

**City of Alexandria, Virginia**  
**CY 2020 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**  
**Comparison of January 1, 2019 to January 1, 2020**  
**Includes Appreciation and Growth**

Attachment 1

Real Property Classification	Number of 2020 Parcels	2019 Assessments 1/1/2019	2020 Assessments 1/1/2020	Amount of Change YOY 2019 - 2020	YOY Percent 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	9,143	\$8,038,909,827	\$8,386,646,569	\$347,736,742	4.33%
3 Semi-Detached	5,861	\$4,011,810,150	\$4,227,277,715	\$215,467,565	5.37%
4 Row House	6,709	\$4,528,016,680	\$4,757,011,734	\$228,995,054	5.06%
5					
6 Total Single Family	<b>21,713</b>	<b>\$16,578,736,657</b>	<b>\$17,370,936,018</b>	<b>\$792,199,361</b>	<b>4.78%</b>
7					
8 Residential Condominium					
9 Garden	10,638	\$3,210,875,966	\$3,488,848,145	\$277,972,179	8.66%
10 High-Rise	7,993	\$2,454,109,978	\$2,553,537,391	\$99,427,413	4.05%
11 Cooperative	18	\$32,102,887	\$27,544,648	(\$4,558,239)	-14.20%
12 Townhouse	1,488	\$929,379,357	\$942,448,289	\$13,068,932	1.41%
13					
14 Total Residential Condominium	<b>20,137</b>	<b>\$6,626,468,188</b>	<b>\$7,012,378,473</b>	<b>\$385,910,285</b>	<b>5.82%</b>
15					
16 Other Residential Property					
17 Vacant Residential Land	626	\$105,628,514	\$167,295,926	\$61,667,412	58.38%
18					
19 Total Other Residential Property	<b>626</b>	<b>\$105,628,514</b>	<b>\$167,295,926</b>	<b>\$61,667,412</b>	<b>58.38%</b>
20					
21 <b>Total Residential Real Property</b>	<b>42,476</b>	<b>\$23,310,833,359</b>	<b>\$24,550,610,417</b>	<b>\$1,239,777,058</b>	<b>5.32%</b>
22					
23 <b>Commercial Real Property</b>					
24					
25 Commercial Multi-Family Rental					
26 Garden	212	\$2,399,148,530	\$2,453,572,579	\$54,424,049	2.27%
27 Mid-Rise	42	\$2,376,803,689	\$2,500,517,714	\$123,714,025	5.21%
28 High-Rise	53	\$2,992,737,956	\$3,201,580,462	\$208,842,506	6.98%
29					
30 Total Multi-Family Rental	<b>307</b>	<b>\$7,768,690,175</b>	<b>\$8,155,670,755</b>	<b>\$386,980,580</b>	<b>4.98%</b>
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	691	\$1,754,364,297	\$1,944,676,510	\$190,312,213	10.85%
34 Office	515	\$4,164,621,255	\$4,156,234,209	(\$8,387,046)	-0.20%
35 Office or Retail Condominium	571	\$568,835,659	\$574,100,000	\$5,264,341	0.93%
36 Shopping Center	25	\$676,656,260	\$697,228,030	\$20,571,770	3.04%
37 Warehouse	135	\$850,247,244	\$863,997,022	\$13,749,778	1.62%
38 Hotel/Motel and Extended Stay	31	\$881,428,064	\$751,784,256	(\$129,643,808)	-14.71%
39					
40 Total Commercial Office, Retail, and Service	<b>1,968</b>	<b>\$8,896,152,779</b>	<b>\$8,988,020,027</b>	<b>\$91,867,248</b>	<b>1.03%</b>
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	310	\$360,442,370	\$357,453,722	(\$2,988,648)	-0.83%
44					
45 Total Other Commercial Property	<b>310</b>	<b>\$360,442,370</b>	<b>\$357,453,722</b>	<b>(\$2,988,648)</b>	<b>(0.83%)</b>
46					
47 <b>Total Commercial Real Property</b>	<b>2,585</b>	<b>\$17,025,285,324</b>	<b>\$17,501,144,504</b>	<b>\$475,859,180</b>	<b>2.80%</b>
48					
49 <b>Total Locally Assessed Taxable Real Property</b>	<b>45,061</b>	<b>\$40,336,118,683</b>	<b>\$42,051,754,921</b>	<b>\$1,715,636,238</b>	<b>4.25%</b>

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<b>Non-Locally Assessed Taxable Real Property - 2019</b>					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$47,338,393	\$50,625,392	\$3,286,999	6.94%
Light & Power Corporation		\$313,097,307	\$293,003,088	(\$20,094,219)	-6.42%
Telecommunication Company		\$75,216,691	\$76,503,694	\$1,287,003	1.71%
Water Corporation		\$66,014,572	\$67,542,553	\$1,527,981	2.31%
Total SCC Assessed Property		<b>\$501,666,963</b>	<b>\$487,674,727</b>	<b>(\$13,992,236)</b>	<b>-2.79%</b>
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$622,063	\$660,943	\$38,880	6.25%
Operating Railroad					
Norfolk Southern Railway Co.		\$74,697,533	\$74,779,408	\$81,875	0.11%
CSX Transportation, Inc.		\$64,136,972	\$64,366,863	\$229,891	0.36%
Total Operating Railroads		<b>\$138,834,505</b>	<b>\$139,146,271</b>	<b>\$311,766</b>	<b>0.22%</b>
Total VDT Assessed Property		<b>\$139,456,568</b>	<b>\$139,807,214</b>	<b>\$350,646</b>	<b>0.25%</b>
<b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$641,123,531</b>	<b>\$627,481,941</b>	<b>(\$13,641,590)</b>	<b>-2.13%</b>
<b>GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS</b>		<b>\$40,977,242,214</b>	<b>\$42,679,236,862</b>	<b>\$1,701,994,648</b>	<b>4.15%</b>
<b>Locally Assessed Tax Exempt Property</b>					
Governmental					
Federal	24	\$1,305,790,261	\$1,305,959,376	\$169,115	0.01%
WMATA	52	\$315,335,678	\$296,739,467	(\$18,596,211)	-5.90%
State of Virginia	17	\$241,172,050	\$240,825,342	(\$346,708)	-0.14%
Regional	4	\$39,392,279	\$39,490,990	\$98,711	0.25%
Local					
Public Schools	24	\$523,965,294	\$570,061,481	\$46,096,187	8.80%
City Park	218	\$207,536,048	\$207,813,141	\$277,093	0.13%
City Buildings	105	\$480,375,587	\$480,227,244	(\$148,343)	-0.03%
City-Owned Vacant Land	26	\$5,783,776	\$5,826,128	\$42,352	0.73%
City Parking	15	\$15,278,448	\$14,365,466	(\$912,982)	-5.98%
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	\$291,156,783	\$297,199,220	\$6,042,437	2.08%
Total Governmental	<b>714</b>	<b>\$3,908,312,867</b>	<b>\$3,941,034,518</b>	<b>\$32,721,651</b>	<b>0.84%</b>
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	156	\$390,387,475	\$391,829,525	\$1,442,050	0.37%
Residences	22	\$19,674,898	\$20,130,808	\$455,910	2.32%
Charitable	65	\$348,426,826	\$347,257,622	(\$1,169,204)	-0.34%
Private Schools	84	\$383,721,100	\$405,781,449	\$22,060,349	5.75%
Faculty Housing	68	\$55,500,166	\$56,397,962	\$897,796	1.62%
Total Non-Governmental	<b>419</b>	<b>\$1,249,769,499</b>	<b>\$1,273,456,400</b>	<b>\$23,686,901</b>	<b>1.90%</b>
<b>Total Tax Exempt Property</b>	<b>1,133</b>	<b>\$5,158,082,366</b>	<b>\$5,214,490,918</b>	<b>\$56,408,552</b>	<b>1.09%</b>
<b>GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE &amp; NON-TAXABLE)</b>	<b>46,194</b>	<b>\$46,135,324,580</b>	<b>\$47,893,727,780</b>	<b>\$1,758,403,200</b>	<b>3.81%</b>

**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 2020 parcels (Column 2) does not include LUC 500 and 600's.

Office of Real Estate Assessments, as of January 17, 2020

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2020 and original 2019 Assessments