

City of Alexandria, Virginia
CY 2017 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
 Comparison of 2016 Equalized Assessments (December 31, 2016) to January 1, 2017

Real Property Classification & (Parcel Count)	2016 Equalized Assessments	2017 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								
Residential Single Family								
Detached (9,141)	\$7,603,781,291	\$7,670,959,962	\$67,178,671	0.88%	\$13,653,103	0.18%	\$53,525,568	0.70%
Semi-Detached (5,800)	\$3,689,850,706	\$3,792,742,954	\$102,892,248	2.79%	\$28,426,617	0.77%	\$74,465,631	2.02%
Row House (6,630)	\$4,191,293,238	\$4,292,813,969	\$101,520,731	2.42%	\$34,887,703	0.83%	\$66,633,028	1.59%
Total Single Family (21,571)	\$15,484,925,235	\$15,756,516,885	\$271,591,650	1.75%	\$76,967,423	0.50%	\$194,624,227	1.26%
Residential Condominium								
Garden (10,580)	\$3,067,959,219	\$3,064,586,303	-\$3,372,916	-0.11%	\$2,279,530	0.07%	-\$5,652,446	-0.18%
High-Rise (8,026)	\$2,225,373,970	\$2,280,290,516	\$54,916,546	2.47%	\$41,500,000	1.86%	\$13,416,546	0.60%
Residential Cooperative (18)	\$24,877,435	\$26,529,692	\$1,652,257	6.64%	\$0	0.00%	\$1,652,257	6.64%
Townhouse (1,419)	\$820,899,023	\$861,774,931	\$40,875,908	4.98%	\$40,327,397	4.91%	\$548,511	0.07%
Total Residential Condominium (20,043)	\$6,139,109,647	\$6,233,181,442	\$94,071,795	1.53%	\$84,106,927	1.37%	\$9,964,868	0.16%
Total Vacant Residential Land (645)	\$102,633,185	\$103,299,085	\$665,900	0.65%	-\$4,756,987	-4.63%	\$5,422,887	5.28%
Total Residential Real Property (42,259)	\$21,726,668,067	\$22,092,997,412	\$366,329,345	1.69%	\$156,317,363	0.72%	\$210,011,982	0.97%

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
Commercial Real Property								
Commercial Multi-Family Rental								
Garden (213)	\$2,181,011,659	\$2,241,997,683	\$60,986,024	2.80%	\$0	0.00%	60,986,024	2.80%
Mid-rise (41)	\$2,025,945,807	\$2,079,713,113	\$53,767,306	2.65%	\$23,016,700	1.14%	\$30,750,606	1.52%
High-rise (46)	\$2,572,311,458	\$2,609,459,700	\$37,148,242	1.44%	\$54,942,800	2.14%	-\$17,794,558	-0.69%
Total Multi-Family Rental (300)	\$6,779,268,924	\$6,931,170,496	\$151,901,572	2.24%	\$77,959,500	1.15%	\$73,942,072	1.09%
Commercial Office, Retail, and Service								
General Commercial (697)	\$1,537,751,719	\$1,678,874,337	\$141,122,618	9.18%	\$10,732,298	0.70%	130,390,320	8.48%
Office (523)	\$4,388,793,336	\$4,522,994,509	\$134,201,173	3.06%	\$77,205,524	1.76%	\$56,995,649	1.30%
Office or Retail Condominium (573)	\$528,814,197	\$535,091,422	\$6,277,225	1.19%	\$639,622	0.12%	\$5,637,603	1.07%
Shopping Center (24)	\$585,502,353	\$610,204,700	\$24,702,347	4.22%	\$1,867,000	0.32%	\$22,835,347	3.90%
Warehouse (137)	\$687,890,671	\$727,636,049	\$39,745,378	5.78%	\$71,847	0.01%	\$39,673,531	5.77%
Hotel/Motel and Extended Stay (31)	\$709,344,900	\$825,299,282	\$115,954,382	16.35%	\$11,815,000	1.67%	\$104,139,382	14.68%
Total Commercial Office, Retail and Service (1,985)	\$8,438,097,176	\$8,900,100,299	\$462,003,123	5.48%	\$102,331,291	1.21%	\$359,671,832	4.26%
Total Vacant Commercial and Industrial Land (333)	\$332,209,136	\$453,686,083	\$121,476,947	36.57%	\$106,164,877	31.96%	\$15,312,070	4.61%
Total Commercial Real Property (2,618)	\$15,549,575,236	\$16,284,956,878	\$735,381,642	4.73%	\$286,455,668	1.84%	\$448,925,974	2.89%
Total Locally Assessed Taxable Real Property (44,877)	\$37,276,243,303	\$38,377,954,290	\$1,101,710,987	2.96%	\$442,773,031	1.19%	\$658,937,956	1.77%

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Real Property Classification & (Parcel Count)	2015 Assessments	2016 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	\$38,163,532	\$40,331,773	\$2,168,241	5.68%	\$0	0.00%	\$2,168,241	5.68%
47 Light & Power Corporation	\$295,059,665	\$301,806,912	\$6,747,247	2.29%	0	0.00%	6,747,247	2.29%
48 Telecommunication Company	\$69,264,102	\$71,427,435	\$2,163,333	3.12%	0	0.00%	2,163,333	3.12%
49 Water Corporation	\$56,703,294	\$58,986,714	\$2,283,420	4.03%	0	0.00%	2,283,420	4.03%
50								
51 Total SCC Assessed Property	\$459,190,593	\$472,552,834	\$13,362,241	2.91%	\$0	0.00%	\$13,362,241	2.91%
52								
53 Assessed by Virginia Department of Taxation (VDT)								
54 Interstate Pipeline Transmission	\$415,306	\$506,198	\$90,892	21.89%	\$0	0.00%	\$90,892	21.89%
55 Operating Railroad								
56 Norfolk Southern Railway Co.	73,294,017	73,404,247	110,230	0.15%	0	0.00%	110,230	
57 CSX Transportation, Inc.	63,072,948	62,876,135	-196,813		0	0.00%	-196,813	
58								
59 Total Operating Railroads	\$136,366,965	\$136,280,382	-\$86,583	-0.06%	\$0	0.00%	\$4,309	0.00%
60								
61 Total VDT Assessed Property	\$136,782,271	\$136,786,580	\$4,309	0.00%	\$0	0.00%	\$95,201	0.07%
62								
63 Total Non-Locally Assessed Taxable Real Property	\$595,972,864	\$609,339,414	\$13,366,550	2.24%	\$0	0.00%	\$13,457,442	2.26%
64								
66 Grand Total Taxable Real Property Assessments	\$37,872,216,167	\$38,987,293,704	\$1,115,077,537	2.94%	\$442,773,031	1.17%	\$672,395,398	1.78%

City of Alexandria, Virginia
CY 2017 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
 Comparison of 2016 Equalized Assessments (December 31, 2016) to January 1, 2017

Real Property Classification & (Parcel Count)	2016 Equalized Assessments	2017 Assessments	(\$ Amount of Change	% Change	New Growth (\$)	% New Growth	(\$ Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Tax Exempt Real Property								
Governmental								
Federal (22)	\$1,197,338,443	\$1,058,307,601	-\$139,030,842	-11.61%	\$0	0.00%	-\$139,030,842	-11.61%
State (18)	\$245,876,789	\$243,635,514	-\$2,241,275	-0.91%	\$0	0.00%	-\$2,241,275	-0.91%
Regional (4)	\$39,319,532	\$39,252,535	-\$66,997	-0.17%	\$0	0.00%	-\$66,997	-0.17%
Local (609)	\$2,363,824,592	\$1,991,113,184	-\$372,711,408	-15.77%	\$5,400,000	0.23%	-\$378,111,408	-16.00%
WMATA (53)	\$292,551,070	\$312,348,865	\$19,797,795	6.77%	\$0	0.00%	\$19,797,795	6.77%
Total Governmental (706)	\$4,138,910,426	\$3,644,657,699	-\$494,252,727	-11.94%	\$5,400,000	0.13%	-\$499,652,727	-12.07%
Non-Governmental								
Religious (200)	\$506,001,955	\$458,161,809	-\$47,840,146	-9.45%	\$6,800,000	1.34%	-\$54,640,146	-10.80%
Charitable (71)	334,504,881	351,355,677	16,850,796	5.04%	20,656,116	6.18%	-3,805,320	-1.14%
Educational (140)	419,952,219	442,315,745	22,363,526	5.33%	15,360,978	3.66%	7,002,548	1.67%
Total Non-Governmental (411)	\$1,260,459,055	\$1,251,833,231	-\$8,625,824	-0.68%	\$42,817,094	3.40%	-\$51,442,918	-4.08%
Total Tax Exempt Real Property (1,117)	\$5,399,369,481	\$4,896,490,930	-\$502,878,551	-9.31%	\$48,217,094	0.89%	-\$551,095,645	-10.21%

Office of Real Estate Assessments, January 19, 2017