

City of Alexandria, Virginia
CY 2017 REAL PROPERTY ASSESSMENT SUMMARY
Land Book
 Comparison of January 1, 2016 to January 1, 2017
 Includes Appreciation and Growth

Real Property Classification	Number of 2017 Parcels	2016 Assessments	2017 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	9,141	7,603,262,645	7,670,959,962	\$67,697,317	0.88
3 Semi-Detached	5,800	3,682,623,689	3,792,742,954	\$110,119,265	2.90
4 Row House	6,630	4,172,426,291	4,292,813,969	\$120,387,678	2.80
5					
6 Total Single Family	21,571	\$15,458,312,625	\$15,756,516,885	\$298,204,260	1.89
7					
8 Residential Condominium					
9 Garden	10,580	3,111,895,201	3,064,586,303	(\$47,308,898)	(1.52)
10 High-Rise	8,026	2,225,756,683	2,280,290,516	\$54,533,833	2.45
11 Cooperative	18	24,877,435	26,529,692	\$1,652,257	6.64
12 Townhouse	1,419	763,168,714	861,774,931	\$98,606,217	12.92
13					
14 Total Residential Condominium	20,043	\$6,125,698,033	\$6,233,181,442	\$107,483,409	1.75
15					
16 Other Residential Property					
17 Vacant Residential Land	645	\$129,178,849	103,299,085	(\$25,879,764)	(20.03)
18					
19 Total Other Residential Property	645	\$129,178,849	103,299,085	(\$25,879,764)	(20.03)
20					
21 Total Residential Real Property	42,259	\$21,713,189,507	\$22,092,997,412	\$379,807,905	1.75
22					
23 Commercial Real Property					
24					
25 Commercial Multi-Family Rental					
26 Garden	213	\$2,241,581,201	\$2,241,997,683	\$416,482	0.02
27 Mid-Rise	41	2,057,225,907	2,079,713,113	22,487,206	1.09
28 High-Rise	46	2,551,042,028	2,609,459,700	58,417,672	2.29
29					
30 Total Multi-Family Rental	300	\$6,849,849,136	\$6,931,170,496	\$81,321,360	1.19
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	697	\$1,522,454,055	\$1,678,874,337	\$156,420,282	10.27
34 Office	523	4,510,228,198	4,522,994,509	12,766,311	0.28
35 Office or Retail Condominium	573	534,212,479	535,091,422	878,943	0.16
36 Shopping Center	24	608,819,432	610,204,700	1,385,268	0.23
37 Warehouse	137	747,443,614	727,636,049	(19,807,565)	(2.65)
38 Hotel/Motel and Extended Stay	31	733,060,600	825,299,282	92,238,682	12.58
39					
40 Total Commercial Office, Retail, and Service	1,985	\$8,656,218,378	\$8,900,100,299	\$243,881,921	2.82
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	333	380,088,845	453,686,083	\$73,597,238	19.36
44					
45 Total Other Commercial Property	333	\$380,088,845	\$453,686,083	\$73,597,238	19.36
46					
47 Total Commercial Real Property	2,618	\$15,886,156,359	\$16,284,956,878	\$398,800,519	2.51
48					
49 Total Locally Assessed Taxable Real Property	44,877	\$37,599,345,866	\$38,377,954,290	\$778,608,424	2.07

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Non-Locally Assessed Taxable Real Property					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$38,163,532	\$40,331,773	2,168,241	5.68
Light & Power Corporation		295,059,665	301,806,912	6,747,247	2.29
Telecommunication Company		69,264,102	71,427,435	2,163,333	3.12
Water Corporation		56,703,294	58,986,714	2,283,420	4.03
Total SCC Assessed Property		\$459,190,593	\$472,552,834	\$13,362,241	2.91
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$415,306	\$506,198	90,892	21.89
Operating Railroad					
Norfolk Southern Railway Co.		73,294,017	73,404,247	110,230	0.15
CSX Transportation, Inc.		63,072,948	62,876,135	(\$196,813)	(0.31)
Total Operating Railroads		\$136,366,965	\$136,280,382	(\$86,583)	(0.06)
Total VDT Assessed Property		\$136,782,271	\$136,786,580	\$4,309	0.00
Total Non-Locally Assessed Taxable Real Property		\$595,972,864	\$609,339,414	\$13,366,550	2.24
GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS		\$38,195,318,730	\$38,987,293,704	\$791,974,974	2.07
Locally Assessed Tax Exempt Property					
Governmental					
Federal	21	\$1,197,294,312	\$1,058,307,601	(\$138,986,711)	(11.61)
WMATA	53	292,551,070	312,348,865	19,797,795	6.77
State of Virginia	18	244,721,768	243,635,514	(1,086,254)	(0.44)
Regional	4	39,319,532	39,252,535	(66,997)	(0.17)
Local					
Public Schools	22	\$526,091,525	\$519,470,787	(\$6,620,738)	(1.26)
City Park	216	552,930,192	200,924,599	(352,005,593)	(63.66)
City Buildings	103	491,438,864	474,882,653	(16,556,211)	(3.37)
City-Owned Vacant Land	24	8,813,143	5,741,407	(3,071,736)	(34.85)
City Parking	15	18,101,215	15,278,448	(2,822,767)	(15.59)
Sanitation Authority	4	272,588,206	276,486,373	3,898,167	1.43
Hospitals	2	206,040,290	206,040,290	0	0.00
ARHA	223	292,622,157	292,288,627	(333,530)	(0.11)
Total Governmental	705	\$4,142,512,274	\$3,644,657,699	(\$497,854,575)	(12.02)
Non-Governmental					
Religious					
Cemeteries Private	23	\$95,301,272	\$50,154,277	(\$45,146,995)	(47.37)
Cemetery Public	1	2,128,555	2,128,555	0	0.00
Churches	150	382,602,268	386,076,934	3,474,666	0.91
Residences	22	21,657,258	19,802,043	(1,855,215)	(8.57)
Charitable	71	334,504,881	351,355,677	16,850,796	5.04
Private Schools	78	364,375,411	386,786,057	22,410,646	6.15
Faculty Housing	66	55,576,808	55,529,688	(47,120)	(0.08)
Total Non-Governmental	411	\$1,256,146,453	\$1,251,833,231	(\$4,313,222)	(0.34)
Total Tax Exempt Property	1,116	\$5,398,658,727	\$4,896,490,930	(\$502,167,797)	(9.30)
GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE & NON-TAXABLE)	45,993	\$43,593,977,457	\$43,883,784,634	\$289,807,177	0.66

General Notes:

General Commercial LUC 400: includes the values for LUC 400, 401, 402, 445, 450, 451, 452, 460, 474, 475, 481, 492, 493, 495 and 496
Residential Condominium LUC 140 (high-rise): includes the value for LUC 140, 801 (parking spaces) and 802 Master Cards
The number of 2017 parcels (column 2) does not include LUC's 600's, 801, 802, 980 (common area) and 983.

Office of Real Estate Assessments, as of January 13, 2017

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2017 and original 2016 Assessments