

**City of Alexandria, Virginia - Attachment 2**  
**CY 2020 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2019 Equalized Assessments (December 31, 2019) to January 1, 2020**

Real Property Classification & (Parcel Count)		2019 Equalized Assessments	2020 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 (9,143)	\$8,060,057,837	<b>\$8,386,646,569</b>	\$326,588,732	<b>4.05%</b>	\$17,677,330	0.22%	\$308,911,402	3.83%
3	Semi-Detached (5,861)	\$4,027,929,061	<b>\$4,227,277,715</b>	\$199,348,654	<b>4.95%</b>	\$16,714,063	0.41%	\$182,634,591	4.53%
4	Row House (6,709)	\$4,541,158,255	<b>\$4,757,011,734</b>	\$215,853,479	<b>4.75%</b>	\$19,873,392	0.44%	\$195,980,087	4.32%
5		-----	-----	-----		-----		-----	
6	<b>Total Single Family (21,713)</b>	\$16,629,145,153	<b>\$17,370,936,018</b>	\$741,790,865	<b>4.46%</b>	\$54,264,785	0.33%	\$687,526,080	<b>4.13%</b>
7									
8	Residential Condominium								
9	Garden (10,638)	\$3,278,554,086	<b>\$3,488,848,145</b>	\$210,294,059	<b>6.41%</b>	\$0	0.00%	\$210,294,059	6.41%
10	High-Rise (7,993)	\$2,361,259,083	<b>\$2,553,537,391</b>	\$192,278,308	<b>8.14%</b>	\$62,910,500	2.66%	\$129,367,808	5.48%
11	Residential Cooperative (18)	\$27,581,087	<b>\$27,544,648</b>	-\$36,439	<b>-0.13%</b>	\$0	0.00%	-\$36,439	-0.13%
12	Townhouse (1,488)	\$898,376,895	<b>\$942,448,289</b>	\$44,071,394	<b>4.91%</b>	\$14,567	0.00%	\$44,056,827	4.90%
13		-----	-----	-----		-----		-----	
14	<b>Total Residential Condominium (20,137)</b>	\$6,565,771,151	<b>\$7,012,378,473</b>	\$446,607,322	<b>6.80%</b>	\$62,925,067	0.96%	\$383,682,255	<b>5.84%</b>
15									
16	<b>Total Vacant Residential Land (626)</b>	\$175,795,998	<b>\$167,295,926</b>	(\$8,500,072)	<b>(4.84%)</b>	\$2,565,000	1.46%	(\$11,065,072)	<b>(6.29%)</b>
17		-----	-----	-----		-----		-----	
18	<b>Total Residential Real Property (42,476)</b>	<b>\$23,370,712,302</b>	<b>\$24,550,610,417</b>	<b>\$1,179,898,115</b>	<b>5.05%</b>	<b>\$119,754,852</b>	<b>0.51%</b>	<b>\$1,060,143,263</b>	<b>4.54%</b>

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(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 (212)	\$2,411,470,422	<b>\$2,453,572,579</b>	\$42,102,157	<b>1.75%</b>	\$0	0.00%	\$42,102,157	1.75%
23	Mid-Rise (42)	\$2,337,831,747	<b>\$2,500,517,714</b>	\$162,685,967	<b>6.96%</b>	\$25,946,794	1.11%	\$136,739,173	5.85%
24	High-Rise (53)	\$3,147,676,180	<b>\$3,201,580,462</b>	\$53,904,282	<b>1.71%</b>	\$46,420,697	1.47%	\$7,483,585	0.24%
25		-----	-----	-----		-----		-----	
26	Total Multi-Family Rental (307)	\$7,896,978,349	<b>\$8,155,670,755</b>	\$258,692,406	<b>3.28%</b>	\$72,367,491	0.92%	\$186,324,915	<b>2.36%</b>
27									
28	Commercial Office, Retail, and Service								
29	General Commercial (691)	\$1,708,500,156	<b>\$1,944,676,510</b>	\$236,176,354	<b>13.82%</b>	\$40,594,934	2.38%	\$195,581,420	11.45%
30	Office (515)	\$4,080,263,861	<b>\$4,156,234,209</b>	\$75,970,348	<b>1.86%</b>	\$69,591,140	1.71%	\$6,379,208	0.16%
31	Office or Retail Condominium (571)	\$564,732,086	<b>\$574,100,000</b>	\$9,367,914	<b>1.66%</b>	\$0	0.00%	\$9,367,914	1.66%
32	Shopping Center (25)	\$645,002,780	<b>\$697,228,030</b>	\$52,225,250	<b>8.10%</b>	\$0	0.00%	\$52,225,250	8.10%
33	Warehouse (135)	\$815,871,947	<b>\$863,997,022</b>	\$48,125,075	<b>5.90%</b>	\$3,872,133	0.47%	\$44,252,942	5.42%
34	Hotel/Motel and Extended Stay (31)	\$753,362,862	<b>\$751,784,256</b>	-\$1,578,606	<b>-0.21%</b>	\$20,162,048	2.68%	-\$21,740,654	-2.89%
35		-----	-----	-----		-----		-----	
36	Total Commercial Office, Retail and Service (1,968)	\$8,567,733,692	<b>\$8,988,020,027</b>	\$420,286,335	<b>4.91%</b>	\$134,220,255	1.57%	\$286,066,080	<b>3.34%</b>
37									
38	Total Vacant Commercial and Industrial Land (310)	\$318,225,423	<b>\$357,453,722</b>	\$39,228,299	<b>12.33%</b>	\$102,302,081	32.15%	(\$63,073,782)	<b>(19.82%)</b>
39		-----	-----	-----		-----		-----	
40	<b>Total Commercial Real Property (2,585)</b>	<b>\$16,782,937,464</b>	<b>\$17,501,144,504</b>	<b>\$718,207,040</b>	<b>4.28%</b>	<b>\$308,889,827</b>	<b>1.84%</b>	<b>\$409,317,213</b>	<b>2.44%</b>
41		-----	-----	-----		-----		-----	
42	<b>Total Locally Assessed Taxable Real Property (45,061)</b>	<b>\$40,153,649,766</b>	<b>\$42,051,754,921</b>	<b>\$1,898,105,155</b>	<b>4.73%</b>	<b>\$428,644,679</b>	<b>1.07%</b>	<b>\$1,469,460,476</b>	<b>3.66%</b>

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(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	\$47,338,393	<b>\$50,625,392</b>	\$3,286,999	<b>6.94%</b>	\$0	0.00%	\$3,286,999	6.94%
47	Light & Power Corporation	\$313,097,307	<b>\$293,003,088</b>	-\$20,094,219	<b>-6.42%</b>	0	0.00%	-\$20,094,219	-6.42%
48	Telecommunication Company	\$75,216,691	<b>\$76,503,694</b>	\$1,287,003	<b>1.71%</b>	0	0.00%	\$1,287,003	1.71%
49	Water Corporation	\$66,014,572	<b>\$67,542,553</b>	\$1,527,981	<b>2.31%</b>	0	0.00%	\$1,527,981	2.31%
50		-----	-----	-----		-----		-----	
51	<b>Total SCC Assessed Property</b>	\$501,666,963	<b>\$487,674,727</b>	-\$13,992,236	<b>-2.79%</b>	<b>\$0</b>	<b>0.00%</b>	<b>-\$13,992,236</b>	<b>-2.79%</b>
52									
53	<b>Assessed by Virginia Department of Taxation (VDT)</b>								
54	Interstate Pipeline Transmission	\$622,063	<b>\$660,943</b>	\$38,880	<b>6.25%</b>	\$0	0.00%	\$38,880	6.25%
55	Operating Railroad								
56	Norfolk Southern Railway Co.	74,697,533	<b>\$74,779,408</b>	81,875	<b>0.11%</b>	0	0.00%	\$81,875	0.11%
57	CSX Transportation, Inc.	64,136,972	<b>\$64,366,863</b>	229,891	<b>0.36%</b>	0	0.00%	\$229,891	0.36%
58		-----	-----	-----		-----		-----	
59	Total Operating Railroads	\$138,834,505	<b>\$139,146,271</b>	\$311,766	<b>0.22%</b>	\$0	0.00%	\$311,766	0.22%
60		-----	-----	-----		-----		-----	
61	<b>Total VDT Assessed Property</b>	\$139,456,658	<b>\$139,807,214</b>	<b>\$350,646</b>	<b>0.25%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$350,646</b>	<b>0.25%</b>
62		-----	-----	-----		-----		-----	
63	<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>\$0</b>	<b>0.00%</b>	<b>-\$13,641,590</b>	<b>-2.13%</b>
64		-----	-----	-----		-----		-----	
66	<b>Grand Total Taxable Real Property Assessments</b>	<b>\$40,794,773,297</b>	<b>\$42,679,236,862</b>	<b>\$1,884,463,565</b>	<b>4.62%</b>	<b>\$428,644,679</b>	<b>1.05%</b>	<b>\$1,455,818,886</b>	<b>3.57%</b>
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**City of Alexandria, Virginia**  
**CY 2020 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2019 Equalized Assessments (December 31, 2019) to January 1, 2020**

Real Property Classification & (Parcel Count)		2019 Equalized Assessments	2020 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)	\$1,305,789,577	<b>1,305,959,376</b>	\$169,799	<b>0.01%</b>	\$0	0.00%	\$169,799	0.01%
71	State (17)	\$240,825,286	<b>240,825,342</b>	\$56	<b>0.00%</b>	\$0	0.00%	\$56	0.00%
72	Regional (4)	\$39,392,279	<b>39,490,990</b>	\$98,711	<b>0.25%</b>	\$0	0.00%	\$98,711	0.25%
73	Local (617)	\$2,005,122,599	<b>2,058,019,343</b>	\$52,896,744	<b>2.64%</b>	\$41,910,436	2.09%	\$10,986,308	0.55%
74	WMATA (52)	\$292,031,596	<b>296,739,467</b>	\$4,707,871	<b>1.61%</b>	\$0	0.00%	\$4,707,871	1.61%
75		-----	-----			-----		-----	
76	<b>Total Governmental (714)</b>	\$3,883,161,337	<b>\$3,941,034,518</b>	\$57,873,181	<b>1.49%</b>	<b>\$41,910,436</b>	<b>1.08%</b>	<b>\$15,962,745</b>	<b>0.41%</b>
77									
78	<b>Non-Governmental</b>								
79	Religious (202)	\$462,562,194	<b>\$464,019,367</b>	\$1,457,173	<b>0.32%</b>	\$1,250,000	0.27%	\$207,173	0.04%
80	Charitable (65)	\$346,510,644	<b>\$347,257,622</b>	\$746,978	<b>0.22%</b>	\$0	0.00%	\$746,978	0.22%
81	Educational (152)	\$440,122,596	<b>\$462,179,411</b>	\$22,056,815	<b>5.01%</b>	21,023,087	4.78%	\$1,033,728	0.23%
82		-----	-----	-----		-----		-----	
83	<b>Total Non-Governmental (419)</b>	\$1,249,195,434	<b>\$1,273,456,400</b>	<b>\$24,260,966</b>	<b>1.94%</b>	<b>\$22,273,087</b>	<b>1.78%</b>	<b>\$1,987,879</b>	<b>0.16%</b>
84		-----	-----	-----		-----		-----	
85	<b>Total Tax Exempt Real Property (1,133)</b>	<b>\$5,132,356,771</b>	<b>\$5,214,490,918</b>	<b>\$82,134,147</b>	<b>1.60%</b>	<b>\$64,183,523</b>	<b>1.25%</b>	<b>\$17,950,624</b>	<b>0.35%</b>
86	<b>Total All Real Property (46,194)</b>	<b>\$45,927,130,068</b>	<b>\$47,893,727,780</b>	<b>\$1,966,597,712</b>	<b>4.28%</b>	<b>\$492,828,202</b>	<b>1.07%</b>	<b>\$1,473,769,510</b>	<b>3.21%</b>

Office of Real Estate Assessments, January 17, 2020