

City of Alexandria, Virginia
CY 2014 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2013 Equalized Assessments (December 31, 2013) to January 1, 2014

Real Property Classification & (Parcel Count)		2013 Equalized Assessments	2014 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 (9,133)	\$6,954,424,548	\$7,139,417,205	\$184,992,657	2.66%	\$10,865,706	0.16%	174,126,951	2.50%
3	Semi-Detached (5,749)	3,285,062,594	3,466,480,054	181,417,460	5.52%	23,442,457	0.71%	157,975,003	4.81%
4	Row House (6,512)	3,663,923,258	3,885,883,436	221,960,178	6.06%	43,376,611	1.18%	178,583,567	4.87%
5		-----	-----	-----		-----		-----	
6	Total Single Family (21,394)	\$13,903,410,400	\$14,491,780,695	\$588,370,295	4.23%	\$77,684,774	0.56%	\$510,685,521	3.67%
7									
8	Residential Condominium								
9	Garden (10,575)	\$2,847,741,122	\$2,981,967,187	\$134,226,065	4.71%	\$2,115,000	0.07%	\$132,111,065	4.64%
10	High-Rise (7,943)	1,933,496,158	2,021,794,947	88,298,789	4.57%	12,000,000	0.62%	76,298,789	3.95%
11	Residential Cooperative (18)	24,154,919	24,589,427	434,508	1.80%	0	0.00%	434,508	1.80%
12	Townhouse (1,174)	584,650,913	638,176,208	53,525,295	9.16%	20,822,853	3.56%	32,702,442	5.59%
13		-----	-----	-----		-----		-----	
14	Total Residential Condominium (19,710)	\$5,390,043,112	\$5,666,527,769	\$276,484,657	5.13%	\$34,937,853	0.65%	\$241,546,804	4.48%
15									
16	Total Vacant Residential Land (657)	\$150,532,841	\$156,601,134	\$6,068,293	4.03%	\$4,160,861	2.76%	\$1,907,432	1.27%
17		-----	-----	-----		-----		-----	
18	Total Residential Real Property (41,761)	\$19,443,986,353	\$20,314,909,598	\$870,923,245	4.48%	\$116,783,488	0.60%	\$754,139,757	3.88%

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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 (210)	\$2,236,943,127	\$2,311,731,111	\$74,787,984	3.34%	\$469,000	0.02%	\$74,318,984	3.32%
23	Mid-rise (35)	1,427,819,793	1,653,250,681	225,430,888	15.79%	194,190,585	13.60%	31,240,303	2.19%
24	High-rise (39)	2,190,192,266	2,310,834,230	120,641,964	5.51%	32,082,300	1.46%	88,559,664	4.04%
25		-----	-----	-----	-----	-----	-----	-----	-----
26	Total Multi-Family Rental (284)	\$5,854,955,186	\$6,275,816,022	\$420,860,836	7.19%	\$226,741,885	3.87%	\$194,118,951	3.32%
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (676)	\$1,364,635,407	\$1,393,891,908	\$29,256,501	2.14%	\$4,005,096	0.29%	\$25,251,405	1.85%
30	Office (544)	4,563,823,256	4,418,863,350	-144,959,906	-3.18%	2,122,359	0.05%	-147,082,265	-3.22%
31	Office or Retail Condominium (571)	477,705,142	476,549,586	-1,155,556	-0.24%	11,380	0.00%	-1,166,936	-0.24%
32	Shopping Center (25)	561,934,577	546,886,336	-15,048,241	-2.68%	0	0.00%	-15,048,241	-2.68%
33	Warehouse (149)	669,467,484	675,890,086	6,422,602	0.96%	0	0.00%	6,422,602	0.96%
34	Hotel/Motel and Extended Stay (31)	793,676,826	820,403,012	26,726,186	3.37%	3,742,012	0.47%	22,984,174	2.90%
35		-----	-----	-----	-----	-----	-----	-----	-----
36	Total Commercial Office, Retail and Service (1,996)	\$8,431,242,692	\$8,332,484,278	-\$98,758,414	-1.17%	\$9,880,847	0.12%	-\$108,639,261	-1.29%
37									
38	Total Vacant Commercial and Industrial Land (338)	382,214,164	411,971,669	29,757,505	7.79%	15,005,193	3.93%	14,752,312	3.86%
39		-----	-----	-----	-----	-----	-----	-----	-----
40	Total Commercial Real Property (2,618)	\$14,668,412,042	\$15,020,271,969	\$351,859,927	2.40%	\$251,627,925	1.72%	\$100,232,002	0.68%
41		-----	-----	-----	-----	-----	-----	-----	-----
42	Total Locally Assessed Taxable Real Property (44,379)	\$34,112,398,395	\$35,335,181,567	\$1,222,783,172	3.58%	\$368,411,413	1.08%	\$854,371,759	2.50%

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(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	\$32,340,107	\$34,487,902	\$2,147,795	6.64%	\$0	0.00%	\$2,147,795	6.64%
47	Light & Power Corporation	316,222,162	266,247,301	-49,974,861	-15.80%	0	0.00%	-49,974,861	-15.80%
48	Telecommunication Company	92,664,974	75,209,186	-17,455,788	-18.84%	0	0.00%	-17,455,788	-18.84%
49	Water Corporation	49,309,136	51,129,631	1,820,495	3.69%	0	0.00%	1,820,495	3.69%
50		-----	-----	-----	-----	-----	-----	-----	-----
51	Total SCC Assessed Property	\$490,536,379	\$427,074,020	-\$63,462,359	-12.94%	\$0	0.00%	-\$63,462,359	-12.94%
52									
53	Assessed by Virginia Department of Taxation (VDT)								
54	Interstate Pipeline Transmission	\$317,898	\$339,479	\$21,581	6.79%	\$0	0.00%	\$21,581	6.79%
55	Operating Railroad								
56	Richmond, Fredericksburg & Potomac Railway Co.	\$70,404,062	\$61,660,202	-\$8,743,860	-12.42%	\$0	0.00%	-\$8,743,860	-12.42%
57	Norfolk Southern Railway Co.	72,975,389	71,303,426	-1,671,963	-2.29%	0	0.00%	-1,671,963	-2.29%
58	CSX Transportation, Inc.	44,623	43,982	-641	-1.44%	0	0.00%	-641	-1.44%
59		-----	-----	-----	-----	-----	-----	-----	-----
60	Total Operating Railroads	\$143,424,074	\$133,007,610	-\$10,416,464	-7.26%	\$0	0.00%	-\$10,416,464	-7.26%
61		-----	-----	-----	-----	-----	-----	-----	-----
62	Total VDT Assessed Property	\$143,741,972	\$133,347,089	-\$10,394,883	-7.23%	\$0	0.00%	-\$10,394,883	-7.23%
63		-----	-----	-----	-----	-----	-----	-----	-----
64	Total Non-Locally Assessed Taxable Real Property	\$634,278,351	\$560,421,109	-\$73,857,242	-11.64%	\$0	0.00%	-\$73,857,242	-11.64%
65		-----	-----	-----	-----	-----	-----	-----	-----
66	Grand Total Taxable Real Property Assessments	\$34,746,676,746	\$35,895,602,676	\$1,148,925,930	3.31%	\$368,411,413	1.06%	\$780,514,517	2.25%
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City of Alexandria, Virginia
CY 2014 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2012 Equalized Assessments (December 31, 2012) to January 1, 2013

Real Property Classification & (Parcel Count)		2012 Equalized Assessments	2013 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 (18)	\$1,154,362,042	\$1,140,494,089	-\$13,867,953	-1.20%	\$0	0.00%	-\$13,867,953	-1.20%
71	State (35)	354,268,915	358,935,864	4,666,949	1.32%	150,000	0.04%	\$4,516,949	1.28%
72	Regional (4)	38,358,560	38,736,471	377,911	0.99%	0	0.00%	377,911	0.99%
73	Local (592)	2,699,969,313	2,279,739,306	-420,230,007	-15.56%	6,142,233	0.23%	-426,372,240	-15.79%
74	WMATA (53)	308,130,605	307,068,359	-1,062,246	-0.34%	0	0.00%	-1,062,246	-0.34%
75		-----	-----	-----		-----		-----	
76	Total Governmental (702)	\$4,555,089,435	\$4,124,974,089	-\$430,115,346	-9.44%	\$6,292,233	0.14%	-\$436,407,579	-9.58%
77									
78	Non-Governmental								
79	Religious (200)	\$477,486,181	\$481,912,156	\$4,425,975	0.93%	\$483,386	0.10%	\$3,942,589	0.83%
80	Charitable (62)	269,873,658	272,088,168	2,214,510	0.82%	0	0.00%	2,214,510	0.82%
81	Educational (141)	405,765,832	406,258,935	493,103	0.12%	381,880	0.09%	111,223	0.03%
82		-----	-----	-----		-----		-----	
83	Total Non-Governmental (403)	\$1,153,125,671	\$1,160,259,259	\$7,133,588	0.62%	\$865,266	0.08%	\$6,268,322	0.54%
84		-----	-----	-----		-----		-----	
85	Total Tax-Exempt Real Property (1,105)	\$5,708,215,106	\$5,285,233,348	-\$422,981,758	-7.41%	\$7,157,499	0.13%	-\$430,139,257	-7.54%

Department of Real Estate Assessments, Jan 15, 2014