

**City of Alexandria, Virginia**  
**CY 2021 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**

Attachment 1

Comparison of January 1, 2020 to January 1, 2021  
Includes Appreciation and Growth

Real Property Classification	Number of 2021 Parcels	2020 Assessments 1/1/2020	2021 Assessments 1/1/2021	Amount of Change YOY 2020 - 2021	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	9,142	\$8,386,646,569	\$8,740,630,760	\$353,984,191	4.22%
3 Semi-Detached	5,863	\$4,227,277,715	\$4,466,032,892	\$238,755,177	5.65%
4 Row House	6,714	\$4,757,011,734	\$5,036,441,669	\$279,429,935	5.87%
5	-----	-----	-----	-----	-----
6 Total Single Family	<b>21,719</b>	<b>\$17,370,936,018</b>	<b>\$18,243,105,321</b>	<b>\$872,169,303</b>	<b>5.02%</b>
7					
8 Residential Condominium					
9 Garden	10,726	\$3,488,848,145	\$3,909,646,567	\$420,798,422	12.06%
10 High-Rise	7,999	\$2,553,537,391	\$2,654,322,568	\$100,785,177	3.95%
11 Cooperative	18	\$27,544,648	\$27,214,000	(\$330,648)	(1.20%)
12 Townhouse	1,471	\$942,448,289	\$990,467,812	\$48,019,523	5.10%
13	-----	-----	-----	-----	-----
14 Total Residential Condominium	<b>20,214</b>	<b>\$7,012,378,473</b>	<b>\$7,581,650,947</b>	<b>\$569,272,474</b>	<b>8.12%</b>
15					
16 Other Residential Property					
17 Vacant Residential Land	623	\$167,295,926	\$205,012,456	\$37,716,530	22.54%
18	-----	-----	-----	-----	-----
19 Total Other Residential Property	<b>623</b>	<b>\$167,295,926</b>	<b>\$205,012,456</b>	<b>\$37,716,530</b>	<b>22.54%</b>
20	-----	-----	-----	-----	-----
21 <b>Total Residential Real Property</b>	<b>42,556</b>	<b>\$24,550,610,417</b>	<b>\$26,029,768,724</b>	<b>\$1,479,158,307</b>	<b>6.02%</b>
22					
23 <b>Commercial Real Property</b>					
24					
25 Commercial Multi-Family Rental					
26 Garden	211	\$2,453,572,579	\$2,398,267,688	(\$55,304,891)	(2.25%)
27 Mid-Rise	45	\$2,500,517,714	\$2,632,521,247	\$132,003,533	5.28%
28 High-Rise	54	\$3,201,580,462	\$3,413,034,161	\$211,453,699	6.60%
29	-----	-----	-----	-----	-----
30 Total Multi-Family Rental	<b>310</b>	<b>\$8,155,670,755</b>	<b>\$8,443,823,096</b>	<b>\$288,152,341</b>	<b>3.53%</b>
31					
32 Commercial Office, Retail, and Service					
33 General Commercial	692	\$1,944,676,510	\$1,880,088,296	(\$64,588,214)	(3.32%)
34 Office	507	\$4,156,234,209	\$3,885,079,199	(\$271,155,010)	(6.52%)
35 Office or Retail Condominium	576	\$574,100,000	\$548,378,393	(\$25,721,607)	(4.48%)
36 Shopping Center	25	\$697,228,030	\$622,473,917	(\$74,754,113)	(10.72%)
37 Warehouse	134	\$863,997,022	\$905,570,880	\$41,573,858	4.81%
38 Hotel/Motel and Extended Stay	31	\$751,784,256	\$528,983,883	(\$222,800,373)	(29.64%)
39	-----	-----	-----	-----	-----
40 Total Commercial Office, Retail, and Service	<b>1,965</b>	<b>\$8,988,020,027</b>	<b>\$8,370,574,568</b>	<b>(\$617,445,459)</b>	<b>(6.87%)</b>
41					
42 Other Commercial Property					
43 Vacant Commercial and Industrial Land	308	\$357,453,722	\$344,202,853	(\$13,250,869)	(3.71%)
44	-----	-----	-----	-----	-----
45 Total Other Commercial Property	<b>308</b>	<b>\$357,453,722</b>	<b>\$344,202,853</b>	<b>(\$13,250,869)</b>	<b>(3.71%)</b>
46	-----	-----	-----	-----	-----
47 <b>Total Commercial Real Property</b>	<b>2,583</b>	<b>\$17,501,144,504</b>	<b>\$17,158,600,517</b>	<b>(\$342,543,987)</b>	<b>(1.96%)</b>
48					
49 <b>Total Locally Assessed Taxable Real Property</b>	<b>45,139</b>	<b>\$42,051,754,921</b>	<b>\$43,188,369,241</b>	<b>\$1,136,614,320</b>	<b>2.70%</b>

**City of Alexandria, Virginia**  
**CY 2021 REAL PROPERTY ASSESSMENT SUMMARY**  
**Land Book**

Attachment 1

Comparison of January 1, 2020 to January 1, 2021  
Includes Appreciation and Growth

Real Property Classification	Number of 2021 Parcels	2020 Assessments 1/1/2020	2021 Assessments 1/1/2021	Amount of Change YOY 2020 - 2021	YOY Percent Change
<b>Non-Locally Assessed Taxable Real Property - 2021</b>					
Assessed by State Corporation Commission (SCC)					
Gas & Pipeline Distribution Corporation		\$50,625,392	\$52,396,681	\$1,771,289	3.50%
Light & Power Corporation		\$293,003,088	\$291,571,315	(\$1,431,773)	(0.49%)
Telecommunication Company		\$76,503,694	\$79,675,274	\$3,171,580	4.15%
Water Corporation		\$67,542,553	\$75,544,258	\$8,001,705	11.85%
<b>Total SCC Assessed Property</b>		<b>\$487,674,727</b>	<b>\$499,187,528</b>	<b>\$11,512,801</b>	<b>2.36%</b>
Assessed by Virginia Department of Taxation (VDT)					
Plantation Pipeline Company		\$660,943	\$552,183	(\$108,760)	(16.46%)
Operating Railroad					
Norfolk Southern Railway Co.		\$74,779,408	\$73,967,410	(\$811,998)	(1.09%)
CSX Transportation, Inc.		\$64,366,863	\$64,719,968	\$353,105	0.55%
<b>Total Operating Railroads</b>		<b>\$139,146,271</b>	<b>\$139,239,561</b>	<b>(\$458,893)</b>	<b>0.07%</b>
<b>Total VDT Assessed Property</b>		<b>\$139,807,214</b>	<b>\$139,239,561</b>	<b>(\$567,653)</b>	<b>-0.41%</b>
<b>Total Non-Locally Assessed Taxable Real Property</b>		<b>\$627,481,941</b>	<b>\$638,427,089</b>	<b>\$10,945,148</b>	<b>1.74%</b>
<b>GRAND TOTAL TAXABLE REAL PROPERTY ASSESSMENTS</b>		<b>\$42,679,236,862</b>	<b>\$43,826,796,330</b>	<b>\$1,147,559,468</b>	<b>2.69%</b>
<b>Locally Assessed Tax Exempt Property</b>					
Governmental					
Federal	22	\$1,305,959,376	\$1,305,874,424	(\$84,952)	(0.01%)
WMATA	52	\$296,739,467	\$296,764,467	\$25,000	0.01%
State of Virginia	17	\$240,825,342	\$240,825,342	\$0	0.00%
Regional	3	\$39,490,990	\$35,321,235	(\$4,169,755)	(10.56%)
Local					
Public Schools	24	\$570,061,481	\$570,061,481	\$0	0.00%
City Park	220	\$207,813,141	\$206,699,656	(\$1,113,485)	(0.54%)
City Buildings	104	\$480,227,244	\$480,746,332	\$519,088	0.11%
City-Owned Vacant Land	28	\$5,826,128	\$6,123,948	\$297,820	5.11%
City Parking	15	\$14,365,466	\$14,365,466	\$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	224	\$297,199,220	\$313,838,125	\$16,638,905	5.60%
<b>Total Governmental</b>	<b>715</b>	<b>\$3,941,034,518</b>	<b>\$3,953,147,139</b>	<b>\$12,112,621</b>	<b>0.31%</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	148	\$391,829,525	\$380,588,176	(\$11,241,349)	-2.87%
Residences	20	\$20,130,808	\$18,725,996	(\$1,404,812)	-6.98%
Charitable	64	\$347,257,622	\$360,242,742	\$12,985,120	3.74%
Private Schools	84	\$405,781,449	\$406,087,944	\$306,495	0.08%
Faculty Housing	68	\$56,397,962	\$59,221,780	\$2,823,818	5.01%
<b>Total Non-Governmental</b>	<b>408</b>	<b>\$1,273,456,400</b>	<b>\$1,276,925,672</b>	<b>\$3,469,272</b>	<b>0.27%</b>
<b>Total Tax Exempt Property</b>	<b>1,123</b>	<b>\$5,214,490,918</b>	<b>\$5,230,072,811</b>	<b>\$15,581,893</b>	<b>0.30%</b>
<b>GRAND TOTAL REAL PROPERTY ASSESSMENTS (TAXABLE &amp; NON-TAXABLE)</b>	<b>46,262</b>	<b>\$47,893,727,780</b>	<b>\$49,056,869,141</b>	<b>\$1,163,141,361</b>	<b>2.43%</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 2021 parcels (Column 2) does not include LUC 500 and 600's.

Office of Real Estate Assessments, as of January 19, 2021

Source: REA's LUC Summary Report (Current Value), LUC Summary Reports for CY 2021 and original 2020 Assessments