

City of Alexandria, Virginia  
**CY 2015 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**  
Comparison of January 1, 2014 to January 1, 2015  
Includes Appreciation and Growth

Real Property Classification		Number of 2015 Parcels	2014 Assessments	2015 Assessments	Amount of Change	% Change
(1)	(2)	(3)	(4)	(5)	(6)	
<b>Locally Assessed Taxable Real Property</b>						
<b>Residential Real Property</b>						
1	Residential Single Family					
2	Detached	9,141	\$7,139,417,205	\$7,398,722,864	\$259,305,659	3.63
3	Semi-Detached	5,742	3,466,480,054	3,575,628,881	\$109,148,827	3.15
4	Row House	6,513	3,885,883,436	4,047,740,257	161,856,821	4.17
5		-----	-----	-----	-----	
6	Total Single Family	21,396	\$14,491,780,695	\$15,022,092,002	\$530,311,307	3.66
7						
8	Residential Condominium					
9	Garden	10,605	\$2,981,967,187	\$3,094,335,036	\$112,367,849	3.77
10	High-Rise	8,001	2,021,794,947	2,200,355,993	\$178,561,046	8.83
11	Cooperative	18	24,589,427	23,430,484	(\$1,158,943)	(4.71)
12	Townhouse	1,246	638,176,208	699,366,036	\$61,189,828	9.59
13		-----	-----	-----	-----	
14	Total Residential Condominium	19,870	\$5,666,527,769	\$6,017,487,549	\$350,959,780	6.19
15						
16	Other Residential Property					
17	Vacant Residential Land	644	\$156,601,134	155,976,045	(\$625,089)	(0.40)
18						
19	Total Other Residential Property	644	\$156,601,134	155,976,045	(\$625,089)	(0.40)
20		-----	-----	-----	-----	
21	<b>Total Residential Real Property</b>	<b>41,910</b>	<b>\$20,314,909,598</b>	<b>\$21,195,555,596</b>	<b>\$880,645,998</b>	<b>4.33</b>
22						
23	<b>Commercial Real Property</b>					
24						
25	Commercial Multi-Family Rental					
26	Garden	209	\$2,311,731,111	\$2,235,787,519	(\$75,943,592)	(3.29)
27	Mid-Rise	37	1,653,250,681	1,905,905,592	252,654,911	15.28
28	High-Rise	41	2,310,834,230	2,422,781,923	111,947,693	4.84
29		-----	-----	-----	-----	
30	Total Multi-Family Rental	287	\$6,275,816,022	\$6,564,475,034	\$288,659,012	4.60
31						
32	Commercial Office, Retail, and Service					
33	General Commercial	684	\$1,393,891,908	\$1,444,092,972	\$50,201,064	3.60
34	Office	537	4,418,863,350	4,445,406,399	26,543,049	0.60
35	Office or Retail Condominium	575	476,549,586	528,206,872	51,657,286	10.84
36	Shopping Center	26	546,886,336	560,434,508	13,548,172	2.48
37	Warehouse	145	675,890,086	686,995,675	11,105,589	1.64
38	Hotel/Motel and Extended Stay	30	820,403,012	711,551,946	(108,851,066)	(13.27)
39		-----	-----	-----	-----	
40	Total Commercial Office, Retail, and Service	1,997	\$8,332,484,278	\$8,376,688,372	\$44,204,094	0.53
41						
42	Other Commercial Property					
43	Vacant Commercial and Industrial Land	327	\$411,971,669	\$434,949,079	\$22,977,410	5.58
44		-----	-----	-----	-----	
45	Total Other Commercial Property	327	\$411,971,669	\$434,949,079	\$22,977,410	5.58
46		-----	-----	-----	-----	
47	<b>Total Commercial Real Property</b>	<b>2,611</b>	<b>\$15,020,271,969</b>	<b>\$15,376,112,485</b>	<b>\$355,840,516</b>	<b>2.37</b>
48		-----	-----	-----	-----	
49	<b>Total Locally Assessed Taxable Real Property</b>	<b>44,521</b>	<b>\$35,335,181,567</b>	<b>\$36,571,668,081</b>	<b>\$1,236,486,514</b>	<b>3.50</b>

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Real Property Classification	Number of 2015 Parcels	2014 Assessments	2015 Assessments	Amount of Change	% Change
<b>Non-Locally Assessed Taxable Real Property</b>					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$34,487,902	\$35,356,643	\$868,741	2.52
Light & Power Corporation		266,247,301	284,451,565	18,204,264	6.84
Telecommunication Company		75,209,186	67,435,998	(7,773,188)	(10.34)
Water Corporation		51,129,631	52,399,439	1,269,808	2.48
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Total SCC Assessed Property		\$427,074,020	\$439,643,645	\$12,569,625	2.94
Assessed by Virginia Department of Taxation (VDT)					
Interstate Pipeline Transmission		\$339,479	\$425,930	\$86,451	25.47
Operating Railroad					
Richmond, Fredericksburg & Potomac Railway Co.		\$61,660,202	\$61,811,358	\$151,156	0.25
Norfolk Southern Railway Co.		71,303,426	73,267,038	\$1,963,612	2.75
CSX Transportation, Inc.		43,982	44,074	\$92	0.21
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Total Operating Railroads		\$133,007,610	\$135,122,470	\$2,114,860	1.59
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Total VDT Assessed Property		\$133,347,089	\$135,548,400	\$2,201,311	1.65
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<b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$560,421,109</b>	<b>\$575,192,045</b>	<b>\$14,770,936</b>	<b>2.64</b>
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<b>Grand Total Taxable Real Property Assessments</b>		<b>\$35,895,602,676</b>	<b>\$37,146,860,126</b>	<b>\$1,251,257,450</b>	<b>3.49</b>
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<b>Locally Assessed Tax Exempt Property</b>					
Governmental					
Federal	25	\$1,126,386,122	\$1,182,352,147	\$55,966,025	4.97
WMATA	53	307,061,049	302,084,299	(4,976,750)	(1.62)
State of Virginia	23	271,285,170	275,395,554	4,110,384	1.52
Regional	4	38,501,427	38,704,820	203,393	0.53
Local					
Public Schools	22	\$513,812,949	\$526,659,372	\$12,846,423	2.50
City Park	215	550,542,659	539,167,697	(11,374,962)	(2.07)
City Buildings	104	464,330,579	480,941,190	16,610,611	3.58
City-Owned Vacant Land	22	5,409,411	5,581,067	171,656	3.17
City Parking	19	14,841,560	24,901,137	10,059,577	67.78
Sanitation Authority	4	260,520,646	245,611,028	(14,909,618)	(5.72)
Hospitals	2	206,040,290	206,040,290	0	0.00
ARHA	223	264,241,212	285,611,841	21,370,629	8.09
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Total Governmental	716	\$4,022,973,074	\$4,113,050,442	\$90,077,368	2.24
Non-Governmental					
Religious					
Cemeteries Private	23	\$95,344,598	\$94,327,441	(\$1,017,157)	(1.07)
Cemetery Public	1	2,128,555	2,128,555	0	0.00
Churches	155	369,335,249	382,437,550	13,102,301	3.55
Residences	23	20,961,359	21,572,920	611,561	2.92
Charitable	72	315,345,686	322,717,816	7,372,130	2.34
Private Schools	74	346,250,052	363,763,911	17,513,859	5.06
Faculty Housing	66	55,532,089	55,575,910	43,821	0.08
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Total Non-Governmental	414	\$1,204,897,588	\$1,242,524,103	\$37,626,515	3.12
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<b>Total Tax Exempt Property</b>	<b>1,130</b>	<b>\$5,227,870,662</b>	<b>\$5,355,574,545</b>	<b>\$127,703,883</b>	<b>2.44</b>
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<b>Grand Total Real Property Assessments (Taxable and Non-Taxable)</b>	<b>45,651</b>	<b>\$41,123,473,338</b>	<b>\$42,502,434,671</b>	<b>\$1,378,961,333</b>	<b>3.35</b>

**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 2015 parcels (column 2) does not include LUC's 600's, 801, 802, 980 and 983.

Office of Real Estate Assessments, as of January 16, 2015

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2015 and original 2014 Assessments