

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

- The average assessed value for an existing residential property (consisting of single-family homes and residential condominiums) increased 3.96%, from \$472,013 in 2013 to \$490,442 in 2014 (Attachment 2, Page 1, Lines 6, and 14, Column 9). For all properties, 81% increased in value, 5% decreased, and 14% were unchanged.
- The average assessed value for a residential single-family home as of January 1, 2014 increased 3.67%, from \$653,395 in CY 2013 to \$677,375 in CY 2014 (Attachment 2, Page 1, Line 6, Column 9). In the single-family category, 85% increased in value, 4% decreased, and 11% were unchanged.
- The average assessed value for a residential condominium as of January 1, 2014 increased 4.48%, from \$275,167 in CY 2013 to \$287,375 in CY 2013 (Attachment 2, Page 1, Line 14, Column 9). For 2014, 77% of all condominium properties increased in value, 7% decreased, and 11% remained unchanged.
- The median assessment and number of parcels by range of assessed value are detailed in the charts beginning on page 3 of this attachment. The number of properties valued under \$250,000 declined from 25,257 in CY 2013 to 23,833 in CY 2014, reflecting a 5.64% decrease. In turn, the number of properties assessed for \$500,000 and greater grew from 15,349 in CY 2013 to 16,999 in CY 2014, an increase of 10.75%. For CY 2013, 58.37% of all residential properties in the City are valued for less than \$500,000.
- The assessment/sales ratio for residential property (including single-family homes and condominium units) for CY 2012 was 94.66%, this equates a decrease 1.17% change from CY 2011 when the ratio was 95.79%, and is indicative of an appreciating residential market. This statistic is a measure of CY 2012 assessments (as of January 1, 2012) against CY 2012 sales. Only validated arm's-length transactions are used for assessment/sales ratio study purposes.
- The number of recorded foreclosures in the City totaled 94 during CY 2013, a decrease of 33.8% from the previous year's total of 142, and a decrease 47.49% from CY 2011 when 179 foreclosures were recorded. Approximately 70% of the City's 2013 foreclosures were residential condominium properties. Recorded foreclosure activity in the City is segmented into single-family, condominium, commercial and vacant land. Given the most recent data, and the fact that the impacted properties are scattered among a number of projects, this phenomenon is essentially a non-factor in the market.

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Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

**CY 2014 Median
All Residential Assessments by Small Area**

City-Wide			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	190	\$17,677,640	\$95,986
2 - \$100,000 - \$249,000	10,046	\$1,873,795,762	\$190,444
3 - \$250,000 - \$499,999	13,597	\$5,099,998,035	\$376,076
4 - \$500,000 - \$749,999	10,365	\$6,322,558,916	\$601,190
5 - \$750,000 - \$999,999	4,506	\$3,834,069,502	\$840,937
6 - \$1,000,000 - \$1,999,999	1,929	\$2,445,471,336	\$1,194,236
7 - \$2,000,000+	199	\$563,227,620	\$2,387,950
Grand Totals:	40,832	20,156,798,811	

01 Alexandria West			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	95	\$8,866,374	\$95,986
2 - \$100,000 - \$249,000	2,405	\$397,792,392	\$154,767
3 - \$250,000 - \$499,999	1,438	\$543,996,375	\$394,541
4 - \$500,000 - \$749,999	662	\$381,585,858	\$569,099
5 - \$750,000 - \$999,999	17	\$13,789,098	\$790,901
6 - \$1,000,000 - \$1,999,999	2	\$2,053,139	\$1,026,570
7 - \$2,000,000+	0	0	0
Totals:	4,619	\$1,348,083,236	

02 Braddock Road Metro Station			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	22	\$3,735,405	\$186,489
3 - \$250,000 - \$499,999	850	\$338,845,086	\$385,000
4 - \$500,000 - \$749,999	811	\$484,184,249	\$584,732
5 - \$750,000 - \$999,999	324	\$273,548,632	\$833,264
6 - \$1,000,000 - \$1,999,999	57	\$66,886,139	\$1,139,434
7 - \$2,000,000+	1	\$3,400,000	\$3,400,000
Totals:	2,065	\$1,170,599,511	

03 Fairlington/Bradlee			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	115	\$43,041,292	\$374,917
4 - \$500,000 - \$749,999	10	\$6,144,238	\$604,309
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	125	\$49,185,530	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

04 King St./Eisenhower Ave. Metro Station			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	88	\$31,827,530	\$329,028
4 - \$500,000 - \$749,999	69	\$39,371,965	\$559,747
5 - \$750,000 - \$999,999	2	\$1,803,750	\$901,875
6 - \$1,000,000 - \$1,999,999	1	\$1,286,798	\$1,286,798
7 - \$2,000,000+	0	0	0
Totals:	160	\$74,290,043	

05 Landmark/Van Dorn			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	37	\$3,362,483	\$91,107
2 - \$100,000 - \$249,000	4,236	\$785,013,195	\$190,214
3 - \$250,000 - \$499,999	2,078	\$719,682,172	\$325,567
4 - \$500,000 - \$749,999	1,075	\$650,749,892	\$590,598
5 - \$750,000 - \$999,999	164	\$134,346,577	\$807,113
6 - \$1,000,000 - \$1,999,999	12	\$12,456,120	\$1,041,457
7 - \$2,000,000+	0	0	0
Totals:	7,602	\$2,305,610,439	

06 Northeast			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	218	\$48,492,086	\$222,418
3 - \$250,000 - \$499,999	338	\$140,248,948	\$453,229
4 - \$500,000 - \$749,999	445	\$257,264,947	\$566,919
5 - \$750,000 - \$999,999	24	\$19,399,716	\$790,524
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	1,025	\$465,405,697	

07 Northridge/Rosemont			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	879	\$201,350,822	\$241,716
3 - \$250,000 - \$499,999	1,375	\$443,386,015	\$298,568
4 - \$500,000 - \$749,999	1,271	\$845,242,118	\$676,638
5 - \$750,000 - \$999,999	1,024	\$870,181,449	\$841,763
6 - \$1,000,000 - \$1,999,999	383	\$487,911,780	\$1,169,134
7 - \$2,000,000+	47	\$117,177,406	\$2,346,803
Totals:	4,979	\$2,965,249,590	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

08 Old Town			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	118	\$23,480,003	\$213,167
3 - \$250,000 - \$499,999	445	\$170,030,335	\$374,047
4 - \$500,000 - \$749,999	793	\$501,170,911	\$635,865
5 - \$750,000 - \$999,999	802	\$694,384,875	\$860,544
6 - \$1,000,000 - \$1,999,999	771	\$1,009,987,130	\$1,254,953
7 - \$2,000,000+	101	\$282,863,184	\$2,480,913
Totals:	3,030	\$2,681,916,438	

09 Old Town North			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	4	\$223,644	\$55,911
2 - \$100,000 - \$249,000	364	\$73,871,017	\$220,564
3 - \$250,000 - \$499,999	683	\$242,646,672	\$338,632
4 - \$500,000 - \$749,999	416	\$252,366,809	\$592,589
5 - \$750,000 - \$999,999	222	\$186,732,175	\$833,693
6 - \$1,000,000 - \$1,999,999	65	\$78,304,817	\$1,151,551
7 - \$2,000,000+	1	\$35,000,000	\$35,000,000
Totals:	1,755	\$869,145,134	

10 Potomac West			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	430	\$84,580,452	\$186,661
3 - \$250,000 - \$499,999	2,094	\$869,250,813	\$433,695
4 - \$500,000 - \$749,999	2,511	\$1,517,961,606	\$593,691
5 - \$750,000 - \$999,999	750	\$633,448,210	\$833,298
6 - \$1,000,000 - \$1,999,999	169	\$193,420,631	\$1,090,070
7 - \$2,000,000+	2	\$6,468,085	\$3,234,043
Totals:	5,956	\$3,305,129,797	

11 Potomac Yard/Potomac Greens			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	76	\$17,100,000	\$225,000
3 - \$250,000 - \$499,999	129	\$52,718,914	\$443,165
4 - \$500,000 - \$749,999	300	\$185,288,825	\$651,894
5 - \$750,000 - \$999,999	320	\$270,930,603	\$828,033
6 - \$1,000,000 - \$1,999,999	27	\$31,092,118	\$1,045,182
7 - \$2,000,000+	8	\$25,620,470	\$2,100,000
Totals:	860	\$582,750,930	

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12 Seminary Hill/Strawberry Hill			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	54	\$5,225,139	\$96,781
2 - \$100,000 - \$249,000	1,098	\$191,900,232	\$164,577
3 - \$250,000 - \$499,999	2,387	\$898,128,736	\$362,334
4 - \$500,000 - \$749,999	805	\$477,243,116	\$572,272
5 - \$750,000 - \$999,999	388	\$333,405,236	\$859,333
6 - \$1,000,000 - \$1,999,999	190	\$241,951,869	\$1,197,404
7 - \$2,000,000+	14	\$33,461,550	\$2,164,821
Totals:	4,936	\$2,181,315,878	

13 Southwest Quadrant			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	84	\$18,119,465	\$200,991
3 - \$250,000 - \$499,999	353	\$155,014,832	\$456,253
4 - \$500,000 - \$749,999	386	\$226,573,594	\$560,165
5 - \$750,000 - \$999,999	106	\$91,753,828	\$861,961
6 - \$1,000,000 - \$1,999,999	48	\$56,653,982	\$1,192,565
7 - \$2,000,000+	0	0	0
Totals:	977	\$548,115,701	

14 Taylor Run/Duke Street			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	102	\$25,106,614	\$249,403
3 - \$250,000 - \$499,999	569	\$191,899,734	\$310,793
4 - \$500,000 - \$749,999	628	\$384,177,918	\$603,858
5 - \$750,000 - \$999,999	316	\$271,476,147	\$857,000
6 - \$1,000,000 - \$1,999,999	203	\$262,417,167	\$1,250,505
7 - \$2,000,000+	25	\$59,236,925	\$2,200,232
Totals:	1,843	\$1,194,314,505	

15 Eisenhower East			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	14	\$3,254,079	\$247,504
3 - \$250,000 - \$499,999	655	\$259,280,581	\$405,930
4 - \$500,000 - \$749,999	183	\$113,232,870	\$612,124
5 - \$750,000 - \$999,999	47	\$38,869,206	\$836,004
6 - \$1,000,000 - \$1,999,999	1	\$1,049,646	\$1,049,646
7 - \$2,000,000+	0	0	0
Totals:	900	\$415,686,382	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

CY 2014 Median
Single Family Assessments by Small Area

City-Wide			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	4	\$223,644	\$55,911
2 - \$100,000 - \$249,000	123	\$26,559,398	\$225,000
3 - \$250,000 - \$499,999	5,890	\$2,439,762,058	\$428,150
4 - \$500,000 - \$749,999	9,048	\$5,560,751,512	\$607,956
5 - \$750,000 - \$999,999	4,315	\$3,670,255,534	\$840,444
6 - \$1,000,000 - 1,999,999	1,840	\$2,332,817,253	\$1,194,601
7 - \$2,000,000+	174	\$461,411,296	\$2,343,867
Totals:	21,394	14,491,780,695	

01 Alexandria West			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	528	\$234,064,987	\$447,172
4 - \$500,000 - \$749,999	620	\$357,813,267	\$566,388
5 - \$750,000 - \$999,999	17	\$13,789,098	\$790,901
6 - \$1,000,000 - 1,999,999	2	\$2,053,139	\$1,026,570
7 - \$2,000,000+	0	0	0
Totals:	1,167	\$607,720,491	

02 Braddock Road Metro Station			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	11	\$1,579,982	\$124,000
3 - \$250,000 - \$499,999	334	\$142,160,421	\$432,298
4 - \$500,000 - \$749,999	725	\$436,396,351	\$591,247
5 - \$750,000 - \$999,999	324	\$273,548,632	\$833,264
6 - \$1,000,000 - 1,999,999	54	\$63,188,719	\$1,135,674
7 - \$2,000,000+	0	0	0
Totals:	1,448	\$916,874,105	

03 Fairlington/Bradlee			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	3	\$1,265,908	\$417,293
4 - \$500,000 - \$749,999	10	\$6,144,238	\$604,309
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - 1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	13	\$7,410,146	

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04 King St./Eisenhower Ave. Metro Station			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	20	\$8,106,820	\$419,869
4 - \$500,000 - \$749,999	34	\$20,574,633	\$618,374
5 - \$750,000 - \$999,999	1	\$904,595	\$904,595
6 - \$1,000,000 - \$1,999,999	1	\$1,286,798	\$1,286,798
7 - \$2,000,000+	0	0	0
Totals:	56	\$30,872,846	

05 Landmark/Van Dorn			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	265	\$111,969,980	\$438,981
4 - \$500,000 - \$749,999	945	\$581,581,537	\$603,962
5 - \$750,000 - \$999,999	164	\$134,346,577	\$807,113
6 - \$1,000,000 - \$1,999,999	12	\$12,456,120	\$1,041,457
7 - \$2,000,000+	0	0	0
Totals:	1,386	\$840,354,214	

06 Northeast			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	227	\$104,398,112	\$470,924
4 - \$500,000 - \$749,999	398	\$231,149,917	\$574,627
5 - \$750,000 - \$999,999	12	\$9,361,250	\$782,694
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	637	\$344,909,279	

07 Northridge/Rosemont			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	1	\$158,655	\$158,655
3 - \$250,000 - \$499,999	243	\$97,146,187	\$386,471
4 - \$500,000 - \$749,999	1,271	\$845,242,118	\$676,638
5 - \$750,000 - \$999,999	1,024	\$870,181,449	\$841,763
6 - \$1,000,000 - \$1,999,999	383	\$487,911,780	\$1,169,134
7 - \$2,000,000+	47	\$117,177,406	\$2,346,803
Totals:	2,969	\$2,417,817,595	

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08 Old Town			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	2	\$382,637	\$191,319
3 - \$250,000 - \$499,999	52	\$22,478,362	\$460,250
4 - \$500,000 - \$749,999	619	\$397,373,069	\$649,645
5 - \$750,000 - \$999,999	731	\$633,598,422	\$862,356
6 - \$1,000,000 - \$1,999,999	721	\$947,766,430	\$1,259,783
7 - \$2,000,000+	88	\$251,535,415	\$2,603,232
Totals:	2,213	\$2,253,134,335	

09 Old Town North			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	4	\$223,644	\$55,911
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	4	\$1,691,454	\$412,339
4 - \$500,000 - \$749,999	123	\$79,252,551	\$666,483
5 - \$750,000 - \$999,999	166	\$137,625,721	\$830,019
6 - \$1,000,000 - \$1,999,999	49	\$59,656,280	\$1,173,198
7 - \$2,000,000+	0	0	0
Totals:	346	\$278,449,650	

10 Potomac West			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	32	\$7,217,113	\$224,435
3 - \$250,000 - \$499,999	1,956	\$818,982,935	\$435,179
4 - \$500,000 - \$749,999	2,479	\$1,500,497,712	\$594,980
5 - \$750,000 - \$999,999	743	\$627,248,330	\$832,748
6 - \$1,000,000 - \$1,999,999	156	\$175,682,851	\$1,082,036
7 - \$2,000,000+	0	0	0
Totals:	5,366	\$3,129,628,941	

11 Potomac Yard/Potomac Greens			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	76	\$17,100,000	\$225,000
3 - \$250,000 - \$499,999	53	\$18,960,860	\$328,000
4 - \$500,000 - \$749,999	128	\$86,887,773	\$674,567
5 - \$750,000 - \$999,999	314	\$265,969,671	\$828,500
6 - \$1,000,000 - \$1,999,999	21	\$21,792,118	\$1,021,243
7 - \$2,000,000+	0	0	0
Totals:	592	\$410,710,422	

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12 Seminary Hill/Strawberry Hill			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	1	\$121,011	\$121,011
3 - \$250,000 - \$499,999	1,781	\$697,459,881	\$406,206
4 - \$500,000 - \$749,999	805	\$477,243,116	\$572,272
5 - \$750,000 - \$999,999	388	\$333,405,236	\$859,333
6 - \$1,000,000 - \$1,999,999	190	\$241,951,869	\$1,197,404
7 - \$2,000,000+	14	\$33,461,550	\$2,164,821
Totals:	3,179	\$1,783,642,663	

13 Southwest Quadrant			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	222	\$96,972,872	\$443,768
4 - \$500,000 - \$749,999	253	\$149,046,820	\$561,473
5 - \$750,000 - \$999,999	99	\$86,011,298	\$866,038
6 - \$1,000,000 - 1,999,999	48	\$56,653,982	\$1,192,565
7 - \$2,000,000+	0	0	0
Totals:	622	\$388,684,972	

14 Taylor Run/Duke Street			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	202	\$84,103,279	\$408,432
4 - \$500,000 - \$749,999	628	\$384,177,918	\$603,858
5 - \$750,000 - \$999,999	316	\$271,476,147	\$857,000
6 - \$1,000,000 - \$1,999,999	203	\$262,417,167	\$1,250,505
7 - \$2,000,000+	25	\$59,236,925	\$2,200,232
Totals:	1,374	\$1,061,411,436	

15 Eisenhower East			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	0	0	0
4 - \$500,000 - \$749,999	10	\$7,370,492	\$745,682
5 - \$750,000 - \$999,999	16	\$12,789,108	\$773,172
6 - \$1,000,000 - 1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	26	\$20,159,600	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

**CY 2014 Median
Condominium Assessments by Small Area**

City-Wide			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	186	17,453,996	95,986
2 - \$100,000 - \$249,000	9,923	1,847,236,364	190,001
3 - \$250,000 - \$499,999	7,707	2,660,235,977	330,831
4 - \$500,000 - \$749,999	1,317	761,807,404	555,998
5 - \$750,000 - \$999,999	191	163,813,968	845,928
6 - \$1,000,000 - \$1,999,999	89	112,654,083	1,175,944
7 - \$2,000,000+	25	101,816,324	2,453,663
Totals:	19,438	5,665,018,116	

01 Alexandria West			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	95	\$8,866,374	\$95,986
2 - \$100,000 - \$249,000	2,405	\$397,792,392	\$154,767
3 - \$250,000 - \$499,999	910	\$309,931,388	\$345,718
4 - \$500,000 - \$749,999	42	\$23,772,591	\$569,099
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	3,452	\$740,362,745	

02 Braddock Road Metro Station			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	11	\$2,155,423	\$186,489
3 - \$250,000 - \$499,999	516	\$196,684,665	\$366,041
4 - \$500,000 - \$749,999	86	\$47,787,898	\$560,428
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	3	\$3,697,420	\$1,242,134
7 - \$2,000,000+	1	\$3,400,000	\$3,400,000
Totals:	617	\$253,725,406	

03 Fairlington/Bradlee			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	112	\$41,775,384	\$370,231
4 - \$500,000 - \$749,999	0	0	0
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	112	\$41,775,384	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

04 King St./Eisenhower Ave. Metro Station			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	68	\$23,720,710	\$326,707
4 - \$500,000 - \$749,999	35	\$18,797,332	\$511,170
5 - \$750,000 - \$999,999	1	\$899,155	\$899,155
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	104	\$43,417,197	

05 Landmark/Van Dorn			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	37	\$3,362,483	\$91,107
2 - \$100,000 - \$249,000	4,236	\$785,013,195	\$190,214
3 - \$250,000 - \$499,999	1,813	\$607,712,192	\$306,500
4 - \$500,000 - \$749,999	130	\$69,168,355	\$533,377
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	6,216	\$1,465,256,225	

06 Northeast			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	218	\$48,492,086	\$222,418
3 - \$250,000 - \$499,999	111	\$35,850,836	\$263,780
4 - \$500,000 - \$749,999	47	\$26,115,030	\$525,531
5 - \$750,000 - \$999,999	12	\$10,038,466	\$821,953
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	388	\$120,496,418	

07 Northridge/Rosemont			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	878	\$201,192,167	\$241,716
3 - \$250,000 - \$499,999	1,132	\$346,239,828	\$298,568
4 - \$500,000 - \$749,999	0	0	0
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	2,010	\$547,431,995	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

08 Old Town			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	116	\$23,097,366	\$213,167
3 - \$250,000 - \$499,999	393	\$147,551,973	\$362,292
4 - \$500,000 - \$749,999	174	\$103,797,842	\$582,638
5 - \$750,000 - \$999,999	71	\$60,786,453	\$853,509
6 - \$1,000,000 - \$1,999,999	50	\$62,220,700	\$1,147,776
7 - \$2,000,000+	13	\$31,327,769	\$2,453,663
Totals:	817	\$428,782,103	

09 Old Town North			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	364	\$73,871,017	\$220,564
3 - \$250,000 - \$499,999	679	\$240,955,218	\$338,442
4 - \$500,000 - \$749,999	293	\$173,114,258	\$572,423
5 - \$750,000 - \$999,999	56	\$49,106,454	\$858,889
6 - \$1,000,000 - \$1,999,999	16	\$18,648,537	\$1,062,251
7 - \$2,000,000+	1	\$35,000,000	\$35,000,000
Totals:	1,409	\$590,695,484	

10 Potomac West			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	398	\$77,363,339	\$186,661
3 - \$250,000 - \$499,999	138	\$50,267,878	\$361,750
4 - \$500,000 - \$749,999	32	\$17,463,894	\$539,732
5 - \$750,000 - \$999,999	7	\$6,199,880	\$898,787
6 - \$1,000,000 - \$1,999,999	13	\$17,737,780	\$1,361,702
7 - \$2,000,000+	2	\$6,468,085	\$3,234,043
Totals:	590	\$175,500,856	

11 Potomac Yard/Potomac Greens			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	0	0	0
3 - \$250,000 - \$499,999	76	\$33,758,054	\$443,165
4 - \$500,000 - \$749,999	172	\$98,401,052	\$529,566
5 - \$750,000 - \$999,999	6	\$4,960,932	\$793,267
6 - \$1,000,000 - \$1,999,999	6	\$9,300,000	\$1,650,000
7 - \$2,000,000+	8	\$25,620,470	\$2,100,000
Totals:	268	\$172,040,508	

Attachment 8: Points of Interest – CY 2014 Residential Assessment Changes

12 Seminary Hill/Strawberry Hill			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	54	\$5,225,139	\$96,781
2 - \$100,000 - \$249,000	1,097	\$191,779,221	\$164,767
3 - \$250,000 - \$499,999	606	\$200,668,855	\$340,748
4 - \$500,000 - \$749,999	0	0	0
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	1,757	\$397,673,215	

13 Southwest Quadrant			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	84	\$18,119,465	\$200,991
3 - \$250,000 - \$499,999	131	\$58,041,960	\$475,156
4 - \$500,000 - \$749,999	133	\$77,526,774	\$560,165
5 - \$750,000 - \$999,999	7	\$5,742,530	\$840,650
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	355	\$159,430,729	

14 Taylor Run/Duke Street			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	102	\$25,106,614	\$249,403
3 - \$250,000 - \$499,999	367	\$107,796,455	\$293,978
4 - \$500,000 - \$749,999	0	0	0
5 - \$750,000 - \$999,999	0	0	0
6 - \$1,000,000 - \$1,999,999	0	0	0
7 - \$2,000,000+	0	0	0
Totals:	469	\$132,903,069	

15 Eisenhower East			
Assessment Range	Number of Units	Total Assessments	Median Assessment
1 - Less than \$100,000	0	0	0
2 - \$100,000 - \$249,000	14	\$3,254,079	\$247,504
3 - \$250,000 - \$499,999	655	\$259,280,581	\$405,930
4 - \$500,000 - \$749,999	173	\$105,862,378	\$610,198
5 - \$750,000 - \$999,999	31	\$26,080,098	\$838,466
6 - \$1,000,000 - \$1,999,999	1	\$1,049,646	\$1,049,646
7 - \$2,000,000+	0	0	0
Totals:	874	\$395,526,782	