

**City of Alexandria, Virginia**  
**CY 2016 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2015 Equalized Assessments (December 31, 2015) to January 1, 2016**

Real Property Classification & (Parcel Count)		2015 Equalized Assessments	2016 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>Locally Assessed Taxable Real Property</b>									
<b>Residential Real Property</b>									
1	Residential Single Family								
2	Detached (9,138)	\$7,402,688,754	<b>\$7,603,262,645</b>	\$200,573,891	<b>2.71%</b>	\$23,676,460	0.32%	176,897,431	2.39%
3	Semi-Detached (5,762)	3,585,166,861	<b>3,682,623,689</b>	\$97,456,828	<b>2.72%</b>	13,198,121	0.37%	84,258,707	2.35%
4	Row House (6,549)	4,062,819,134	<b>4,172,426,291</b>	\$109,607,157	<b>2.70%</b>	31,491,060	0.78%	78,116,097	1.92%
5		-----	-----	-----		-----		-----	
6	<b>Total Single Family (21,449)</b>	\$15,050,674,749	\$15,458,312,625	\$407,637,876	<b>2.71%</b>	\$68,365,641	0.45%	\$339,272,235	<b>2.25%</b>
7									
8	Residential Condominium								
9	Garden (10,608)	\$3,094,402,417	<b>\$3,111,895,201</b>	\$17,492,784	<b>0.57%</b>	\$0	0.00%	17,492,784	0.57%
10	High-Rise (8,017)	2,201,573,630	<b>2,225,756,683</b>	\$24,183,053	<b>1.10%</b>	0	0.00%	24,183,053	1.10%
11	Residential Cooperative (18)	23,430,484	<b>24,877,435</b>	1,446,951	<b>6.18%</b>	0	0.00%	1,446,951	6.18%
12	Townhouse (1,318)	731,465,496	<b>763,168,714</b>	31,703,218	<b>4.33%</b>	17,722,523	2.42%	13,980,695	1.91%
13		-----	-----	-----		-----		-----	
14	<b>Total Residential Condominium (19,961)</b>	\$6,050,872,027	\$6,125,698,033	\$74,826,006	<b>1.24%</b>	\$17,722,523	0.29%	\$57,103,483	0.94%
15									
16	<b>Total Vacant Residential Land (647)</b>	\$130,897,685	<b>\$129,178,849</b>	-\$1,718,836	<b>-1.31%</b>	\$0	0.00%	-\$1,718,836	-1.31%
17		-----	-----	-----		-----		-----	
18	<b>Total Residential Real Property (42,057)</b>	<b>\$21,232,444,461</b>	<b>\$21,713,189,507</b>	<b>\$480,745,046</b>	<b>2.26%</b>	<b>\$86,088,164</b>	0.41%	<b>\$394,656,882</b>	<b>1.86%</b>

**City of Alexandria, Virginia**  
**CY 2016 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2015 Equalized Assessments (December 31, 2015) to January 1, 2016**

Real Property Classification & (Parcel Count)		2015 Equalized Assessments	2016 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>Locally Assessed Taxable Real Property</b>									
19	<b>Commercial Real Property</b>								
20									
21	Commercial Multi-Family Rental								
22	Garden (211)	\$2,145,348,825	<b>\$2,241,581,201</b>	\$96,232,376	<b>4.49%</b>	\$0	0.00%	96,232,376	4.49%
23	Mid-rise (39)	1,965,508,194	<b>2,057,225,907</b>	91,717,713	<b>4.67%</b>	57,621,094	2.93%	34,096,619	1.73%
24	High-rise (48)	2,363,161,559	<b>2,551,042,028</b>	187,880,469	<b>7.95%</b>	75,166,383	3.18%	112,714,086	4.77%
25		-----	-----	-----		-----		-----	
26	Total Multi-Family Rental (298)	\$6,474,018,578	<b>\$6,849,849,136</b>	\$375,830,558	<b>5.81%</b>	\$132,787,477	2.05%	\$243,043,081	<b>3.75%</b>
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (685)	\$1,489,138,443	<b>\$1,522,454,055</b>	\$33,315,612	<b>2.24%</b>	\$563,591	0.04%	32,752,021	2.20%
30	Office (528)	4,392,753,012	<b>4,510,228,198</b>	117,475,186	<b>2.67%</b>	68,760,433	1.57%	48,714,753	1.11%
31	Office or Retail Condominium (573)	527,175,127	<b>534,212,479</b>	7,037,352	<b>1.33%</b>	0	0.00%	7,037,352	1.33%
32	Shopping Center (25)	562,719,013	<b>608,819,432</b>	46,100,419	<b>8.19%</b>	0	0.00%	46,100,419	8.19%
33	Warehouse (144)	703,851,877	<b>747,443,614</b>	43,591,737	<b>6.19%</b>	0	0.00%	43,591,737	6.19%
34	Hotel/Motel and Extended Stay (31)	705,562,206	<b>733,060,600</b>	27,498,394	<b>3.90%</b>	14,003,320	1.98%	13,495,074	1.91%
35		-----	-----	-----		-----		-----	
36	Total Commercial Office, Retail and Service (1,986)	\$8,381,199,678	<b>\$8,656,218,378</b>	\$275,018,700	<b>3.28%</b>	\$83,327,344	0.99%	\$191,691,356	<b>2.29%</b>
37									
38	Total Vacant Commercial and Industrial Land (340)	370,976,974	<b>380,088,845</b>	9,111,871	<b>2.46%</b>	4,327,505	1.17%	4,784,366	<b>1.29%</b>
39		-----	-----	-----		-----		-----	
40	<b>Total Commercial Real Property (2,624)</b>	<b>\$15,226,195,230</b>	<b>\$15,886,156,359</b>	<b>\$659,961,129</b>	<b>4.33%</b>	<b>\$220,442,326</b>	<b>1.45%</b>	<b>\$439,518,803</b>	<b>2.89%</b>
41		-----	-----	-----		-----		-----	
42	<b>Total Locally Assessed Taxable Real Property (44,681)</b>	<b>\$36,458,639,691</b>	<b>\$37,599,345,866</b>	<b>\$1,140,706,175</b>	<b>3.13%</b>	<b>\$306,530,490</b>	<b>0.84%</b>	<b>\$834,175,685</b>	<b>2.29%</b>

**City of Alexandria, Virginia**  
**CY 2016 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2015 Equalized Assessments (December 31, 2015) to January 1, 2016**

Real Property Classification & (Parcel Count)		2014 Assessments	2015 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
43	<b>Non-Locally Assessed Taxable Real Property</b>								
44									
45	<b>Assessed by State Corporation Commission (SCC)</b>								
46	Gas & Pipeline Distribution Corporation	\$35,356,643	<b>38,163,532</b>	\$2,806,889	<b>7.94%</b>	\$0	0.00%	\$2,806,889	7.94%
47	Light & Power Corporation	284,451,565	<b>295,059,665</b>	\$10,608,100	<b>3.73%</b>	0	0.00%	10,608,100	3.73%
48	Telecommunication Company	67,435,998	<b>69,264,102</b>	\$1,828,104	<b>2.71%</b>	0	0.00%	1,828,104	2.71%
49	Water Corporation	52,399,439	<b>56,703,294</b>	\$4,303,855	<b>8.21%</b>	0	0.00%	4,303,855	8.21%
50		-----	-----	-----		-----		-----	
51	<b>Total SCC Assessed Property</b>	\$439,643,645	\$459,190,593	\$19,546,948	<b>4.45%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$19,546,948</b>	<b>4.45%</b>
52									
53	<b>Assessed by Virginia Department of Taxation (VDT)</b>								
54	Interstate Pipeline Transmission	\$425,930	<b>\$415,306</b>	-\$10,624	<b>-2.49%</b>	\$0	0.00%	-\$10,624	-2.49%
55	Operating Railroad								
56	Richmond, Fredericksburg & Potomac Railway Co.	\$61,811,358	<b>\$0</b>	-\$61,811,358	<b>-100.00%</b>	\$0	0.00%	-\$61,811,358	
57	Norfolk Southern Railway Co.	73,267,038	<b>73,294,017</b>	26,979	<b>0.04%</b>	0	0.00%	26,979	
58	CSX Transportation, Inc.	44,074	<b>63,072,948</b>	63,028,874		0	0.00%	63,028,874	
59		-----	-----	-----		-----		-----	
60	Total Operating Railroads	\$135,122,470	\$136,366,965	\$1,244,495	<b>0.92%</b>	\$0	0.00%	\$1,233,871	0.91%
61		-----	-----	-----		-----		-----	
62	<b>Total VDT Assessed Property</b>	<b>\$135,548,400</b>	<b>\$136,782,271</b>	<b>\$1,233,871</b>	<b>0.91%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$1,223,247</b>	<b>0.90%</b>
63		-----	-----	-----		-----		-----	
64	<b>Total Non-Locally Assessed Taxable Real Property</b>	<b>\$575,192,045</b>	<b>\$595,972,864</b>	<b>\$20,780,819</b>	<b>3.61%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$20,770,195</b>	<b>3.61%</b>
65		-----	-----	-----		-----		-----	
66	<b>Grand Total Taxable Real Property Assessments</b>	<b>\$37,033,831,736</b>	<b>\$38,195,318,730</b>	<b>\$1,161,486,994</b>	<b>3.14%</b>	<b>\$306,530,490</b>	<b>0.83%</b>	<b>\$854,945,880</b>	<b>2.31%</b>
		=====	=====	=====		=====		=====	

**City of Alexandria, Virginia**  
**CY 2016 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2015 Equalized Assessments (December 31, 2015) to January 1, 2016**

Real Property Classification & (Parcel Count)		2015 Equalized Assessments	2016 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
67	<b>Tax Exempt Real Property</b>								
68									
69	<b>Governmental</b>								
70	Federal (22)	\$1,182,249,159	<b>\$1,197,294,312</b>	\$15,045,153	<b>1.27%</b>	\$0	0.00%	\$15,045,153	1.27%
71	State (18)	245,876,789	<b>244,721,768</b>	-1,155,021	<b>-0.47%</b>	0	0.00%	-\$1,155,021	-0.47%
72	Regional (4)	38,704,820	<b>39,319,532</b>	614,712	<b>1.59%</b>	0	0.00%	614,712	1.59%
73	Local (609)	2,305,376,302	<b>2,368,625,592</b>	63,249,290	<b>2.74%</b>	0	0.00%	63,249,290	2.74%
74	WMATA (53)	302,084,299	<b>292,551,070</b>	-9,533,229	<b>-3.16%</b>	0	0.00%	-9,533,229	-3.16%
75		-----	-----	-----		-----		-----	
76	<b>Total Governmental (706)</b>	\$4,074,291,369	<b>\$4,142,512,274</b>	<b>\$68,220,905</b>	<b>1.67%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$68,220,905</b>	<b>1.67%</b>
77									
78	<b>Non-Governmental</b>								
79	Religious (200)	\$492,764,147	<b>\$501,689,353</b>	\$8,925,206	<b>1.81%</b>	\$0	0.00%	\$8,925,206	1.81%
80	Charitable (71)	322,582,816	<b>334,504,881</b>	11,922,065	<b>3.70%</b>	0	0.00%	11,922,065	3.70%
81	Educational (140)	419,339,821	<b>419,952,219</b>	612,398	<b>0.15%</b>	0	0.00%	612,398	0.15%
82		-----	-----	-----		-----		-----	
83	<b>Total Non-Governmental (414)</b>	<b>\$1,234,686,784</b>	<b>\$1,256,146,453</b>	<b>\$21,459,669</b>	<b>1.74%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$21,459,669</b>	<b>1.74%</b>
84		-----	-----	-----		-----		-----	
85	<b>Total Tax Exempt Real Property (1,130)</b>	<b>\$5,308,978,153</b>	<b>\$5,398,658,727</b>	<b>\$89,680,574</b>	<b>1.69%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$89,680,574</b>	<b>1.69%</b>

Office of Real Estate Assessments, January 14, 2016