

City of Alexandria, Virginia

CY 2019 REAL PROPERTY ASSESSMENT SUMMARY

Land Book

Comparison of January 1, 2018 to January 1, 2019

Includes Appreciation and Growth

Attachment 1

Real Property Classification		Number of 2019 Parcels	2018 Assessments 1/1/2018	2019 Assessments 1/1/2019	Amount of Change YOY 2018 - 2019	YOY Percent Change
(1)		(2)	(3)	(4)	(5)	(6)
Locally Assessed Taxable Real Property						
Residential Real Property						
1	Residential Single Family					
2	Detached	9,135	\$7,899,772,022	\$8,038,909,827	\$139,137,805	1.76%
3	Semi-Detached	5,843	\$3,928,060,241	\$4,011,810,150	\$83,749,909	2.13%
4	Row House	6,705	\$4,464,118,240	\$4,528,016,680	\$63,898,440	1.43%
5		-----	-----	-----	-----	
6	Total Single Family	21,683	\$16,291,950,503	\$16,578,736,657	\$286,786,154	1.76%
7						
8	Residential Condominium					
9	Garden	10,582	\$3,140,897,688	\$3,210,875,966	\$69,978,278	2.23%
10	High-Rise	8,043	\$2,355,878,707	\$2,454,109,978	\$98,231,271	4.17%
11	Cooperative	18	\$27,621,907	\$32,102,887	\$4,480,980	16.22%
12	Townhouse	1,485	\$905,214,773	\$929,379,357	\$24,164,584	2.67%
13		-----	-----	-----	-----	
14	Total Residential Condominium	20,128	\$6,429,613,075	\$6,626,468,188	\$196,855,113	3.06%
15						
16	Other Residential Property					
17	Vacant Residential Land	630	\$122,472,027	\$105,628,514	(\$16,843,513)	(13.75%)
18		-----	-----	-----	-----	
19	Total Other Residential Property	630	\$122,472,027	\$105,628,514	(\$16,843,513)	(13.75%)
20		-----	-----	-----	-----	
21	Total Residential Real Property	42,441	\$22,844,035,605	\$23,310,833,359	\$466,797,754	2.04%
22						
23	Commercial Real Property					
24						
25	Commercial Multi-Family Rental					
26	Garden	213	\$2,355,927,162	\$2,399,148,530	\$43,221,368	1.83%
27	Mid-Rise	41	\$2,283,023,822	\$2,376,803,689	\$93,779,867	4.11%
28	High-Rise	49	\$2,824,464,206	\$2,992,737,956	\$168,273,750	5.96%
29		-----	-----	-----	-----	
30	Total Multi-Family Rental	303	\$7,463,415,190	\$7,768,690,175	\$305,274,985	4.09%
31						
32	Commercial Office, Retail, and Service					
33	General Commercial	696	\$1,671,569,363	\$1,754,364,297	\$82,794,934	4.95%
34	Office	520	\$4,131,089,307	\$4,164,621,255	\$33,531,948	0.81%
35	Office or Retail Condominium	571	\$534,600,296	\$568,835,659	\$34,235,363	6.40%
36	Shopping Center	25	\$618,200,500	\$676,656,260	\$58,455,760	9.46%
37	Warehouse	137	\$817,444,846	\$850,247,244	\$32,802,398	4.01%
38	Hotel/Motel and Extended Stay	33	\$814,506,068	\$881,428,064	\$66,921,996	8.22%
39		-----	-----	-----	-----	
40	Total Commercial Office, Retail, and Service	1,982	\$8,587,410,380	\$8,896,152,779	\$308,742,399	3.60%
41						
42	Other Commercial Property					
43	Vacant Commercial and Industrial Land	317	\$386,191,669	\$360,442,370	(\$25,749,299)	(6.67%)
44		-----	-----	-----	-----	
45	Total Other Commercial Property	317	\$386,191,669	\$360,442,370	(\$25,749,299)	(6.67%)
46		-----	-----	-----	-----	
47	Total Commercial Real Property	2,602	\$16,437,017,239	\$17,025,285,324	\$588,268,085	3.58%
48		-----	-----	-----	-----	
49	Total Locally Assessed Taxable Real Property	45,043	\$39,281,052,844	\$40,336,118,683	\$1,055,065,839	2.69%

City of Alexandria, Virginia

CY 2019 REAL PROPERTY ASSESSMENT SUMMARY

Land Book

Comparison of January 1, 2018 to January 1, 2019

Includes Appreciation and Growth

Attachment 1

Real Property Classification	Number of 2019 Parcels	2018 Assessments 1/1/2018	2019 Assessments 1/1/2019	Amount of Change YOY 2018 - 2019	YOY Percent Change
Non-Locally Assessed Taxable Real Property - 2018					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$42,114,071	\$47,338,393	\$5,224,322	12.41%
Light & Power Corporation		\$302,684,832	\$313,097,307	\$10,412,475	3.44%
Telecommunication Company		\$73,482,406	\$75,216,691	\$1,734,285	2.36%
Water Corporation		\$61,478,368	\$66,014,572	\$4,536,204	7.38%
Total SCC Assessed Property		\$479,759,677	\$501,666,963	\$21,907,286	4.57%
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$589,638	\$622,063	\$32,425	5.50%
Operating Railroad					
Norfolk Southern Railway Co.		\$73,414,433	\$74,697,533	\$1,283,100	1.75%
CSX Transportation, Inc.		\$63,170,372	\$64,136,972	\$966,600	1.53%
Total Operating Railroads		\$136,584,805	\$138,834,505	\$2,249,700	1.65%
Total VDT Assessed Property		\$137,174,443	\$139,456,568	\$2,282,125	1.66%
Total Non-Locally Assessed Taxable Real Property		\$616,934,120	\$641,123,531	\$24,189,411	3.92%
GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS		\$39,897,986,964	\$40,977,242,214	\$1,079,255,250	2.71%
Locally Assessed Tax Exempt Property					
Governmental					
Federal	24	\$1,302,220,696	\$1,305,790,261	\$3,569,565	0.27%
WMATA	53	\$314,800,678	\$315,335,678	\$535,000	0.17%
State of Virginia	18	\$240,825,286	\$241,172,050	\$346,764	0.14%
Regional	4	\$39,287,653	\$39,392,279	\$104,626	0.27%
Local					
Public Schools	24	\$523,965,294	\$523,965,294	\$0	0.00%
City Park	219	203,139,234	\$207,536,048	\$4,396,814	2.16%
City Buildings	105	478,821,146	\$480,375,587	\$1,554,441	0.32%
City-Owned Vacant Land	27	5,782,776	\$5,783,776	\$1,000	0.02%
City Parking	15	15,278,448	\$15,278,448	\$0	0.00%
Sanitation Authority	4	276,486,373	\$276,486,373	\$0	0.00%
Hospitals	2	206,040,290	\$206,040,290	\$0	0.00%
ARHA	223	293,350,430	\$291,156,783	(\$2,193,647)	(0.75%)
Total Governmental	718	\$3,899,998,304	\$3,908,312,867	\$8,314,563	0.21%
Non-Governmental					
Religious					
Cemeteries Private	23	\$49,930,479	\$49,930,479	\$0	0.00%
Cemetery Public	1	\$2,128,555	\$2,128,555	\$0	0.00%
Churches	153	\$386,888,549	\$390,387,475	\$3,498,926	0.90%
Residences	22	\$19,946,358	\$19,674,898	(\$271,460)	(1.36%)
Charitable	67	\$364,789,102	\$348,426,826	(\$16,362,276)	(4.49%)
Private Schools	78	\$383,721,100	\$383,721,100	\$0	0.00%
Faculty Housing	66	\$55,483,422	\$55,500,166	\$16,744	0.03%
Total Non-Governmental	410	\$1,262,887,565	\$1,249,769,499	(\$13,118,066)	(1.04%)
Total Tax Exempt Property	1,128	\$5,162,885,869	\$5,158,082,366	(\$4,803,503)	(0.09%)
GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE & NON-TAXABLE)	46,171	\$45,060,872,833	\$46,135,324,580	\$1,074,451,747	2.38%

General Notes:
General Commercial LUC 400: includes the values for LUC 400, 401, 402, 445, 449, 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 2019 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 17, 2019
Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2019 and original 2018 Assessments