

City of Alexandria, Virginia
CY 2015 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2014 Equalized Assessments (December 31, 2014) to January 1, 2015

Real Property Classification & (Parcel Count)		2014 Equalized Assessments	2015 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 (9,141)	\$7,158,673,820	\$7,398,722,864	\$240,049,044	3.35%	\$20,572,378	0.29%	219,476,666	3.07%
3	Semi-Detached (5,742)	3,477,415,948	3,575,628,881	98,212,933	2.82%	18,193,139	0.52%	80,019,794	2.30%
4	Row House (6,513)	3,907,986,557	4,047,740,257	139,753,700	3.58%	14,633,015	0.37%	125,120,685	3.20%
5		-----	-----	-----		-----		-----	
6	Total Single Family (21,396)	\$14,544,076,325	\$15,022,092,002	\$478,015,677	3.29%	\$53,398,532	0.37%	\$424,617,145	2.92%
7									
8	Residential Condominium								
9	Garden (10,605)	\$2,991,838,540	\$3,094,335,036	\$102,496,496	3.43%	\$3,276,873	0.11%	\$99,219,623	3.32%
10	High-Rise (8,001)	2,055,827,768	2,200,355,993	144,528,225	7.03%	47,130,350	2.29%	97,397,875	4.74%
11	Residential Cooperative (18)	24,589,427	23,430,484	-1,158,943	-4.71%	0	0.00%	-1,158,943	-4.71%
12	Townhouse (1,246)	660,521,998	699,366,036	38,844,038	5.88%	33,210,333	5.03%	5,633,705	0.85%
13		-----	-----	-----		-----		-----	
14	Total Residential Condominium (19,870)	\$5,732,777,733	\$6,017,487,549	\$284,709,816	4.97%	\$83,617,556	1.46%	\$201,092,260	3.51%
15									
16	Total Vacant Residential Land (644)	\$151,155,775	\$155,976,045	\$4,820,270	3.19%	\$5,057,702	3.35%	-\$237,432	-0.16%
17		-----	-----	-----		-----		-----	
18	Total Residential Real Property (41,910)	\$20,428,009,833	\$21,195,555,596	\$767,545,763	3.76%	\$142,073,790	0.70%	\$625,471,973	3.06%

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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 (209)	\$2,247,974,147	\$2,235,787,519	-\$12,186,628	-0.54%	\$222,375	0.01%	-\$12,409,003	-0.55%
23	Mid-rise (37)	1,749,275,261	1,905,905,592	156,630,331	8.95%	155,261,292	8.88%	1,369,039	0.08%
24	High-rise (41)	2,260,545,480	2,422,781,923	162,236,443	7.18%	131,851,986	5.83%	30,384,457	1.34%
25		-----	-----	-----		-----		-----	
26	Total Multi-Family Rental (287)	\$6,257,794,888	\$6,564,475,034	\$306,680,146	4.90%	\$287,335,653	4.59%	\$19,344,493	0.31%
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (684)	\$1,395,463,668	\$1,444,092,972	\$48,629,304	3.48%	\$17,331,348	1.24%	\$31,297,956	2.24%
30	Office (537)	4,335,916,699	4,445,406,399	109,489,700	2.53%	57,490,130	1.33%	51,999,570	1.20%
31	Office or Retail Condominium (575)	523,524,451	528,206,872	4,682,421	0.89%	0	0.00%	4,682,421	0.89%
32	Shopping Center (26)	553,403,304	560,434,508	7,031,204	1.27%	0	0.00%	7,031,204	1.27%
33	Warehouse (145)	648,518,580	686,995,675	38,477,095	5.93%	0	0.00%	38,477,095	5.93%
34	Hotel/Motel and Extended Stay (30)	719,744,464	711,551,946	-8,192,518	-1.14%	5,700,169	0.79%	-13,892,687	-1.93%
35		-----	-----	-----		-----		-----	
36	Total Commercial Office, Retail and Service (1,997)	\$8,176,571,166	\$8,376,688,372	\$200,117,206	2.45%	\$80,521,647	0.98%	\$119,595,559	1.46%
37									
38	Total Vacant Commercial and Industrial Land (327)	411,447,656	434,949,079	23,501,423	5.71%	29,026,263	7.05%	-5,524,840	-1.34%
39		-----	-----	-----		-----		-----	
40	Total Commercial Real Property (2,611)	\$14,845,813,710	\$15,376,112,485	\$530,298,775	3.57%	\$396,883,563	2.67%	\$133,415,212	0.90%
41		-----	-----	-----		-----		-----	
42	Total Locally Assessed Taxable Real Property (44,521)	\$35,273,823,543	\$36,571,668,081	\$1,297,844,538	3.68%	\$538,957,353	1.53%	\$758,887,185	2.15%

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Real Property Classification & (Parcel Count)		2,013 Assessments	2014 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(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	\$34,487,902	\$35,356,643	\$868,741	2.52%	\$0	0.00%	\$868,741	2.52%
47	Light & Power Corporation	266,247,301	284,451,565	18,204,264	6.84%	0	0.00%	18,204,264	6.84%
48	Telecommunication Company	75,209,186	67,435,998	-7,773,188	-10.34%	0	0.00%	-7,773,188	-10.34%
49	Water Corporation	51,129,631	52,399,439	1,269,808	2.48%	0	0.00%	1,269,808	2.48%
50		-----	-----	-----		-----		-----	
51	Total SCC Assessed Property	\$427,074,020	\$439,643,645	\$12,569,625	2.94%	\$0	0.00%	\$12,569,625	2.94%
52									
53	Assessed by Virginia Department of Taxation (VDT)								
54	Interstate Pipeline Transmission	\$339,479	\$425,930	\$86,451	25.47%	\$0	0.00%	\$86,451	25.47%
55	Operating Railroad								
56	Richmond, Fredericksburg & Potomac Railway Co.	\$61,660,202	\$61,811,358	\$151,156	0.25%	\$0	0.00%	\$151,156	0.25%
57	Norfolk Southern Railway Co.	71,303,426	73,267,038	1,963,612	2.75%	0	0.00%	1,963,612	2.75%
58	CSX Transportation, Inc.	43,982	44,074	92	0.21%	0	0.00%	92	0.21%
59		-----	-----	-----		-----		-----	
60	Total Operating Railroads	\$133,007,610	\$135,122,470	\$2,114,860	1.59%	\$0	0.00%	\$2,114,860	1.59%
61		-----	-----	-----		-----		-----	
62	Total VDT Assessed Property	\$133,347,089	\$135,548,400	\$2,201,311	1.65%	\$0	0.00%	\$2,201,311	1.65%
63		-----	-----	-----		-----		-----	
64	Total Non-Locally Assessed Taxable Real Property	\$560,421,109	\$575,192,045	\$14,770,936	2.64%	\$0	0.00%	\$14,770,936	2.64%
65		-----	-----	-----		-----		-----	
66	Grand Total Taxable Real Property Assessments	\$35,834,244,652	\$37,146,860,126	\$1,312,615,474	3.66%	\$538,957,353	1.50%	\$773,658,121	2.16%
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City of Alexandria, Virginia
CY 2015 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2014 Equalized Assessments (December 31, 2014) to January 1, 2015

Real Property Classification & (Parcel Count)		2014 Equalized Assessments	2015 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 (25)	\$1,127,909,236	\$1,182,352,147	\$54,442,911	4.83%	\$0	0.00%	\$54,442,911	4.83%
71	State (23)	271,754,556	275,395,554	3,640,998	1.34%	0	0.00%	\$3,640,998	1.34%
72	Regional (4)	38,501,427	38,704,820	203,393	0.53%	0	0.00%	203,393	0.53%
73	Local (611)	2,245,911,057	2,314,513,622	68,602,565	3.05%	89,783,183	4.00%	-21,180,618	-0.94%
74	WMATA (53)	307,061,049	302,084,299	-4,976,750	-1.62%	0	0.00%	-4,976,750	-1.62%
75		-----	-----	-----		-----		-----	
76	Total Governmental (716)	\$3,991,137,325	\$4,113,050,442	\$121,913,117	3.05%	\$89,783,183	2.25%	\$32,129,934	0.81%
77									
78	Non-Governmental								
79	Religious (202)	\$487,769,761	\$500,466,466	\$12,696,705	2.60%	\$3,776,298	0.77%	\$8,920,407	1.83%
80	Charitable (72)	316,921,269	322,717,816	5,796,547	1.83%	2,500,000	0.79%	3,296,547	1.04%
81	Educational (140)	401,782,141	419,339,821	17,557,680	4.37%	16,900,000	4.21%	657,680	0.16%
82		-----	-----	-----		-----		-----	
83	Total Non-Governmental (414)	\$1,206,473,171	\$1,242,524,103	\$36,050,932	2.99%	\$23,176,298	1.92%	\$12,874,634	1.07%
84		-----	-----	-----		-----		-----	
85	Total Tax Exempt Real Property (1,130)	\$5,197,610,496	\$5,355,574,545	\$157,964,049	3.04%	\$112,959,481	2.17%	\$45,004,568	0.87%

Office of Real Estate Assessments, Jan 16, 2015