

City of Alexandria, Virginia
CY 2014 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
Comparison of January 1, 2013 to January 1, 2014
Includes Appreciation and Growth

Real Property Classification	Number of 2014 Parcels	2013 Assessments	2014 Assessments	Amount of Change	% Change
(1)	(2)	(3)	(4)	(5)	(6)
Locally Assessed Taxable Real Property					
Residential Real Property					
1 Residential Single Family					
2 Detached	9,133	6,953,453,113	7,139,417,205	\$185,964,092	2.67
3 Semi-Detached	5,749	3,276,913,497	3,466,480,054	189,566,557	5.78
4 Row House	6,512	3,653,078,129	3,885,883,436	232,805,307	6.37
5					
6 Total Single Family	21,394	\$13,883,444,739	\$14,491,780,695	\$608,335,956	4.38
7					
8 Residential Condominium					
9 Garden	10,575	\$2,841,731,404	\$2,981,967,187	\$140,235,783	4.93
10 High-Rise	7,943	1,933,750,341	2,021,794,947	88,044,606	4.55
11 Cooperative	18	24,154,919	24,589,427	434,508	1.80
12 Townhouse	1,174	552,952,493	638,176,208	85,223,715	15.41
13					
14 Total Residential Condominium	19,710	\$5,352,589,157	\$5,666,527,769	\$313,938,612	5.87
15					
16 Other Residential Property					
17 Vacant Residential Land	657	\$148,617,720	\$156,601,134	\$7,983,414	5.37
18					
19 Total Other Residential Property	657	\$148,617,720	\$156,601,134	\$7,983,414	5.37
20					
21 Total Residential Real Property	41,761	\$19,384,651,616	\$20,314,909,598	\$930,257,982	4.80
22					
23 Commercial Real Property					
24					
25 Commercial Multi-Family Rental					
26 Garden	210	\$2,268,191,875	\$2,311,731,111	\$43,539,236	1.92
27 Mid-Rise	35	1,374,249,793	1,653,250,681	279,000,888	20.30
28 High-Rise	39	2,104,694,247	2,310,834,230	206,139,983	9.79
29					
30 Total Multi-Family Rental	284	\$5,747,135,915	\$6,275,816,022	\$528,680,107	9.20
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	676	\$1,357,529,317	\$1,393,891,908	\$36,362,591	2.68
34 Office	544	4,656,763,073	4,418,863,350	(237,899,723)	(5.11)
35 Office or Retail Condominium	571	482,812,702	476,549,586	(6,263,116)	(1.30)
36 Shopping Center	25	565,155,409	546,886,336	(18,269,073)	(3.23)
37 Warehouse	149	710,616,898	675,890,086	(34,726,812)	(4.89)
38 Hotel/Motel and Extended Stay	31	831,891,653	820,403,012	(11,488,641)	(1.38)
39					
40 Total Commercial Office, Retail, and Service	1,996	\$8,604,769,052	\$8,332,484,278	(\$272,284,774)	(3.16)
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	338	\$383,897,402	\$411,971,669	\$28,074,267	7.31
44					
45 Total Other Commercial Property	338	\$383,897,402	\$411,971,669	\$28,074,267	7.31
46					
47 Total Commercial Real Property	2,618	\$14,735,802,369	\$15,020,271,969	\$284,469,600	1.93
48					
49 Total Locally Assessed Taxable Real Property	44,379	\$34,120,453,985	\$35,335,181,567	\$1,214,727,582	3.56

City of Alexandria, Virginia
CY 2014 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
Comparison of January 1, 2013 to January 1, 2014
Includes Appreciation and Growth

Real Property Classification	Number of 2014 Parcels	2013 Assessments	2014 Assessments	Amount of Change	% Change
Non-Locally Assessed Taxable Real Property					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$32,340,107	\$34,487,902	\$2,147,795	6.64
Light & Power Corporation		316,222,162	266,247,301	(49,974,861)	(15.80)
Telecommunication Company		92,664,974	75,209,186	(17,455,788)	(18.84)
Water Corporation		49,309,136	51,129,631	1,820,495	3.69
		-----	-----	-----	
Total SCC Assessed Property		\$490,536,379	\$427,074,020	(\$63,462,359)	(12.94)
Assessed by Virginia Department of Taxation (VDT)					
Interstate Pipeline Transmission		\$317,898	\$339,479	\$21,581	6.79
Operating Railroad					
Richmond, Fredericksburg & Potomac Railway Co.		\$70,404,062	\$61,660,202	(\$8,743,860)	(12.42)
Norfolk Southern Railway Co.		72,975,389	71,303,426	(\$1,671,963)	(2.29)
CSX Transportation, Inc.		44,623	43,982	(\$641)	(1.44)
		-----	-----	-----	
Total Operating Railroads		\$143,424,074	\$133,007,610	(\$10,416,464)	(7.26)
		-----	-----	-----	
Total VDT Assessed Property		\$143,741,972	\$133,347,089	(\$10,394,883)	(7.23)
		-----	-----	-----	
Total Non-Locally Assessed Taxable Real Property		\$634,278,351	\$560,421,109	(\$73,857,242)	(11.64)
		-----	-----	-----	
Grand Total Taxable Real Property Assessments		\$34,754,732,336	\$35,895,602,676	\$1,140,870,340	3.28
Locally Assessed Tax Exempt Property					
Governmental					
Federal	19	\$1,140,494,089	\$1,126,386,122	(\$14,107,967)	(1.24)
WMATA	53	307,068,359	307,061,049	(7,310)	(0.00)
State of Virginia	20	358,935,864	271,285,170	(87,650,694)	(24.42)
Regional	4	38,736,471	38,501,427	(235,044)	(0.61)
Local					
Public Schools	22	\$513,812,949	\$497,887,407	(\$15,925,542)	(3.10)
City Park	216	550,542,659	541,417,848	(9,124,811)	(1.66)
City Buildings	103	464,330,579	463,957,053	(373,526)	(0.08)
City-Owned Vacant Land	19	5,409,411	5,853,251	443,840	8.20
City Parking	16	14,841,560	17,431,937	2,590,377	17.45
Sanitation Authority	4	260,520,646	225,611,146	(34,909,500)	(13.40)
Hospitals	2	206,040,290	206,040,290	0	0.00
ARHA	219	264,241,212	264,864,813	623,601	0.24
		-----	-----	-----	
Total Governmental	697	\$4,124,974,089	\$3,966,297,513	(\$158,676,576)	(3.85)
Non-Governmental					
Religious					
Cemeteries Private	24	\$95,344,598	\$95,344,598	\$0	0.00
Cemetery Public	1	2,128,555	2,128,555	0	0.00
Churches	155	364,297,378	369,335,249	5,037,871	1.38
Residences	23	20,141,625	20,961,359	819,734	4.07
Charitable	68	272,088,168	315,345,686	43,257,518	15.90
Private Schools	74	350,706,950	346,250,052	(4,456,898)	(1.27)
Faculty Housing	66	55,551,985	55,532,089	(19,896)	(0.04)
		-----	-----	-----	
Total Non-Governmental	411	\$1,160,259,259	\$1,204,897,588	\$44,638,329	3.85
		-----	-----	-----	
Total Tax Exempt Property	1,108	\$5,285,233,348	\$5,171,195,101	(\$114,038,247)	(2.16)
		-----	-----	-----	
Grand Total Real Property Assessments (Taxable and Non-Taxable)	45,487	\$40,039,965,684	\$41,066,797,777	\$1,026,832,093	2.56

General Notes:

General Commercial LUC 400: includes the values for LUC 400, 445, 450, 451, 460, 474, 481, 492, 493, and 495
Residential Condominium LUC 140 (high-rise): includes the value for LUC 140 and 801 (parking spaces)
The number of 2014 parcels (column 2) does not include LUC's 600's, 801, 802, 980 and 983.

Department of Real Estate Assessments, as of January 14, 2014

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2014 and original 2013 Assessments