

City of Alexandria, Virginia  
**CY 2018 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**  
Comparison of January 1, 2017 to January 1, 2018  
Includes Appreciation and Growth

Attachment I

Real Property Classification	Number of 2018 Parcels	2017 Assessments	2018 Assessments	Amount of Change	% Change
(1)	(2)	(3)	(4)	(5)	(6)
<b>Locally Assessed Taxable Real Property</b>					
<b>Residential Real Property</b>					
1 Residential Single Family					
2 Detached	9,144	7,670,959,962	7,899,772,022	\$228,812,060	2.98%
3 Semi-Detached	5,820	3,792,742,954	3,928,060,241	\$135,317,287	3.57%
4 Row House	6,684	4,292,813,969	4,464,118,240	\$171,304,271	3.99%
5					
6 Total Single Family	21,648	\$15,756,516,885	\$16,291,950,503	\$535,433,618	3.40%
7					
8 Residential Condominium					
9 Garden	10,584	3,064,586,303	3,140,897,688	\$76,311,385	2.49%
10 High-Rise	7,764	2,280,290,516	2,355,878,707	\$75,588,191	3.31%
11 Cooperative	18	26,529,692	27,621,907	\$1,092,215	4.12%
12 Townhouse	1,477	861,774,931	905,214,773	\$43,439,842	5.04%
13					
14 Total Residential Condominium	19,843	\$6,233,181,442	\$6,429,613,075	\$196,431,633	3.15%
15					
16 Other Residential Property					
17 Vacant Residential Land	641	\$103,299,085	\$122,472,027	\$19,172,942	18.56%
18					
19 Total Other Residential Property	641	\$103,299,085	\$122,472,027	\$19,172,942	18.56%
20					
21 <b>Total Residential Real Property</b>	<b>42,132</b>	<b>\$22,092,997,412</b>	<b>\$22,844,035,605</b>	<b>\$751,038,193</b>	<b>3.40%</b>
22					
23 <b>Commercial Real Property</b>					
24					
25 Commercial Multi-Family Rental					
26 Garden	212	\$2,241,997,683	\$2,355,927,162	\$113,929,479	5.08%
27 Mid-Rise	41	2,079,713,113	2,283,023,822	276,214,049	9.78%
28 High-Rise	47	2,609,459,700	2,824,464,206	215,004,506	8.24%
29					
30 Total Multi-Family Rental	300	\$6,931,170,496	\$7,463,415,190	\$605,148,034	7.68%
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	694	1,678,874,337	1,671,569,363	-\$7,304,974	-0.44%
34 Office	518	4,522,994,509	4,131,089,307	(391,905,202)	-8.66%
35 Office or Retail Condominium	576	535,091,422	534,600,296	(491,126)	-0.09%
36 Shopping Center	25	610,204,700	618,200,500	7,995,800	1.29%
37 Warehouse	138	727,636,049	817,444,846	89,808,797	10.99%
38 Hotel/Motel and Extended Stay	31	825,299,282	814,506,068	(10,793,214)	-1.31%
39					
40 Total Commercial Office, Retail, and Service	1,982	\$8,900,100,299	\$8,587,410,380	(\$312,689,919)	-3.51%
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	328	453,686,083	386,191,669	(\$67,494,414)	-14.88%
44					
45 Total Other Commercial Property	328	\$453,686,083	\$386,191,669	(\$67,494,414)	-14.88%
46					
47 <b>Total Commercial Real Property</b>	<b>2,610</b>	<b>\$16,284,956,878</b>	<b>\$16,437,017,239</b>	<b>\$224,963,701</b>	<b>0.93%</b>
48					
49 <b>Total Locally Assessed Taxable Real Property</b>	<b>44,742</b>	<b>\$38,377,954,290</b>	<b>\$39,281,052,844</b>	<b>\$976,001,894</b>	<b>2.35%</b>

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<b>Non-Locally Assessed Taxable Real Property - 2017</b>					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$40,331,773	\$42,114,071	\$1,782,298	4.23%
Light & Power Corporation		301,806,912	302,684,832	\$877,920	0.29%
Telecommunication Company		71,427,435	73,482,406	\$2,054,971	2.80%
Water Corporation		58,986,714	61,478,368	\$2,491,654	4.05%
<b>Total SCC Assessed Property</b>		<b>\$472,552,834</b>	<b>\$479,759,677</b>	<b>\$7,206,843</b>	<b>1.50%</b>
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$506,198	\$589,638	\$83,440	16.48%
Operating Railroad					
Norfolk Southern Railway Co.		73,404,247	73,414,433	10,186	0.01%
CSX Transportation, Inc.		62,876,135	63,170,372	294,237	0.47%
<b>Total Operating Railroads</b>		<b>\$136,280,382</b>	<b>\$136,584,805</b>	<b>\$304,423</b>	<b>0.22%</b>
<b>Total VDT Assessed Property</b>		<b>\$136,786,580</b>	<b>\$137,174,443</b>	<b>\$387,863</b>	<b>28.36%</b>
<b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$609,339,414</b>	<b>\$616,934,120</b>	<b>\$7,594,706</b>	<b>1.25%</b>
<b>GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS</b>		<b>\$38,987,293,704</b>	<b>\$39,897,986,964</b>	<b>\$983,596,600</b>	<b>2.34%</b>
<b>Locally Assessed Tax Exempt Property</b>					
Governmental					
Federal	23	\$1,058,307,601	\$1,302,220,696	\$243,913,095	18.73%
WMATA	53	312,348,865	314,800,678	\$2,451,813	0.78%
State of Virginia	18	243,635,514	240,825,286	(\$2,810,228)	-1.17%
Regional	4	39,252,535	39,287,653	\$35,118	0.09%
Local					
Public Schools	22	\$519,470,787	\$523,965,294	\$4,494,507	0.86%
City Park	216	200,924,599	203,139,234.00	2,214,635	1.09%
City Buildings	108	474,882,653	478,821,146.00	3,938,493	0.82%
City-Owned Vacant Land	229	5,741,407	5,782,776.00	41,369	0.72%
City Parking	15	15,278,448	15,278,448.00	0	0.00%
Sanitation Authority	4	276,486,373	276,486,373.00	0	0.00%
Hospitals	2	206,040,290	206,040,290.00	0	0.00%
ARHA	223	292,288,627	293,350,430.00	1,061,803	0.36%
<b>Total Governmental</b>	<b>917</b>	<b>\$3,644,657,699</b>	<b>\$3,899,998,304</b>	<b>\$255,340,605</b>	<b>7.01%</b>
Non-Governmental					
Religious					
Cemeteries Private	23	\$50,154,277	\$49,930,479	(\$223,798)	-0.45%
Cemetery Public	1	2,128,555	2,128,555	\$0	0.00%
Churches	151	386,076,934	386,888,549	\$811,615	0.21%
Residences	22	19,802,043	19,946,358	\$144,315	0.72%
Charitable	70	351,355,677	364,789,102	\$13,433,425	3.68%
Private Schools	78	386,786,057	383,721,100	(\$3,064,957)	-0.80%
Faculty Housing	66	55,529,688	55,483,422	(\$46,266)	-0.08%
<b>Total Non-Governmental</b>	<b>411</b>	<b>\$1,251,833,231</b>	<b>\$1,262,887,565</b>	<b>\$11,054,334</b>	<b>0.88</b>
<b>Total Tax Exempt Property</b>	<b>1,328</b>	<b>\$4,896,490,930</b>	<b>\$5,162,885,869</b>	<b>\$266,394,939</b>	<b>5.44</b>
<b>GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE &amp; NON-TAXABLE)</b>	<b>46,070</b>	<b>\$43,883,784,634</b>	<b>\$45,060,872,833</b>	<b>\$1,177,088,199</b>	<b>2.68</b>

**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 22, 2018

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2018 and original 2017 Assessments