 2021 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2021 Equalized Assessments (December 31, 2021) to January 1, 2022

Real Property Classification & (Parcel Count)		2021 Equalized Assessments	2022 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
67	Tax Exempt Real Property								
68									
69	Governmental								
70	Federal (22)	\$1,305,874,424	1,306,039,429	\$165,005	0.01%	\$0	0.00%	\$165,005	0.01%
71	State (17)	\$240,825,342	240,827,191	\$1,849	0.00%	\$0	0.00%	\$1,849	0.00%
72	Regional (3)	\$35,321,235	35,321,235	\$0	0.00%	\$0	0.00%	\$0	0.00%
73	Local (622)	\$2,144,796,514	2,149,134,983	\$4,338,469	0.20%	\$0	0.00%	\$4,338,469	0.20%
74	WMATA (52)	\$296,764,467	343,573,367	\$46,808,900	15.77%	\$46,775,900	15.76%	\$33,000	0.01%
75		-----	-----			-----		-----	
76	Total Governmental (716)	\$4,023,581,982	\$4,074,896,205	\$51,314,223	1.28%	\$46,775,900	1.16%	\$4,538,323	0.11%
77									
78	Non-Governmental								
79	Religious (192)	\$454,665,459	\$457,659,359	\$2,993,900	0.66%	\$1,703,248	0.37%	\$1,290,652	0.28%
80	Charitable (64)	\$360,242,742	\$361,518,212	\$1,275,470	0.35%	\$0	0.00%	\$1,275,470	0.35%
81	Educational (149)	\$427,746,247	\$427,798,283	\$52,036	0.01%	\$0	0.00%	\$52,036	0.01%
82		-----	-----	-----		-----		-----	
83	Total Non-Governmental (405)	\$1,242,654,448	\$1,246,975,854	\$4,321,406	0.35%	\$1,703,248	0.14%	\$2,618,158	0.21%
84		-----	-----	-----		-----		-----	
85	Total Tax Exempt Real Property (1,121)	\$5,266,236,430	\$5,321,872,059	\$55,635,629	1.06%	\$48,479,148	0.92%	\$7,156,481	0.14%
86	Total All Real Property (46,320)	\$48,897,875,356	\$51,881,930,383	\$2,984,055,027	6.10%	\$906,124,082	1.85%	\$2,077,930,945	4.25%

Office of Real Estate Assessments, January 21, 2022