

City of Alexandria, Virginia
CY 2022 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
Comparison of January 1, 2021 to January 1, 2022
Includes Appreciation and Growth

Attachment 1

Real Property Classification		Number of 2022 Parcels	2021 Assessments 1/1/2021	2022 Assessments 1/1/2022	Amount of Change YOY 2021 - 2022	YOY Percent Change
(1)		(2)	(3)	(4)	(5)	(6)
Locally Assessed Taxable Real Property						
Residential Real Property						
1	Residential Single Family					
2	Detached	9,132	\$8,740,630,760	\$9,329,103,002	\$588,472,242	6.73%
3	Semi-Detached	5,867	\$4,466,032,892	\$4,764,054,407	\$298,021,515	6.67%
4	Row House	6,714	\$5,036,441,669	\$5,365,518,654	\$329,076,985	6.53%
5		-----	-----	-----	-----	
6	Total Single Family	21,713	\$18,243,105,321	\$19,458,676,063	\$1,215,570,742	6.66%
7						
8	Residential Condominium					
9	Garden	10,729	\$3,909,646,567	\$4,062,154,646	\$152,508,079	3.90%
10	High-Rise	8,037	\$2,654,322,568	\$2,925,594,753	\$271,272,185	10.22%
11	Cooperative	18	\$27,214,000	\$27,214,000	\$0	0.00%
12	Townhouse	1,482	\$990,467,812	\$1,060,432,069	\$69,964,257	7.06%
13		-----	-----	-----	-----	
14	Total Residential Condominium	20,266	\$7,581,650,947	\$8,075,395,468	\$493,744,521	6.51%
15						
16	Other Residential Property					
17	Vacant Residential Land	631	\$205,012,456	\$294,769,664	\$89,757,208	43.78%
18		-----	-----	-----	-----	
19	Total Other Residential Property	631	\$205,012,456	\$294,769,664	\$89,757,208	43.78%
20		-----	-----	-----	-----	
21	Total Residential Real Property	42,610	\$26,029,768,724	\$27,828,841,195	\$1,799,072,471	6.91%
22						
23	Commercial Real Property					
24						
25	Commercial Multi-Family Rental					
26	Garden	211	\$2,398,267,688	\$2,476,551,066	\$78,283,378	3.26%
27	Mid-Rise	45	\$2,632,521,247	\$2,733,584,990	\$101,063,743	3.84%
28	High-Rise	56	\$3,413,034,161	\$4,106,172,530	\$693,138,369	20.31%
29		-----	-----	-----	-----	
30	Total Multi-Family Rental	312	\$8,443,823,096	\$9,316,308,586	\$872,485,490	10.33%
31						
32	Commercial Office, Retail, and Service					
33	General Commercial	691	\$1,880,088,296	\$1,807,952,750	(\$72,135,546)	(3.84%)
34	Office	498	\$3,885,079,199	\$3,977,555,443	\$92,476,244	2.38%
35	Office or Retail Condominium	580	\$548,378,393	\$572,502,604	\$24,124,211	4.40%
36	Shopping Center	21	\$622,473,917	\$582,192,347	(\$40,281,570)	(6.47%)
37	Warehouse	126	\$905,570,880	\$1,044,681,178	\$139,110,298	15.36%
38	Hotel/Motel and Extended Stay	31	\$528,983,883	\$464,715,872	(\$64,268,011)	(12.15%)
39		-----	-----	-----	-----	
40	Total Commercial Office, Retail, and Service	1,947	\$8,370,574,568	\$8,449,600,194	\$79,025,626	0.94%
41						
42	Other Commercial Property					
43	Vacant Commercial and Industrial Land	330	\$344,202,853	\$308,555,989	(\$35,646,864)	(10.36%)
44		-----	-----	-----	-----	
45	Total Other Commercial Property	330	\$344,202,853	\$308,555,989	(\$35,646,864)	(10.36%)
46		-----	-----	-----	-----	
47	Total Commercial Real Property	2,589	\$17,158,600,517	\$18,074,464,769	\$915,864,252	5.34%
48		-----	-----	-----	-----	
49	Total Locally Assessed Taxable Real Property	45,199	\$43,188,369,241	\$45,903,305,964	\$2,714,936,723	6.29%

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Real Property Classification	Number of 2022 Parcels	2021 Assessments 1/1/2021	2022 Assessments 1/1/2022	Amount of Change YOY 2021 - 2022	YOY Percent Change
Non-Locally Assessed Taxable Real Property - 2021					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$52,396,681	\$56,754,801	\$4,358,120	8.32%
Light & Power Corporation		\$291,571,315	\$298,304,243	\$6,732,928	2.26%
Telecommunication Company		\$79,675,274	\$80,412,694	\$737,420	0.93%
Water Corporation		\$75,544,258	\$80,442,410	\$4,898,152	6.48%
Total SCC Assessed Property		\$499,187,528	\$515,914,148	\$16,726,620	3.35%
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$552,183	\$1,052,824	\$500,641	90.67%
Operating Railroad					
Norfolk Southern Railway Co.		\$73,967,410	\$74,254,024	\$286,614	0.39%
CSX Transportation, Inc.		\$64,719,968	\$65,531,364	\$811,396	1.25%
Total Operating Railroads		\$138,687,378	\$139,785,388	\$1,098,010	0.79%
Total VDT Assessed Property		\$139,239,561	\$140,838,212	\$1,598,651	1.15%
Total Non-Locally Assessed Taxable Real Property		\$638,427,089	\$656,752,360	\$18,325,271	2.87%
GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS		\$43,826,796,330	\$46,560,058,324	\$2,733,261,994	6.24%
Locally Assessed Tax Exempt Property					
Governmental					
Federal	22	\$1,305,874,424	\$1,306,039,429	\$165,005	0.01%
WMATA	52	\$296,764,467	\$343,573,367	\$46,808,900	15.77%
State of Virginia	17	\$240,825,342	\$240,827,191	\$1,849	0.00%
Regional	3	\$35,321,235	\$35,321,235	\$0	0.00%
Local					
Public Schools	23	\$570,061,481	\$571,419,030	\$1,357,549	0.24%
City Park	222	\$206,699,656	\$206,524,848	(\$174,808)	(0.08%)
City Buildings	103	\$480,746,332	\$481,596,621	\$850,289	0.18%
City-Owned Vacant Land	29	\$6,123,948	\$65,709,205	\$59,585,257	972.99%
City Parking	15	\$14,365,466	\$14,365,466	\$0	0.00%
Sanitation Authority	4	\$276,486,373	\$276,486,373	\$0	0.00%
Hospitals	3	\$206,040,290	\$213,390,290	\$7,350,000	3.57%
ARHA	223	\$313,838,125	\$319,643,150	\$5,805,025	1.85%
Total Governmental	716	\$3,953,147,139	\$4,074,896,205	\$121,749,066	3.08%
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	148	\$380,588,176	\$386,052,457	\$5,464,281	1.44%
Residences	20	\$18,725,996	\$19,547,868	\$821,872	4.39%
Charitable	64	\$360,242,742	\$361,518,212	\$1,275,470	0.35%
Private Schools	83	\$406,087,944	\$369,461,931	(\$36,626,013)	-9.02%
Faculty Housing	66	\$59,221,780	\$58,336,352	(\$885,428)	-1.50%
Total Non-Governmental	405	\$1,276,925,672	\$1,246,975,854	(\$29,949,818)	(2.35%)
Total Tax Exempt Property	1,121	\$5,230,072,811	\$5,321,872,059	\$91,799,248	1.76%
GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE & NON-TAXABLE)	46,320	\$49,056,869,141	\$51,881,930,383	\$2,825,061,242	5.76%

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, 2022

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2022 and original 2021 Assessments