

**City of Alexandria, Virginia - Attachment 2**  
**CY 2019 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2018 Equalized Assessments (December 31, 2018) to January 1, 2019**

Real Property Classification & (Parcel Count)		2018 Equalized Assessments	2019 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 (9,135)	\$7,907,735,205	<b>\$8,038,909,827</b>	\$131,174,622	<b>1.66%</b>	\$20,986,214	0.27%	\$110,188,408	1.39%
3	Semi-Detached (5,843)	\$3,930,388,857	<b>\$4,011,810,150</b>	\$81,421,293	<b>2.07%</b>	\$11,827,653	0.30%	\$69,593,640	1.77%
4	Row House (6,705)	\$4,473,007,865	<b>\$4,528,016,680</b>	\$55,008,815	<b>1.23%</b>	\$12,462,019	0.28%	\$42,546,796	0.95%
5		-----	-----	-----		-----		-----	
6	<b>Total Single Family (21,683)</b>	\$16,311,131,927	<b>\$16,578,736,657</b>	\$267,604,730	<b>1.64%</b>	\$45,275,886	0.28%	\$222,328,844	<b>1.36%</b>
7									
8	Residential Condominium								
9	Garden (10,582)	\$3,140,042,463	<b>\$3,210,875,966</b>	\$70,833,503	<b>2.26%</b>	\$0	0.00%	\$70,833,503	2.26%
10	High-Rise (8,043)	\$2,330,960,033	<b>\$2,454,109,978</b>	\$123,149,945	<b>5.28%</b>	\$0	0.00%	\$123,149,945	5.28%
11	Residential Cooperative (18)	\$27,621,907	<b>\$32,102,887</b>	\$4,480,980	<b>16.22%</b>	\$0	0.00%	\$4,480,980	16.22%
12	Townhouse (1,485)	\$913,932,901	<b>\$929,379,357</b>	\$15,446,456	<b>1.69%</b>	\$2,255,889	0.25%	\$13,190,567	1.44%
13		-----	-----	-----		-----		-----	
14	<b>Total Residential Condominium (20,128)</b>	\$6,412,557,304	<b>\$6,626,468,188</b>	\$213,910,884	<b>3.34%</b>	\$2,255,889	0.04%	\$211,654,995	<b>3.30%</b>
15									
16	<b>Total Vacant Residential Land (630)</b>	\$137,341,596	<b>\$105,628,514</b>	(\$31,713,082)	<b>(23.09%)</b>	\$30,306,317	22.07%	(\$62,019,399)	<b>(45.16%)</b>
17		-----	-----	-----		-----		-----	
18	<b>Total Residential Real Property (42,441)</b>	<b>\$22,861,030,827</b>	<b>\$23,310,833,359</b>	<b>\$449,802,532</b>	<b>1.97%</b>	<b>\$77,838,092</b>	0.34%	<b>\$371,964,440</b>	<b>1.63%</b>

**City of Alexandria, Virginia**  
**CY 2019 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2018 Equalized Assessments (December 31, 2018) to January 1, 2019**

Real Property Classification & (Parcel Count)		2018 Equalized Assessments	2019 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 (213)	\$2,344,538,798	<b>\$2,399,148,530</b>	\$54,609,732	<b>2.33%</b>	\$41,935,000	1.79%	\$12,674,732	0.54%
23	Mid-rise (41)	\$2,218,946,187	<b>\$2,376,803,689</b>	\$157,857,502	<b>7.11%</b>	\$17,262,636	0.78%	\$140,594,866	6.34%
24	High-rise (49)	\$2,830,342,246	<b>\$2,992,737,956</b>	\$162,395,710	<b>5.74%</b>	\$55,458,505	1.96%	\$106,937,205	3.78%
25		-----	-----	-----		-----		-----	
26	Total Multi-Family Rental (303)	\$7,393,827,231	<b>\$7,768,690,175</b>	\$374,862,944	<b>5.07%</b>	\$114,656,141	1.55%	\$260,206,803	<b>3.52%</b>
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (696)	\$1,663,779,510	<b>\$1,754,364,297</b>	\$90,584,787	<b>5.44%</b>	\$69,994,983	4.21%	\$20,589,804	1.24%
30	Office (520)	\$4,044,443,690	<b>\$4,164,621,255</b>	\$120,177,565	<b>2.97%</b>	\$37,930,854	0.94%	\$82,246,711	2.03%
31	Office or Retail Condominium (571)	\$560,507,375	<b>\$568,835,659</b>	\$8,328,284	<b>1.49%</b>	\$0	0.00%	\$8,328,284	1.49%
32	Shopping Center (25)	\$600,810,500	<b>\$676,656,260</b>	\$75,845,760	<b>12.62%</b>	\$40,536,588	6.75%	\$35,309,172	5.88%
33	Warehouse (137)	\$806,670,415	<b>\$850,247,244</b>	\$43,576,829	<b>5.40%</b>	\$300,000	0.04%	\$43,276,829	5.36%
34	Hotel/Motel and Extended Stay (33)	\$745,137,820	<b>\$881,428,064</b>	\$136,290,244	<b>18.29%</b>	\$0	0.00%	\$136,290,244	18.29%
35		-----	-----	-----		-----		-----	
36	Total Commercial Office, Retail and Service (1,982)	\$8,421,349,310	<b>\$8,896,152,779</b>	\$474,803,469	<b>5.64%</b>	\$148,762,425	1.77%	\$326,041,044	<b>3.87%</b>
37									
38	Total Vacant Commercial and Industrial Land (317)	\$379,631,221	<b>\$360,442,370</b>	(\$19,188,851)	<b>(5.05%)</b>	\$3,063,175	0.81%	(\$22,252,026)	<b>(5.86%)</b>
39		-----	-----	-----		-----		-----	
40	<b>Total Commercial Real Property (2,602)</b>	<b>\$16,194,807,762</b>	<b>\$17,025,285,324</b>	<b>\$830,477,562</b>	<b>5.13%</b>	<b>\$266,481,741</b>	<b>1.65%</b>	<b>\$563,995,821</b>	<b>3.48%</b>
41		-----	-----	-----		-----		-----	
42	<b>Total Locally Assessed Taxable Real Property (45,043)</b>	<b>\$39,055,838,589</b>	<b>\$40,336,118,683</b>	<b>\$1,280,280,094</b>	<b>3.28%</b>	<b>\$344,319,833</b>	<b>0.88%</b>	<b>\$935,960,261</b>	<b>2.40%</b>

**City of Alexandria, Virginia**  
**CY 2019 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2018 Equalized Assessments (December 31, 2018) to January 1, 2019**

Real Property Classification & (Parcel Count)		2018 Equalized Assessments	2019 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	\$42,114,071	<b>\$47,338,393</b>	\$5,224,322	<b>12.41%</b>	\$0	0.00%	\$5,224,322	12.41%
47	Light & Power Corporation	\$302,684,832	<b>\$313,097,307</b>	\$10,412,475	<b>3.44%</b>	0	0.00%	\$10,412,475	3.44%
48	Telecommunication Company	\$73,482,406	<b>\$75,216,691</b>	\$1,734,285	<b>2.36%</b>	0	0.00%	\$1,734,285	2.36%
49	Water Corporation	\$61,478,368	<b>\$66,014,572</b>	\$4,536,204	<b>7.38%</b>	0	0.00%	\$4,536,204	7.38%
50		-----	-----	-----		-----		-----	
51	<b>Total SCC Assessed Property</b>	\$479,759,677	<b>\$501,666,963</b>	\$21,907,286	<b>4.57%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$21,907,286</b>	<b>4.57%</b>
52									
53	<b>Assessed by Virginia Department of Taxation (VDT)</b>								
54	Interstate Pipeline Transmission	\$589,638	<b>\$622,063</b>	\$32,425	<b>5.50%</b>	\$0	0.00%	\$32,425	5.50%
55	Operating Railroad								
56	Norfolk Southern Railway Co.	73,414,433	<b>74,697,533</b>	1,283,100	<b>1.75%</b>	0	0.00%	\$1,283,100	1.75%
57	CSX Transportation, Inc.	63,170,372	<b>64,136,972</b>	966,600	<b>1.53%</b>	0	0.00%	\$966,600	1.53%
58		-----	-----	-----		-----		-----	
59	Total Operating Railroads	\$136,584,805	<b>\$138,834,505</b>	\$2,249,700	<b>1.65%</b>	\$0	0.00%	\$2,249,700	1.65%
60		-----	-----	-----		-----		-----	
61	<b>Total VDT Assessed Property</b>	<b>\$137,174,443</b>	<b>\$139,456,568</b>	<b>\$2,282,125</b>	<b>1.66%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$2,282,125</b>	<b>1.66%</b>
62		-----	-----	-----		-----		-----	
63	<b>Total Non-Locally Assessed Taxable Real Property</b>	<b>\$616,934,120</b>	<b>\$641,123,531</b>	<b>\$24,189,411</b>	<b>3.92%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$24,189,411</b>	<b>3.92%</b>
64		-----	-----	-----		-----		-----	
66	<b>Grand Total Taxable Real Property Assessments</b>	<b>\$39,672,772,709</b>	<b>\$40,977,242,214</b>	<b>\$1,304,469,505</b>	<b>3.29%</b>	<b>\$344,319,833</b>	<b>0.87%</b>	<b>\$960,149,672</b>	<b>2.42%</b>
		=====	=====	=====		=====		=====	

**City of Alexandria, Virginia**  
**CY 2019 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2018 Equalized Assessments (December 31, 2018) to January 1, 2019**

Real Property Classification & (Parcel Count)		2018 Equalized Assessments	2019 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 (24)	\$1,301,976,092	<b>\$1,305,790,261</b>	\$3,814,169	<b>0.29%</b>	\$0	0.00%	\$3,814,169	0.29%
71	State (18)	\$241,172,050	<b>\$241,172,050</b>	\$0	<b>0.00%</b>	\$0	0.00%	\$0	0.00%
72	Regional (4)	\$39,287,653	<b>\$39,392,279</b>	\$104,626	<b>0.27%</b>	\$0	0.00%	\$104,626	0.27%
73	Local (619)	\$2,003,940,486	<b>\$2,006,622,599</b>	\$2,682,113	<b>0.13%</b>	\$0	0.00%	\$2,682,113	0.13%
74	WMATA (53)	\$314,800,678	<b>\$315,335,678</b>	\$535,000	<b>0.17%</b>	\$0	0.00%	\$535,000	0.17%
75		-----	-----	-----		-----		-----	
76	<b>Total Governmental (718)</b>	\$3,901,176,959	<b>\$3,908,312,867</b>	<b>\$7,135,908</b>	<b>0.18%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$7,135,908</b>	<b>0.18%</b>
77									
78	<b>Non-Governmental</b>								
79	Religious (199)	\$461,745,141	<b>\$462,121,407</b>	\$376,266	<b>0.08%</b>	\$4,744,887	1.03%	-\$4,368,621	-0.95%
80	Charitable (67)	\$347,995,495	<b>348,426,826</b>	431,331	<b>0.12%</b>	0	0.00%	\$431,331	0.12%
81	Educational (144)	\$439,204,522	<b>439,221,266</b>	16,744	<b>0.00%</b>	0	0.00%	\$16,744	0.00%
82		-----	-----	-----		-----		-----	
83	<b>Total Non-Governmental (410)</b>	<b>\$1,248,945,158</b>	<b>\$1,249,769,499</b>	<b>\$824,341</b>	<b>0.07%</b>	<b>\$4,744,887</b>	<b>0.38%</b>	<b>-\$3,920,546</b>	<b>-0.31%</b>
84		-----	-----	-----		-----		-----	
85	<b>Total Tax Exempt Real Property (1,128)</b>	<b>\$5,150,122,117</b>	<b>\$5,158,082,366</b>	<b>\$7,960,249</b>	<b>0.15%</b>	<b>\$4,744,887</b>	<b>0.09%</b>	<b>\$3,215,362</b>	<b>0.06%</b>
86	<b>Total All Real Property (46,171)</b>	<b>\$44,822,894,826</b>	<b>\$46,135,324,580</b>						

Office of Real Estate Assessments, January 17, 2019