



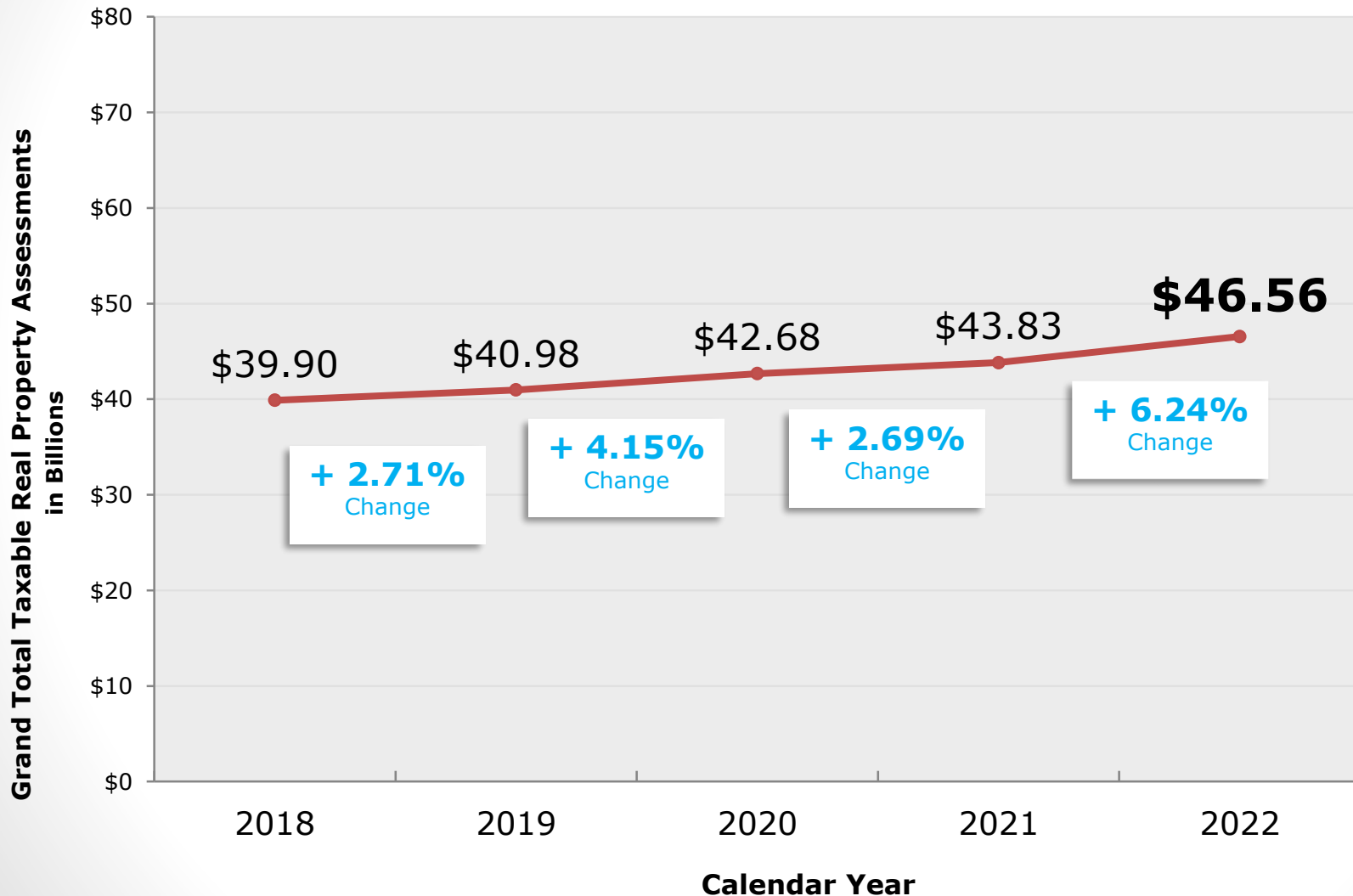
# CY 2022 Assessment

Office of Real Estate Assessments  
February 8, 2022

# CY 2022 Overall Real Property Assessment Changes

- Locally Assessed Taxable Real Property assessments increased **6.29%** (\$2.7 billion) from January 1, 2021, to January 1, 2022
- Residential Tax Base + 6.91%  
+\$1.8 billion
- Commercial Tax Base + 5.34%  
+\$915.9 million
- Non-Locally Assessed Tax Base + 2.87%  
+18.3 million
- **Total Taxable Real Property +6.24%**

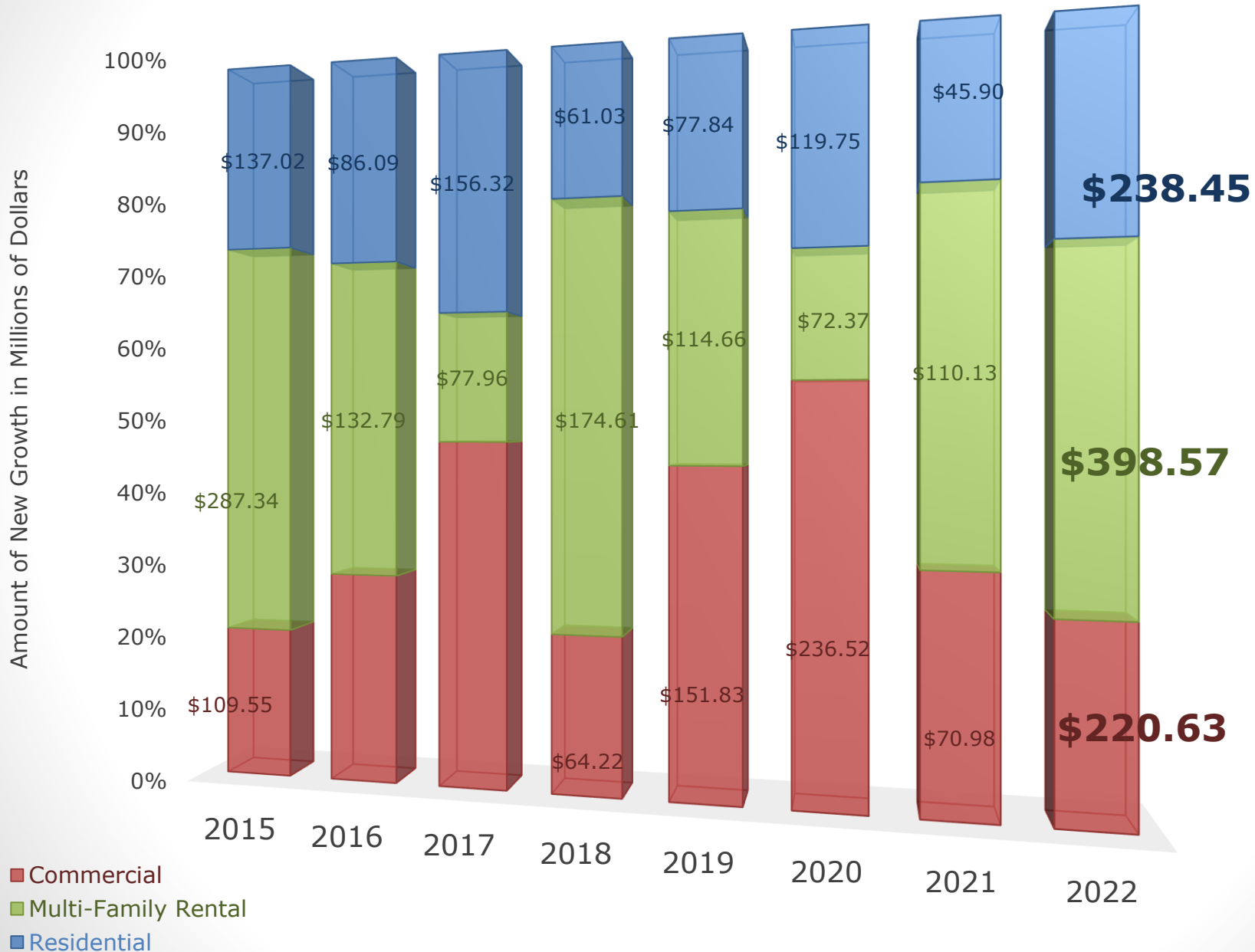
# Historical Taxable Real Property Assessment Changes



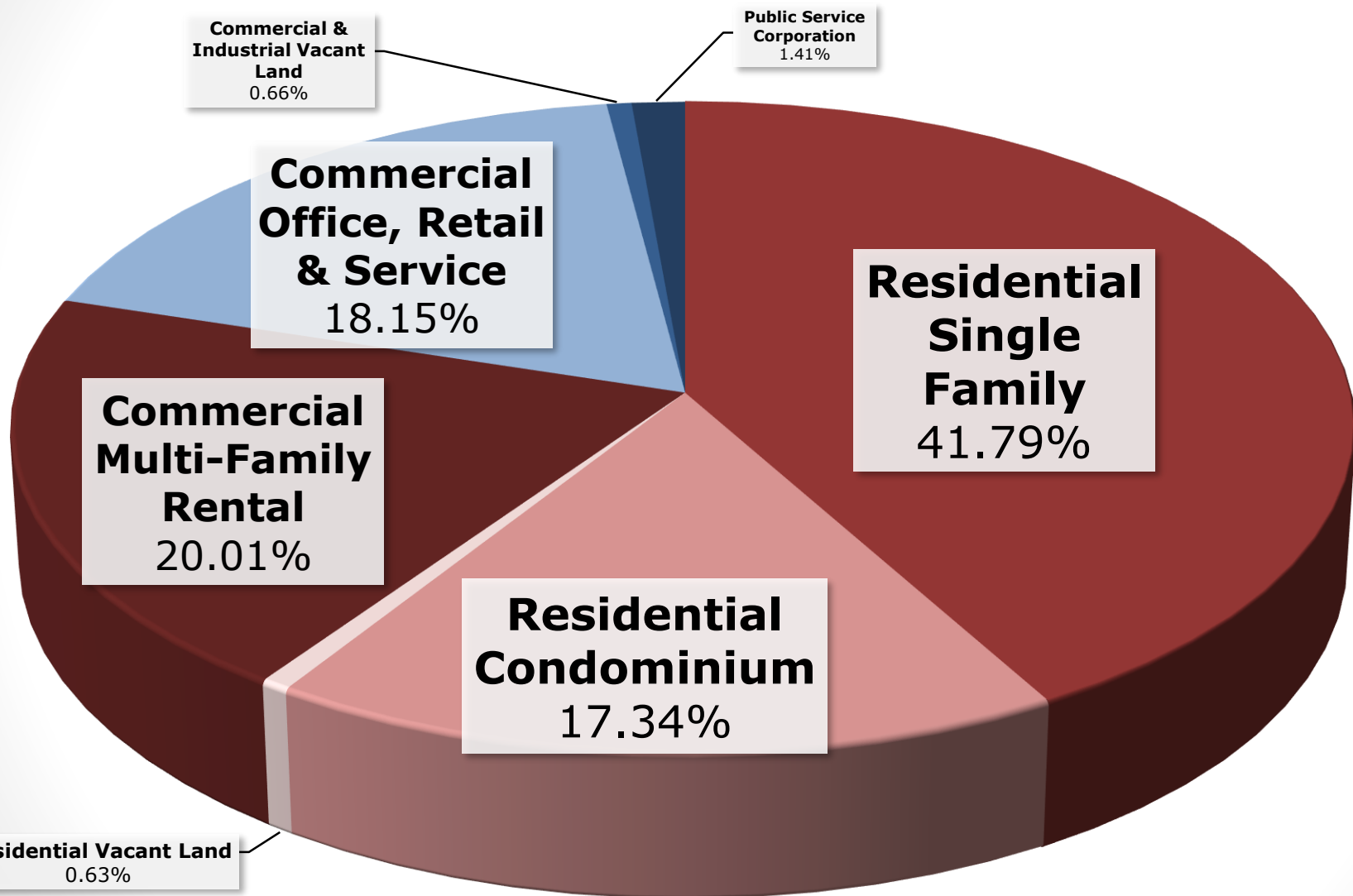
# CY 2022 Overall Changes to Taxable Property Assessments

- \$2.07 billion increase was due to appreciation
- \$857.64 million increase was due to new growth

# Historical New Growth (CY 2015 to CY 2022)

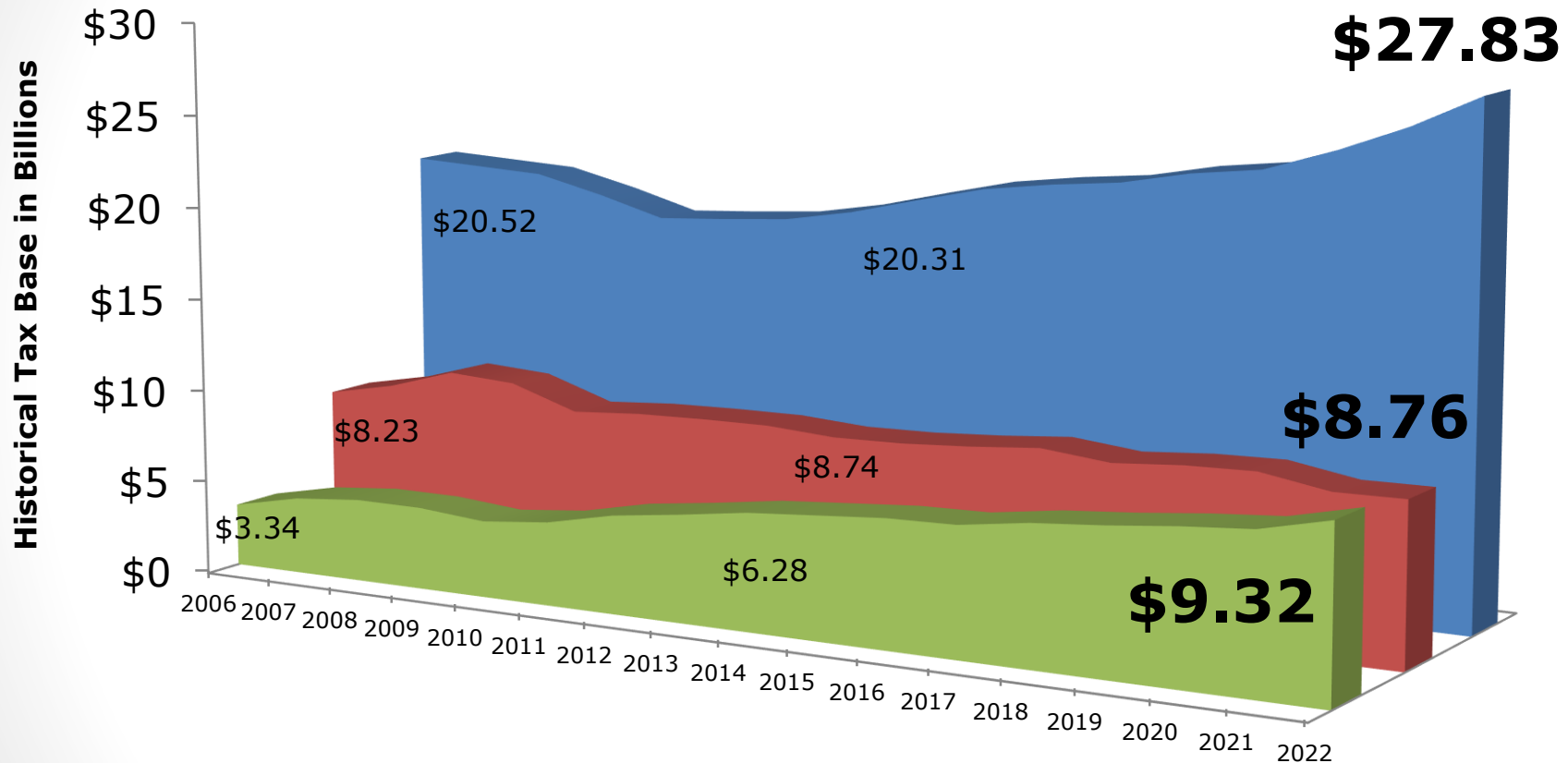


# CY 2022 Real Estate Tax Base





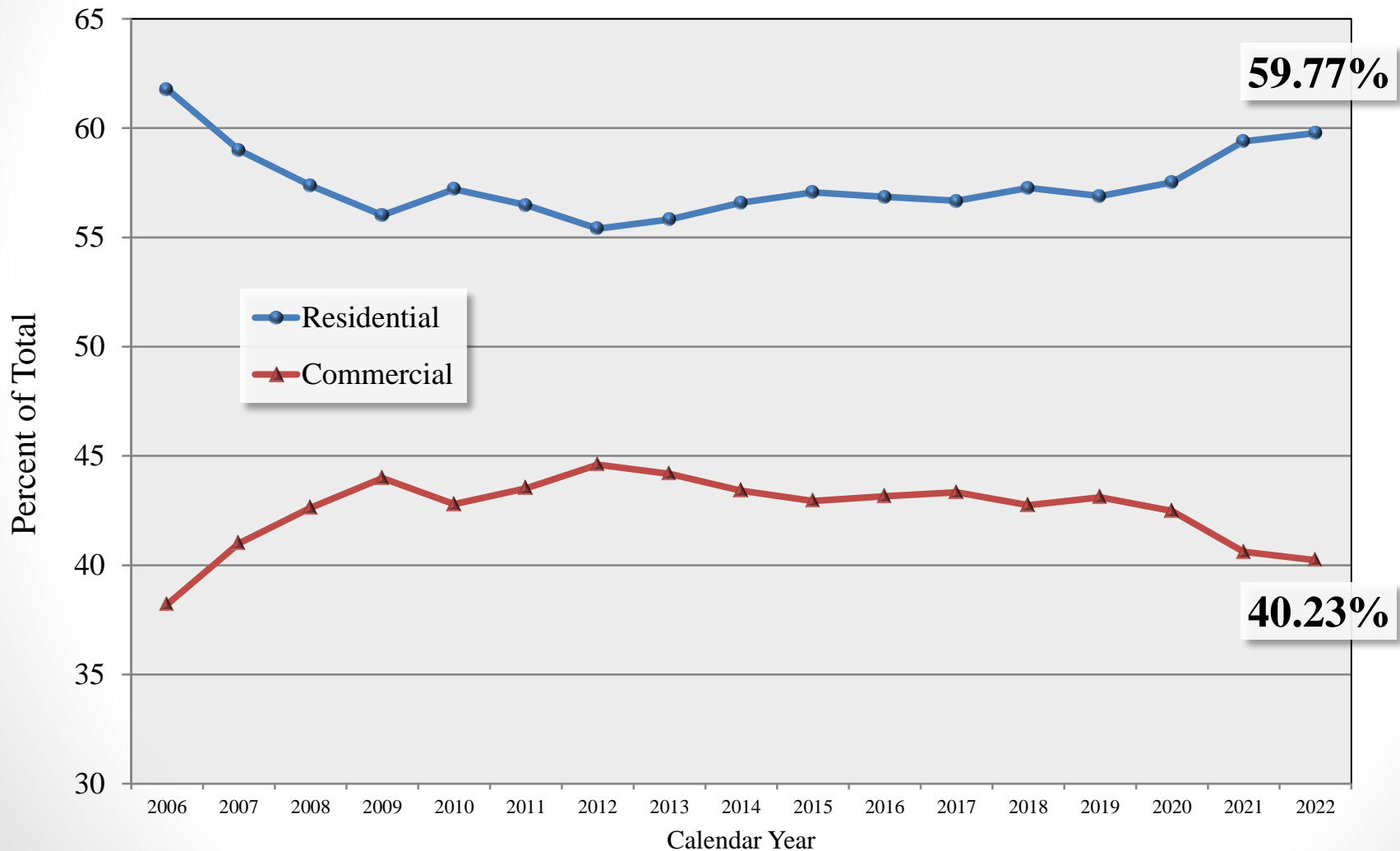
# CY 2006-CY 2022 Historical Tax Base



- Multi-family
- Commercial without Multi-family
- Residential

# Real Estate Tax Base Distribution CY 2006 to CY 2022

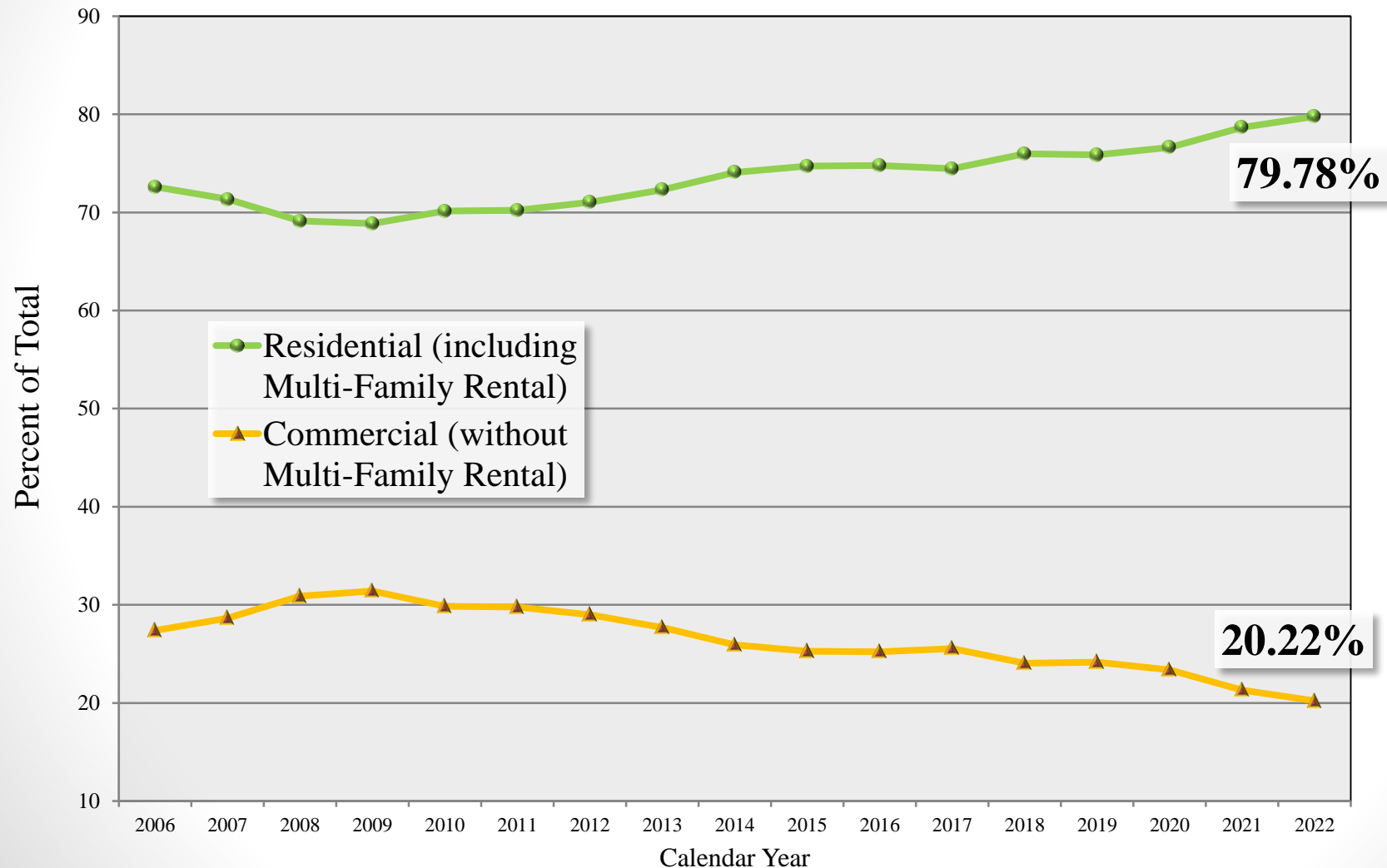
Including Multi-Family Rental Assessments with Commercial Assessments





# Real Estate Tax Base Distribution CY 2006 to CY 2022

Including Multi-Family Rental Assessments with Residential Assessments

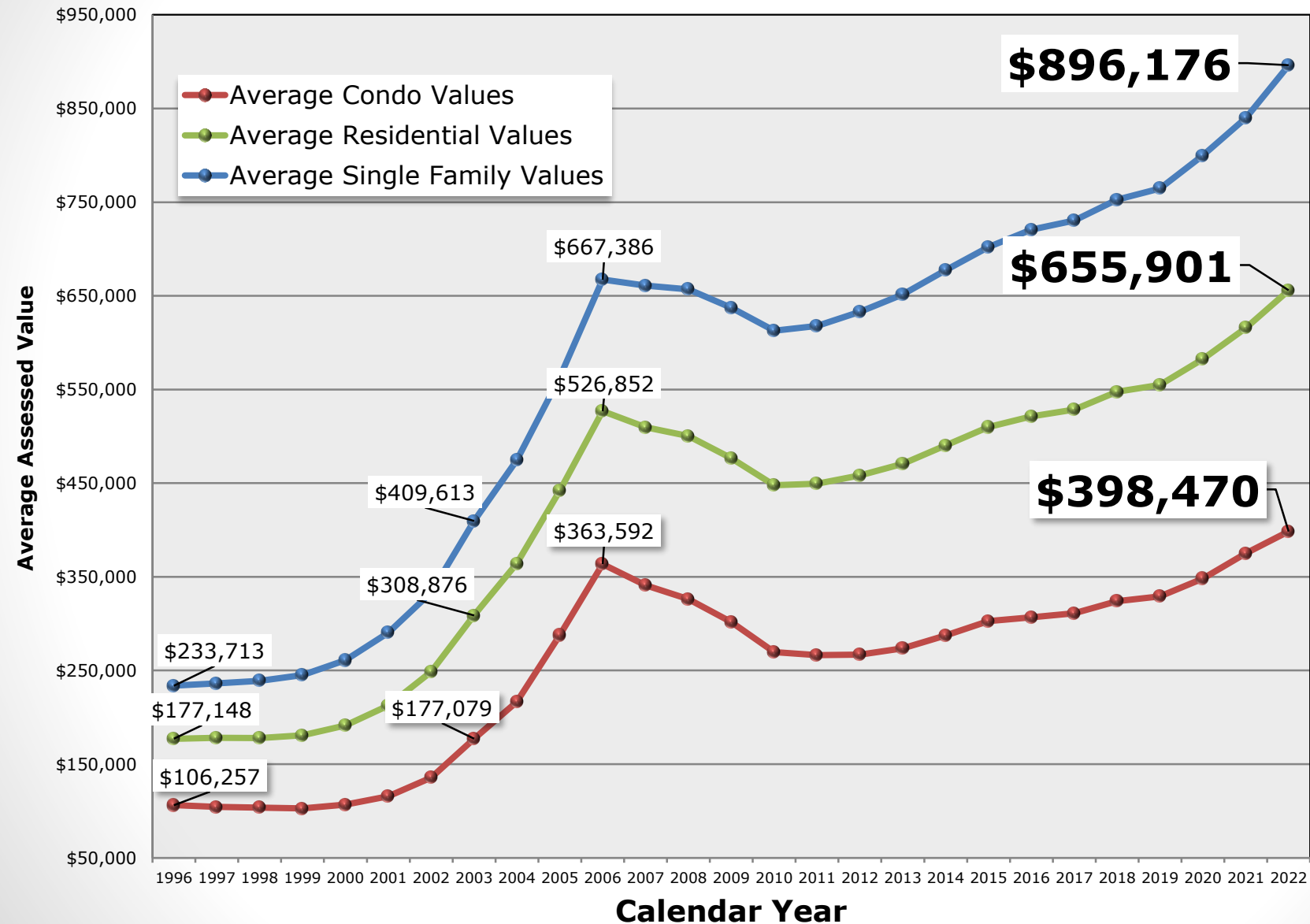


# CY 2022 Residential Property

## (Existing Properties)

- Average Condominium AV \$398,470 +2.81%
- Average Single-Family AV \$896,176 +6.44%
- Average SF & Condo AV \$655,901 +5.36%

# Average Residential Assessed Value 1996-2022



# CY 2022 Commercial Property

- Commercial increased 5.34%
  - Office Buildings +2.38%
  - Apartments +10.33%
  - Hotels -12.15%
  - Shopping Centers -6.47%
  - General Commercial -3.84%
  - Warehouses +15.36%

Total Commercial Assessment Change:  
+\$915.86 million



# Alexandria's Commercial Future

**Oakville Healthplex**



**WMATA**



**West End**



**Carlyle Crossing**



**IDA**



# Review and Appeal Process

- March 15 - Deadline to request a Review with the Office of Real Estate Assessments
- June 1 - Deadline to file an Appeal with the Board of Equalization
- April 15 - Deadline to submit Elderly & Disabled Tax Relief Application
- Contact the Office of Real Estate Assessments with questions 703.746.4646.
- Pursue additional information via the website