

City of Alexandria, Virginia
CY 2016 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
Comparison of January 1, 2015 to January 1, 2016
Includes Appreciation and Growth

Real Property Classification		Number of 2016 Parcels	2015 Assessments	2016 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	9,138	\$7,398,722,864	7,603,262,645	\$204,539,781	2.76
3	Semi-Detached	5,762	3,575,628,881	3,682,623,689	\$106,994,808	2.99
4	Row House	6,549	4,047,740,257	4,172,426,291	\$124,686,034	3.08
5		-----	-----	-----	-----	
6	Total Single Family	21,449	\$15,022,092,002	\$15,458,312,625	\$436,220,623	2.90
7						
8	Residential Condominium					
9	Garden	10,608	\$3,094,775,036	3,111,895,201	\$17,120,165	0.55
10	High-Rise	8,017	2,200,355,993	2,225,756,683	\$25,400,690	1.15
11	Cooperative	18	23,430,484	24,877,435	\$1,446,951	6.18
12	Townhouse	1,318	699,366,036	763,168,714	\$63,802,678	9.12
13		-----	-----	-----	-----	
14	Total Residential Condominium	19,961	\$6,017,927,549	\$6,125,698,033	\$107,770,484	1.79
15						
16	Other Residential Property					
17	Vacant Residential Land	647	\$155,976,045	129,178,849	(\$26,797,196)	(17.18)
18						
19	Total Other Residential Property	647	\$155,976,045	129,178,849	(\$26,797,196)	(17.18)
20		-----	-----	-----	-----	
21	Total Residential Real Property	42,057	\$21,195,995,596	\$21,713,189,507	\$517,193,911	2.44
22						
23	Commercial Real Property					
24						
25	Commercial Multi-Family Rental					
26	Garden	211	\$2,235,787,519	\$2,241,581,201	\$5,793,682	0.26
27	Mid-Rise	39	1,905,905,592	2,057,225,907	151,320,315	7.94
28	High-Rise	48	2,422,781,923	2,551,042,028	128,260,105	5.29
29		-----	-----	-----	-----	
30	Total Multi-Family Rental	298	\$6,564,475,034	\$6,849,849,136	\$285,374,102	4.35
31						
32	Commercial Office, Retail, and Service					
33	General Commercial	685	\$1,444,092,972	\$1,522,454,055	\$78,361,083	5.43
34	Office	528	4,445,406,399	4,510,228,198	64,821,799	1.46
35	Office or Retail Condominium	573	528,206,872	534,212,479	6,005,607	1.14
36	Shopping Center	25	560,434,508	608,819,432	48,384,924	8.63
37	Warehouse	144	686,995,675	747,443,614	60,447,939	8.80
38	Hotel/Motel and Extended Stay	31	711,551,946	733,060,600	21,508,654	3.02
39		-----	-----	-----	-----	
40	Total Commercial Office, Retail, and Service	1,986	\$8,376,688,372	\$8,656,218,378	\$279,530,006	3.34
41						
42	Other Commercial Property					
43	Vacant Commercial and Industrial Land	340	\$434,949,079	380,088,845	(\$54,860,234)	(12.61)
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45	Total Other Commercial Property	340	\$434,949,079	\$380,088,845	(\$54,860,234)	(12.61)
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47	Total Commercial Real Property	2,624	\$15,376,112,485	\$15,886,156,359	\$510,043,874	3.32
48		-----	-----	-----	-----	
49	Total Locally Assessed Taxable Real Property	44,681	\$36,572,108,081	\$37,599,345,866	\$1,027,237,785	2.81

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Real Property Classification	Number of 2016 Parcels	2015 Assessments	2016 Assessments	Amount of Change	% Change
Non-Locally Assessed Taxable Real Property					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$35,356,643	\$38,163,532	2,806,889	7.94
Light & Power Corporation		284,451,565	295,059,665	10,608,100	3.73
Telecommunication Company		67,435,998	69,264,102	1,828,104	2.71
Water Corporation		52,399,439	56,703,294	4,303,855	8.21
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Total SCC Assessed Property		\$439,643,645	\$459,190,593	\$19,546,948	4.45
Assessed by Virginia Department of Taxation (VDT)					
Interstate Pipeline Transmission		\$425,930	\$415,306	(10,624)	(2.49)
Operating Railroad				0	
Richmond, Fredericksburg & Potomac Railway Co.*		\$61,811,358	0	(61,811,358)	
Norfolk Southern Railway Co.		73,267,038	73,294,017	26,979	0.04
CSX Transportation, Inc.		44,074	63,072,948	\$63,028,874	
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Total Operating Railroads		\$135,122,470	\$136,366,965	\$1,244,495	0.92
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Total VDT Assessed Property		\$135,548,400	\$136,782,271	\$1,233,871	0.91
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Total Non-Locally Assessed Taxable Real Property		\$575,192,045	\$595,972,864	\$20,780,819	3.61
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GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS		\$37,147,300,126	\$38,195,318,730	\$1,048,018,604	2.82
Locally Assessed Tax Exempt Property					
Governmental					
Federal	22	\$1,182,352,147	\$1,197,294,312	\$14,942,165	1.26
WMATA	53	302,084,299	292,551,070	(9,533,229)	(3.16)
State of Virginia	18	275,395,554	244,721,768	(30,673,786)	(11.14)
Regional	4	38,704,820	39,319,532	614,712	1.59
Local					
Public Schools	22	\$526,659,372	\$526,091,525	(\$567,847)	(0.11)
City Park	215	539,167,697	552,930,192	13,762,495	2.55
City Buildings	104	480,941,190	491,438,864	10,497,674	2.18
City-Owned Vacant Land	24	5,581,067	8,813,143	3,232,076	57.91
City Parking	15	24,901,137	18,101,215	(6,799,922)	(27.31)
Sanitation Authority	4	245,611,028	272,588,206	26,977,178	10.98
Hospitals	2	206,040,290	206,040,290	0	0.00
ARHA	223	285,611,841	292,622,157	7,010,316	2.45
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Total Governmental	706	\$4,113,050,442	\$4,142,512,274	\$29,461,832	0.72
Non-Governmental					
Religious					
Cemeteries Private	23	\$94,327,211	\$95,301,272	\$974,061	1.03
Cemetery Public	1	2,128,555	2,128,555	0	0.00
Churches	153	382,437,550	382,602,268	164,718	0.04
Residences	23	21,572,920	21,657,258	84,338	0.39
Charitable	71	322,717,816	334,504,881	11,787,065	3.65
Private Schools	74	363,763,911	364,375,411	611,500	0.17
Faculty Housing	66	55,575,910	55,576,808	898	0.00
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Total Non-Governmental	411	\$1,242,523,873	\$1,256,146,453	\$13,622,580	1.10
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Total Tax Exempt Property	1,117	\$5,355,574,315	\$5,398,658,727	\$43,084,412	0.80
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GRAND TOTAL REAL PROPERTY ASSESSMENTS	45,798	\$42,502,874,441	\$43,593,977,457	\$1,091,103,016	2.57
(TAXABLE & NON-TAXABLE)					

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, 801 (parking spaces) and 802 Master Cards
The number of 2016 parcels (column 2) does not include LUC's 600's, 801, 802, 980 and 983.
* Assets of the RF&P Railway Co. have been absrbed by CSX Transporation , Inc.
Office of Real Estate Assessments, as of January 13, 2016
Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2016 and original 2015 Assessments