


City of Alexandria, Virginia

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MEMORANDUM

DATE: FEBRUARY 13, 2007
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
THROUGH: JAMES K. HARTMANN, CITY MANAGER 
FROM: CINDY SMITH-PAGE, DIRECTOR
DEPARTMENT OF REAL ESTATE ASSESSMENTS
SUBJECT: CY 2007 REAL PROPERTY ASSESSMENT INFORMATION

The Department of Real Estate Assessments has completed the annual assessment of all real property for tax year 2007, and assessment notices were mailed to property owners yesterday. The following information is presented as an overview of real property assessment changes. A copy of the Calendar Year (CY) 2007 Notice of Assessment and general information insert are included as Attachments 1 and 2.

Overall Changes in Real Property Tax Base

For CY 2007, the overall assessed value of real property, including both locally assessed real property and state assessed public service corporation properties increased 4.43%, or \$1.45 billion, from \$32.79 billion in CY 2006 to \$34.24 billion (Attachment 3). Approximately 49.3% of this \$1.45 billion increase, or \$715.7 million, is the result of new construction, while the remaining 50.7%, or \$736.7 million is the result of appreciation. The overall increase for CY 2007 reflected a general weakening in the residential market during 2006 which was offset by gains in the various commercial market sectors, a strong local economy, and continued employment growth.

For CY 2007 residential real property represents 59.01% of the total real property tax base, while commercial property and the State Corporation Commission Properties represent the remaining 40.99%. The residential percentage contribution was 59.48% in CY 2005, and 61.8% in CY 2006. Unlike previous years where the residential percentage contribution to the aggregate base had increased, CY 2007 reflects the first percentage decrease since CY 2000 when it was 50.52%.

Changes in the Residential Real Property Tax Base

The overall value of the City's residential real property tax base decreased in CY 2007 by 0.82%, or \$166.2 million, from \$20.37 billion in 2006 to \$20.21 billion in CY 2007. Overall, residential depreciation totaled \$590.2 million, or -2.9 percent. This depreciation was almost entirely offset by new residential construction which added \$424.01 million, or 2.08 percent, to the base, resulting in the less than 1% overall decline in the total assessment change for residential property.

The average assessed value of an existing residential home (single-family and condominium) decreased 2.9% to \$509,593 in 2007.

- The average assessed value for an existing single-family home as of January 1, 2007, is \$660,866. This is a decrease of \$8,433, or 1.26% from the previous year.
- The average assessed value for an existing residential condominium as of January 1, 2007, is \$341,008. This is a decrease of \$23,278, or 6.39% from 2006.

Attachments 4a & 4b chart a 21-year history of the average assessed values, and annual percentage rate increases for single-family homes and residential condominiums in the City. Attachment 4a traces residential assessments which had increased at an average annual rate of 15% for single-family and 20% for condominiums during the six-year period from 2001 to 2006. During 2006, however, market changes occurred resulting in flat or declining assessments for CY 2007. Attachment 4b clearly shows that the changes in condominium assessments, both increases and decreases, have been more pronounced over the last six years when compared to single-family homes. Much of this difference can be attributed to price, supply and demand factors, and the City's general demographic profile. Major increases in the value of condominiums in the previous two real estate cycles (the late 1970's and late 1980's) also occurred just before the major appreciation upswing ended for all residential property types.

Attachment 5 is a map of the City showing the appreciation and/or depreciation percentage changes from 2006 for both single family homes and residential condominiums that occurred in all 15 Small Area Management Plans. These percentages reflect the compilation of the individual neighborhoods within each small area.

Changes in the Commercial Real Property Tax Base

The overall value of the City's commercial real property tax base (Attachment 3) increased in 2007 by 13.27%, or \$1.54 billion, from \$11.64 billion in 2006 to \$13.18 billion in 2007. New construction accounted for \$291.7 million of this increase, while appreciation accounted for the balance of \$1.25 billion. Existing commercial properties increased 10.8% on average for 2007, with double digit increases for multi-family rental, office, and hotels/motels. Appreciation reported for 2007 is a 27.95 percent decrease from the previous year. The value of new construction, however,

increased 52.53 percent for 2007, from \$191.2 million in 2006 to \$291.7 million. Much of this increase is attributable new multi-family rental, office, and hotel/motel construction.

Departmental Customer Service Initiative

On Monday, February 12, the Department of Real Estate Assessments held a Customer Service Retreat for its employees. The Department's interactions with taxpayers is cyclical, and as a result of the recent City-wide Citizen Survey, we wanted an opportunity to reinforce the importance of recognizing the taxpayer as our customer. Staff spent part of the day with a Customer Service Training Professional, and reviewed Departmental policies and procedures for the review and appeal processes. The time spent towards positive customer service is a solid investment. We are confident that we will continue to provide efficient and effective customer service to the citizens. The Department of Real Estate Assessment's Customer Service Training is just one element of a planned City-wide government initiative.

Additional Information

We will have more detailed information regarding the performance of the real property market in the City during the past year as part of the early FY 2007 budget materials. In the meantime, if you have any questions regarding the assessments, please give me a call. Attachment 2 is an insert to the Assessment Notice containing general information about the assessment changes, as well as important web site links for real estate data, review and appeal information, the City Manager's Proposed budget and the City Council budget schedule.

Attachments:

Attachment 1: Sample CY 2007 Notice of Assessment

Attachment 2: Insert of General Information sent with the CY 2007 Notices of Assessment

Attachment 3: CY 2007 Real Property Assessment Summary Including Appreciation and Growth

Attachment 4: (a) Average Single Family and Residential Condominium Assessments CY 1987 to Present, and (b) Percentage Change in Single Family and Residential Condominium Assessments CY 1987 to Present

Attachment 5: Map of Residential Single-Family & Residential Condominium CY 2007 Appreciation

Attachment 6: Recognizing the Taxpayer as our Customer Training Manual Cover



CITY OF ALEXANDRIA

DEPARTMENT OF REAL ESTATE ASSESSMENTS
301 KING STREET, CITY HALL, ROOM 2600
ALEXANDRIA, VIRGINIA 22314

NOTICE OF 2007 REAL ESTATE ASSESSMENT

THIS IS NOT YOUR TAX BILL

WEBSITE: alexandriava.gov/realestate

GENERAL INFORMATION: 703.838.4646

REVIEW & APPEAL FORMS: 703.838.4576

NAME OF
OWNER
GUARDIAN
OR
TRUSTEE

NOTICE OF ASSESSMENT CHANGE		MAP NO.	BLOCK	LOT	ACCOUNT NUMBER
		LAND AREA			STUDY GROUP
2006 ASSESSED VALUE	2007 ASSESSED VALUE	PROPERTY ADDRESS			
		LEGAL DESCRIPTION			

Dear Property Owner:

Your real property assessment has been revised as of January 1, 2007, to the assessed value indicated on this Notice. By law, the assessed value is required to be 100% of the estimated fair market value as of January 1 of the tax year. To ensure the accuracy and equity of assessments, property records have been updated to reflect any new buildings, additions, remodeling, land divisions, etc. If you no longer own the subject property, Section 58.1-3330 of the Code of Virginia requires that you forward this Notice to the owner immediately. If it would be more convenient, you may return the Notice to the Department of Real Estate Assessments.

Activity in the real estate market changed significantly during 2006 as compared to the years since 2000, and you are encouraged to review your assessment as soon as possible. City Appraisers are available to discuss the assessed value of your property, describe the assessment process, and to explain the review and appeal procedures. You may visit our office in City Hall, 301 King Street, Room 2600, Alexandria, Virginia, on Monday through Friday, between 8:00 and 5:00 p.m. You may send correspondence to the Department of Real Estate Assessments, P.O. Box 178, Alexandria, Virginia 22313; e-mail us at realestate@alexandriava.gov; or telephone the Department at 703.838.4646. We also invite you to visit our website at www.alexandriava.gov/realestate to view real estate assessments, property information, and sales information. The review and appeal procedures are on the reverse side of this Notice.

During the past year, we have replaced the Department's Computer Assisted Mass Appraisal (CAMA) system that produces the real property assessments. A thorough analysis of the converted data has been completed, and we believe that all data is accurate and complete. We encourage you to contact our office, if you believe that your assessed value above appears to be significantly different than you would anticipate as the fair market value of your property.

The 2007 tax rate, which will apply to the 2007 assessed value, will be set by City Council on May 7, 2007. For information regarding the fiscal year (FY) 2008 Budget Process and related Public Hearings on the real estate tax rate, please refer to the section "Real Estate Taxes & Public Hearings" on the reverse side of this Notice.

Our office is committed to providing the best customer service possible and we welcome your comments.

Cynthia A. Smith-Page, ASA, Director
Department of Real Estate Assessments

It is Important That You Review Your Assessment Immediately

If you feel your property is assessed above market value as of January 1, 2007, or that your assessment is not equitable with surrounding properties, or is otherwise erroneous, you may wish to have the Department of Real Estate Assessments review the assessment or file an appeal with the Alexandria Board of Equalization.

Request for Departmental Review Must be Filed by April 2, 2007

To have the Department of Real Estate Assessments review the assessment, please file a *Request for Review of Real Estate Assessment* form no later than April 2. Property owners are encouraged to file a request for a review with the Department prior to filing an appeal, but this is not a requirement. Often differences may be resolved prior to the filing of an appeal.

Appeals to the Board of Equalization Must be Filed by July 1 for Assessments effective January 1, 2007

To file an appeal with the Board of Equalization you need to submit an *Appeal of Real Estate Assessment* form. Only those forms postmarked by the United States Postal Service on or before July 1 will be accepted. The five member Board of Equalization is appointed by the Alexandria Circuit Court (three members) and City Council (two members). The City Council does not hear appeals of real estate assessments.

Requests for Forms and Additional Information

Please call 703.838.4646 for general information related to the review and appeal process, or 703.838.4576 to have forms sent to you. Forms may also be printed from the City's website at alexandriava.gov/realstate by clicking on Real Estate Assessment Review and Appeal. Please be advised that all data that supports a request for review or appeal must be submitted when the form is filed.

Real Estate Taxes and Public Hearings

The 2007 tax rate which will apply to the 2007 assessed value on this Notice will be set by City Council on May 7. Until the tax rate is established, the amount of taxes to be levied for the year cannot be determined. The City Manager will transmit the Proposed Fiscal Year (FY) 2008 Operating Budget to City Council on February 13, 2007. There will be a Public Hearing on the FY 2008 Proposed Operating Budget on April 9, 2007 at 4:00 p.m. in Council Chambers located at 301 King Street, Alexandria, VA. Any additional public hearings, legislative meetings, or work sessions relating to the FY 2008 Operating Budget and the real estate tax rate will be advertised on the City's website at www.alexandriava.gov.

Real Estate taxes are billed by the Department of Finance in two installments due June 15 and November 15. **A pending review by the Department or appeal to the Board of Equalization does not change the due date for real estate taxes.**

Real Estate Tax Relief for Elderly and Disabled Persons

The City of Alexandria has a real estate tax relief program for seniors who are at least 65 years of age or individuals who are permanently and totally disabled. In order to qualify, total household income may not exceed \$40,000 for full exemption, \$72,000 for partial exemption, and \$72,000 for deferral of taxes. Net combined financial worth (excluding the dwelling unit in question and up to two acres of land upon which it is situated) may not exceed \$540,000. **The deadline for filing is April 16, 2007.**

Affordable Homeownership Preservation Grant Program (AHOP)

Three years ago, the City of Alexandria created an innovative new homeownership preservation grant program in order to offset some of the impact of increased assessments for those homeowners not eligible for senior or disabled tax relief. This program provided grants ranging from \$200 to \$1,200, depending on household income, to homeowners whose household incomes were \$100,000 or less per year and whose residences were assessed at no higher than \$527,000. **The deadline for filing is September 4, 2007.**

How to File for Real Estate Tax Relief or an AHOP Grant

If you think you may qualify for the Real Estate Tax Relief Program for Elderly and Disabled Persons or the AHOP grant program and would like to be placed on a mailing list to receive an application, please call 703.838.4572 or email taxrelief@alexandriava.gov or ahop@alexandriava.gov. General information about each program is available on the City's website at alexandriava.gov/realstate. Click on the program titles in the box located in the lower left corner.

Una traducción de este documento está disponible en nuestro sitio de la red: alexandriava.gov/realstate. También hay copias disponibles en nuestra oficina, 301 King Street, City Hall, oficina 2600.

REAL ESTATE ASSESSMENTS INFORMATION

THE TIDE TURNED IN 2006 FOR THE RESIDENTIAL REAL ESTATE MARKET, THE COMMERCIAL MARKET REMAINED STRONG

For the City of Alexandria, and throughout the entire Washington Metropolitan area, 2006 proved to be a year of change relative to the real property markets. While single-family and condominium values in the City generally remained stable or decreased, the commercial sector experienced gains. Unlike previous years which were witness to double-digit appreciation, the City's housing market experienced a turning point in 2006. In both the single-family and condominium markets, the number of active sales listings increased, while the number of ratified contracts and property settlements fell. Thanks to a strong local economy and continued regional employment growth, value declines were generally modest and even negligible when compared to the price increases experienced over the previous several years. These factors had a stabilizing effect on the market, and lent support to the "soft-landing" predictions previously made by local economists.

For calendar year 2007, the total real estate tax base increased by over 4% over the previous year. The 2007 assessments for all property types are effective as of January 1, and reflect actual sales and other market activity that occurred throughout calendar year 2006. Overall, single-family and condominiums fell on average by 2.9%. Much of this decrease was attributable to residential condominiums, which declined an average of 6.4%. This decline, however, was partially offset by new residential construction, which added over \$424 million to the City's tax base. Commercial assessments including multi-family apartments, office buildings, hotels, shopping centers, warehouses, and vacant land increased almost 11% from the previous year. The largest increases occurred in multi-family apartments and hotels. Commercial gains for existing properties were supplemented by new construction adding over \$291 million to the tax base.



Notices of Assessment are sent annually to all property owners in the City of Alexandria. The enclosed notice is our appraisal of the fair market value of your property as of January 1, 2007. Please review this assessment carefully to ensure that your property data is correct, and further, that the assessed value is representative of comparable property sales in your neighborhood. To view the information used to assess your property, including the comparable sales located in the market area, visit our web site at alexandriava.gov/realestate and click "Search Property & Sales Data."

As required by law, the City annually reassesses real property at 100% of fair market value. The enclosed Notice of Assessment is not a tax bill. After completion of the budget process, the real property tax rate will be set by the City Council on May 7, 2007, at the end of the City's FY 2008 budget process.

CONTACT INFORMATION

REAL ESTATE ASSESSMENTS

703-838-4646 voice

703-706-3979 fax

email: realestate@alexandriava.gov

WEB SITE

alexandriava.gov/realestate

Search assessment information

OFFICE LOCATION

Real Estate Assessments

301 King Street, Room 2600

Alexandria, VA 22314

Monday-Friday, 8 a.m. - 5 p.m.

REVIEW & APPEAL DEADLINES

Request for Review of Assessment

April 2, 2007

Appeal of Assessment to

Board of Equalization

July 1, 2007



FY 2008 BUDGET PROCESS

CONTACT INFORMATION

Office of Management & Budget

703-838-4780 voice

WEB SITE

alexandriava.gov/budget

PUBLIC HEARINGS SCHEDULE

Budget Public Hearing

Monday, April 9, 4 p.m., City Hall

Effective Real Estate Tax Rate Hearing

Tuesday, April 24, 7 p.m., City Hall

REAL ESTATE TAX RELIEF & ASSISTANCE PROGRAMS FOR 2007

ELDERLY OR DISABLED PERSONS

If you are at least 65 years of age, or permanently and totally disabled by November 15, 2007, you may qualify for a full or partial exemption and/or deferral from your 2007 real estate taxes. The following limits are currently in effect:

- To qualify for a full tax exemption in 2007, your household's gross combined income may not have exceeded \$40,000 in 2006.
- To qualify for a partial exemption equal to 50% of the taxes owed for the year, your household's gross combined income may not have exceeded \$55,000 in 2006.
- To qualify for a partial exemption equal to 25% of the taxes owed for the year, your household's gross combined income may not have exceeded \$72,000 in 2006.
- To qualify for a deferral of non-exempt taxes, your household's gross combined income may not have exceeded \$72,000 in 2006.
- Gross combined income includes the income of both spouses, and/or other owners living in the house, as well as the income of other relatives living in the house that exceeded \$10,000 in 2006.
- To qualify for any exemption or deferral, your household assets may not exceed \$540,000. This excludes the house and up to two acres of property on which the house is located.

Applications are available from the agencies listed below, or online at alexandriava.gov/finance

Completed applications must be filed with the Tax Services Branch by April 16, 2007.

Department of Finance
Tax Services Branch
City Hall, Room 1700
301 King Street
Alexandria VA 22314
703-838-4572

Senior Services of Alexandria
121 N. St. Asaph Street
Alexandria, VA 22314
703-838-4414

Department of Human Services
Office of Adult Services
2525 Mt. Vernon Avenue
Alexandria, VA 22301
703-838-0920

AFFORDABLE HOMEOWNERSHIP PRESERVATION GRANT PROGRAM (AHOP)

City Council established the Affordable Homeownership Preservation (AHOP) Grant Program to assist City homeowners in maintaining affordable homeownership in the face of rising residential property values and the corresponding increase in real estate taxes. The application deadline for the 2007 AHOP Grant Program is September 4, 2007. If awarded, a \$200 - \$1,200 grant is deducted from the second half real estate tax.

For additional information, or to add your name to the program mailing list for 2007, please contact:

Taxpayer Services
City Hall, Room 1700
301 King Street, Alexandria, VA 22314
Telephone: 703-838-4570 | e-mail: taxrelief@alexandriava.gov or ahop@alexandriava.gov

City of Alexandria, Virginia
CY 2007 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2006 Equalized Assessments (December 31, 2006) to January 1, 2007

Real Property Classification & (Parcel Count)	2006 Equalized Assessments	2007 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
Residential Real Property								
1 Residential Single Family								
2 Detached (9,132)	\$6,935,072,223	\$6,981,892,282	\$46,820,059	0.68%	\$48,334,006	0.70%	-\$1,513,947	-0.02%
3 Semi-Detached (5,447)	3,234,618,699	3,184,838,789	-49,779,910	-1.54%	26,420,598	0.82%	-76,200,508	-2.36%
4 Row House (6,319)	3,700,086,533	3,644,052,726	-56,033,807	-1.51%	41,083,851	1.11%	-97,117,658	-2.62%
5								
6 Total Single Family (20,898)	\$13,869,777,455	\$13,810,783,797	-\$58,993,658	-0.43%	\$115,838,455	0.84%	-\$174,832,113	-1.26%
7								
8 Residential Condominium								
9 Garden (10,031)	\$3,419,272,442	\$3,317,835,459	-\$101,436,983	-2.97%	\$191,297,444	5.59%	-\$292,734,427	-8.56%
10 High-rise (7,762)	2,570,983,315	2,575,577,027	4,593,712	0.18%	101,991,631	3.97%	-97,397,919	-3.79%
11 Residential Cooperative (18)	17,490,300	21,354,800	3,864,500	22.10%	0	0.00%	3,864,500	22.10%
12 Townhouse (941)	494,016,160	479,812,791	-14,203,369	-2.88%	14,926,125	3.02%	-29,129,494	-5.90%
13								
14 Total Residential Condominium (18,752)	\$6,501,762,217	\$6,394,580,077	-\$107,182,140	-1.65%	\$308,215,200	4.74%	-\$415,397,340	-6.39%
15								
16 Total Residential Real Property (39,650)	\$20,371,539,672	\$20,205,363,874	-\$166,175,798	-0.82%	\$424,053,655	2.08%	-\$590,229,453	-2.90%

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
17 Commercial Real Property								
18								
19 Commercial Multi-Family Rental								
20 Garden (208)	\$1,543,161,100	\$1,826,752,616	\$283,591,516	18.38%	\$0	0.00%	\$283,591,516	18.38%
21 Mid-rise (17)	627,994,000	783,153,435	155,159,435	24.71%	13,414,856	2.14%	141,744,579	22.57%
22 High-rise (30)	1,191,629,500	1,492,271,783	300,642,283	25.23%	114,642,730	9.62%	185,999,553	15.61%
23								
24 Total Multi-Family Rental (255)	\$3,362,784,600	\$4,102,177,834	\$739,393,234	21.99%	\$128,057,586	3.81%	\$611,335,648	18.18%
25								
26 Commercial Office, Retail, and Service								
27 General Commercial (694)	\$1,247,158,525	\$1,333,626,724	\$86,468,199	6.93%	\$23,736,622	1.90%	\$62,731,577	5.03%
28 Office (554)	4,176,138,669	4,691,132,439	514,993,770	12.33%	50,317,270	1.20%	464,676,500	11.13%
29 Office or Retail Condominium (477)	308,925,100	338,059,641	29,134,541	9.43%	16,150,000	5.23%	12,984,541	4.20%
30 Shopping Center (30)	501,257,944	564,022,424	62,764,480	12.52%	19,588,114	3.91%	43,176,366	8.61%
31 Warehouse (176)	661,877,100	726,847,700	64,970,600	9.82%	0	0.00%	64,970,600	9.82%
32 Hotel/Motel and Extended Stay (27)	575,149,100	732,859,026	157,709,926	27.42%	37,929,226	6.59%	119,780,700	20.83%
33								
34 Total Commercial Office, Retail and Service (1,958)	\$7,470,506,438	\$8,386,547,954	\$916,041,516	12.26%	\$147,721,232	1.98%	\$768,320,284	10.28%
35								
36 Other Commercial Property								
37 Vacant Residential Land (730)	\$150,853,457	\$125,155,973	-\$25,697,484	-17.03%	\$0	0.00%	-\$25,697,484	-17.03%
38 Vacant Commercial and Industrial Land (395)	654,886,281	569,723,288	-85,162,993	-13.00%	15,915,676	2.43%	-101,078,669	-15.43%
39								
40 Total Other Commercial Property (1,125)	\$805,739,738	\$694,879,261	-\$110,860,477	-13.76%	\$15,915,676	1.98%	-\$126,776,153	-15.73%
41								
42 Total Commercial Real Property (3,338)	\$11,639,030,776	\$13,183,605,049	\$1,544,574,273	13.27%	\$291,694,494	2.51%	\$1,252,879,779	10.76%
43								
44 Total Locally Assessed Taxable Real Property (42,988)	\$32,010,570,448	\$33,388,968,923	\$1,378,398,475	4.31%	\$715,748,149	2.24%	\$662,650,326	2.07%

City of Alexandria, Virginia
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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
45 Non-Locally Assessed Taxable Real Property								
46								
47 Assessed by State Corporation Commission (SCC)								
48 Gas & Pipeline Distribution Corporation	\$29,189,900	\$31,361,305	\$2,171,405	7.44%	\$0	0.00%	\$2,171,405	7.44%
49 Light & Power Corporation	480,920,700	533,685,645	52,764,945	10.97%	0	0.00%	52,764,945	10.97%
50 Telecommunication Company	127,075,100	127,929,859	854,759	0.67%	0	0.00%	854,759	0.67%
51 Water Corporation	34,930,500	38,923,866	3,993,366	11.43%	0	0.00%	3,993,366	11.43%
52								
53 Total SCC Assessed Property	\$672,116,200	\$731,900,675	\$59,784,475	8.89%	\$0	0.00%	\$59,784,475	8.89%
54								
55 Assessed by Virginia Department of Taxation (VDT)								
56 Interstate Pipeline Transmission	\$340,600	\$310,744	-\$29,856	-8.77%	\$0	0.00%	-\$29,856	-8.77%
57 Operating Railroad								
58 Richmond, Fredericksburg & Potomac Railway Co.	\$55,341,300	\$58,806,099	\$3,464,799	6.26%	\$0	0.00%	\$3,464,799	6.26%
59 Norfolk Southern Railway Co.	52,152,700	63,001,308	10,848,608	20.80%	0	0.00%	10,848,608	20.80%
60 CSX Transportation, Inc.	41,300	44,165	2,865	6.94%	0	0.00%	2,865	6.94%
61								
62 Total Operating Railroads	\$107,535,300	\$121,851,572	\$14,316,272	13.31%	\$0	0.00%	\$14,316,272	13.31%
63								
64 Total VDT Assessed Property	\$107,875,900	\$122,162,316	\$14,286,416	13.24%	\$0	0.00%	\$14,286,416	13.24%
65								
66 Total Non-Locally Assessed Taxable Real Property	\$779,992,100	\$854,062,991	\$74,070,891	9.50%	\$0	0.00%	\$74,070,891	9.50%
67								
68 Grand Total Taxable Real Property Assessments	\$32,790,562,548	\$34,243,031,914	\$1,452,469,366	4.43%	\$715,748,149	2.18%	\$736,721,217	2.25%

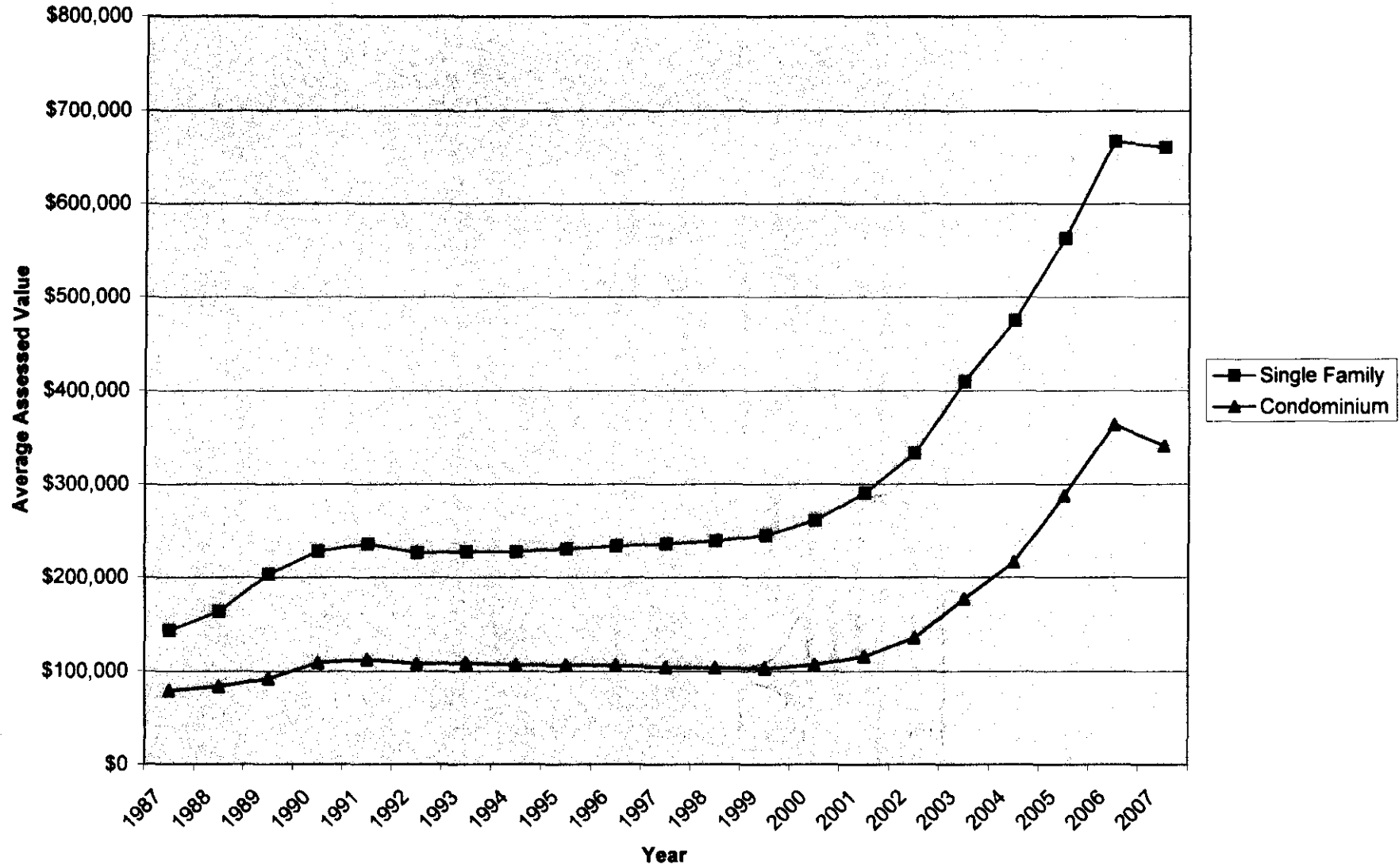
Department of Real Estate Assessments, January 15, 2007

City of Alexandria, Virginia
CY 2007 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2006 Equalized Assessments (December 31, 2006) to January 1, 2007

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
69 Tax Exempt Real Property								
70								
71 Governmental								
72 Federal (17)	\$490,333,400	\$514,567,607	\$24,234,207	4.94%	\$0	0.00%	\$24,234,207	4.94%
73 State (31)	234,392,500	245,358,360	10,965,860	4.68%	0	0.00%	10,965,860	4.68%
74 Regional (4)	35,537,000	37,480,842	1,943,842	5.47%	0	0.00%	1,943,842	5.47%
75 Local (478)	2,218,660,800	2,393,545,106	174,884,306	7.88%	52,400,096	2.36%	122,484,210	5.52%
76 WMATA (52)	286,617,600	303,412,648	16,795,048	5.86%	0	0.00%	16,795,048	5.86%
77	-----	-----	-----	-----	-----	-----	-----	-----
78 Total Governmental (582)	\$3,265,541,300	\$3,494,364,563	\$228,823,263	7.01%	\$52,400,096	1.60%	\$176,423,167	5.40%
79								
80 Non-Governmental								
81 Religious (196)	\$412,068,000	\$431,159,946	\$19,091,946	4.63%	\$0	0.00%	\$19,091,946	4.63%
82 Charitable (59)	256,846,100	267,420,192	10,574,092	4.12%	0	0.00%	10,574,092	4.12%
83 Educational (134)	355,400,500	371,440,631	16,040,131	4.51%	0	0.00%	16,040,131	4.51%
84	-----	-----	-----	-----	-----	-----	-----	-----
85 Total Non-Governmental (389)	\$1,024,314,600	\$1,070,020,769	\$45,706,169	4.46%	\$0	0.00%	\$45,706,169	4.46%
86								
87 Total Tax-Exempt Real Property (971)	\$4,289,855,900	\$4,564,385,332	\$274,529,432	6.40%	\$52,400,096	1.22%	\$222,129,336	5.18%

Department of Real Estate Assessments, January 15, 2007

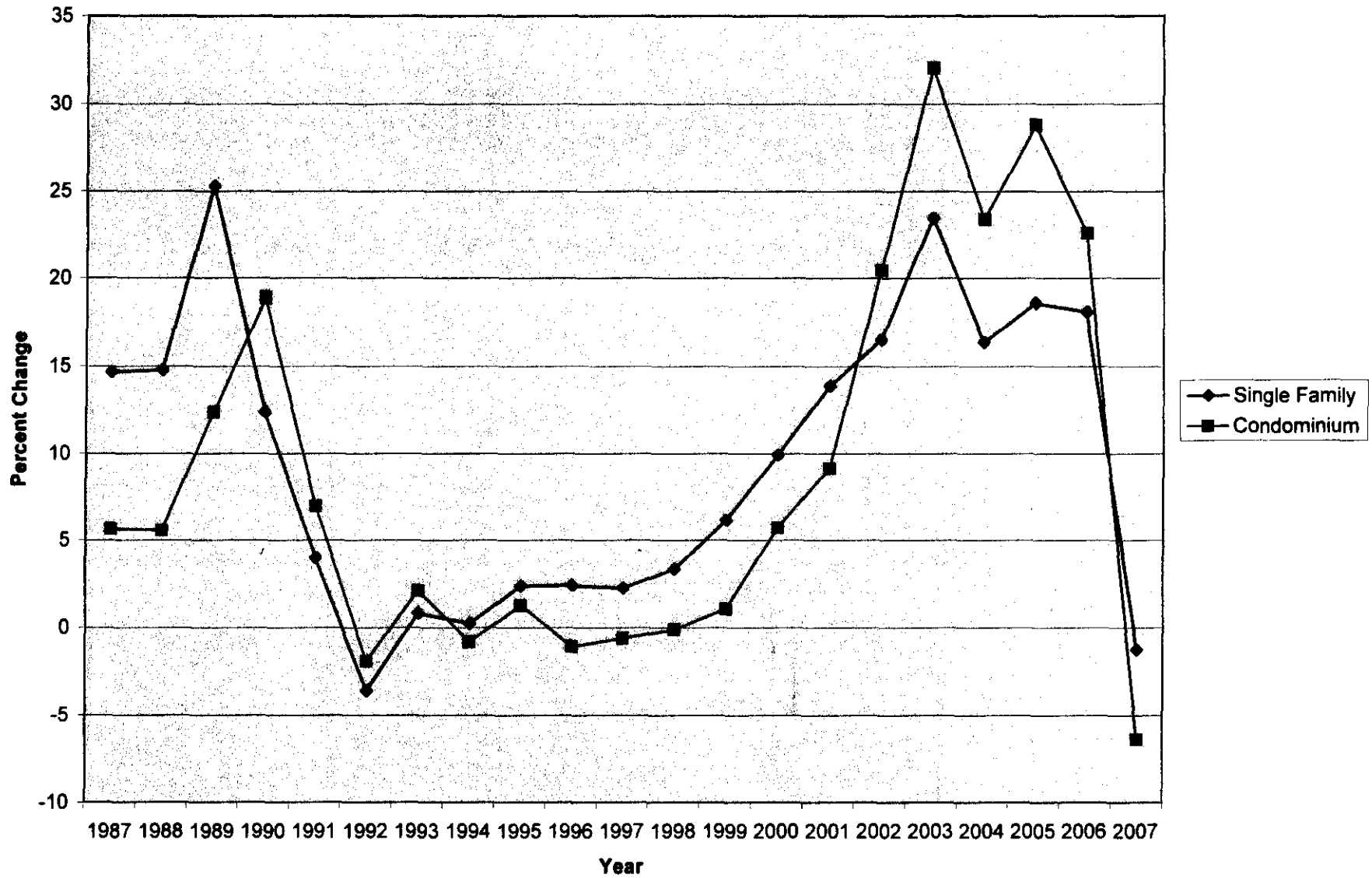
Average Residential Assessed Value



Source: Department of Real Estate Assessments, Last updated: January 22, 2007

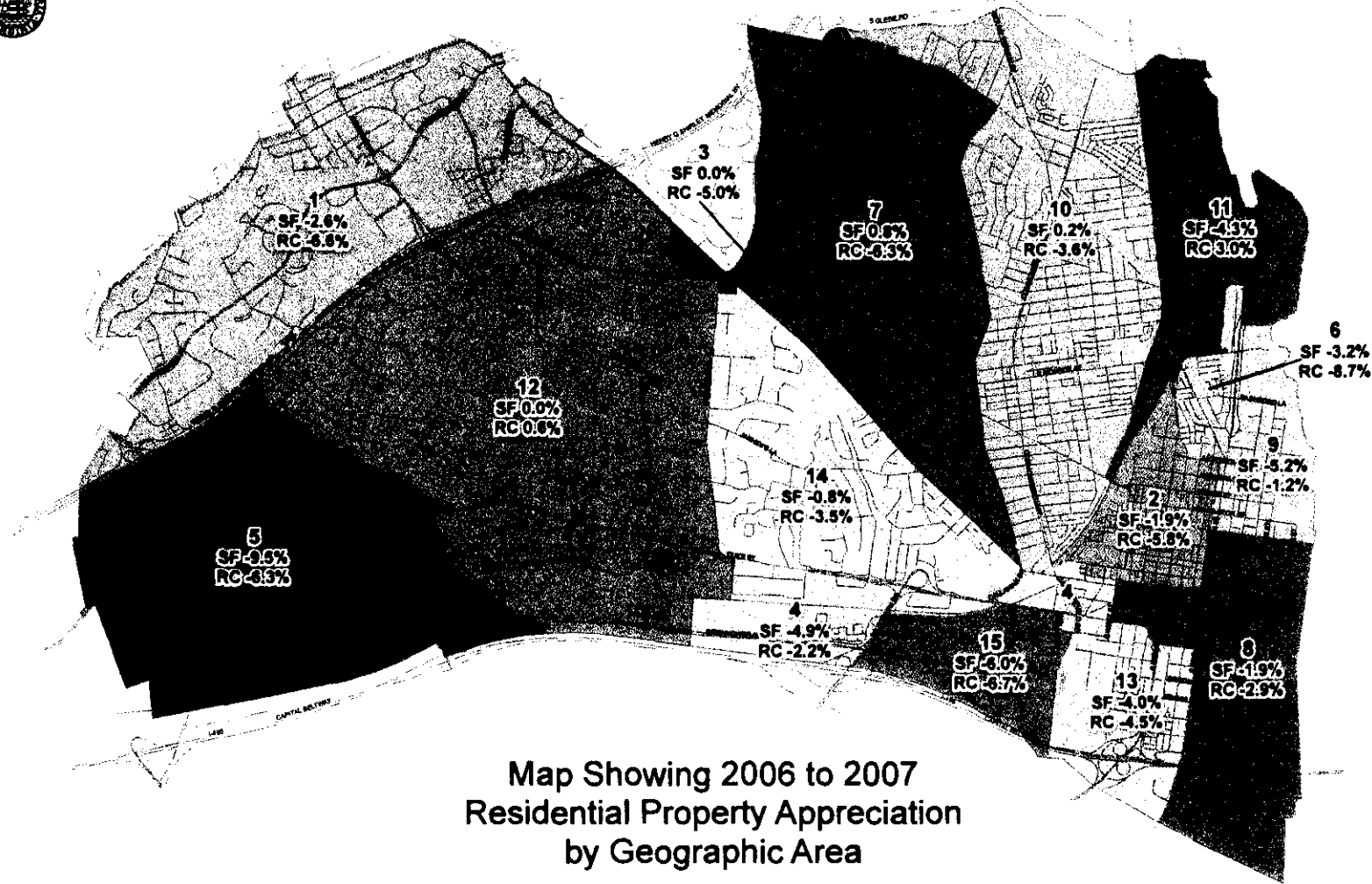
File: REAfiles\2007AV\rdavies\chart1.xls

Percentage Change in Residential Assessed Value



Source: Department of Real Estate Assessments, Last updated: January 22, 2007

File: REAfiles\2007AV\rdavies\chart2.xls



**Map Showing 2006 to 2007
Residential Property Appreciation
by Geographic Area
City of Alexandria, Virginia**

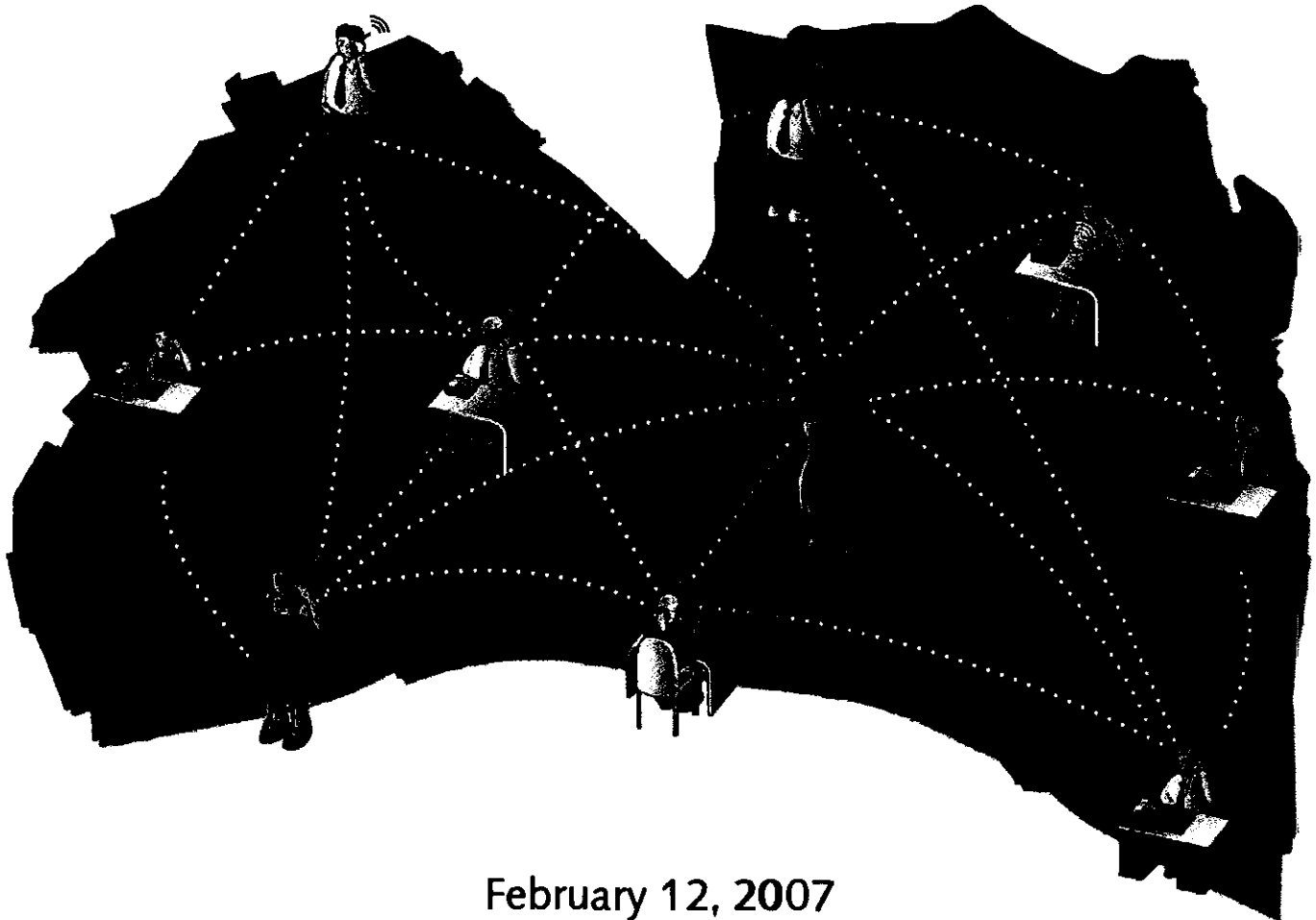
LEGEND
SF - Single Family Residential
RC - Residential Condominium

Department of Real Estate Assessments
February 2007
Map prepared by the GIS Section of
the Department of Planning and Zoning

NOTES:
Numbers designate the geographic areas of the City that approximate the small areas developed for the Master Plan revision. The 2007 Notices of Assessment include the study group number. The first two digits of the study group number will designate the geographic area that corresponds with the map.

Department of Real Estate Assessments 2007 Customer Service Retreat

RECOGNIZING THE TAXPAYER AS OUR CUSTOMER...



February 12, 2007

Cynthia A. Smith-Page, ASA, Director
W. Bryan Page, Deputy Director





CY 2007 REAL PROPERTY ASSESSMENTS

2-15-07

9



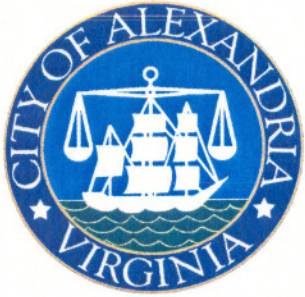


CY 2007 OVERALL CHANGES

Real Property assessments increased 4.4% or
\$1.45 billion;

51% was due to appreciation (\$736.7 million)

49% was new construction (\$715.7 million)



CY 2007 OVERALL CHANGES

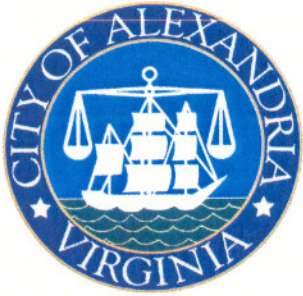
(cont'd)

Residential Tax Base = - .82%

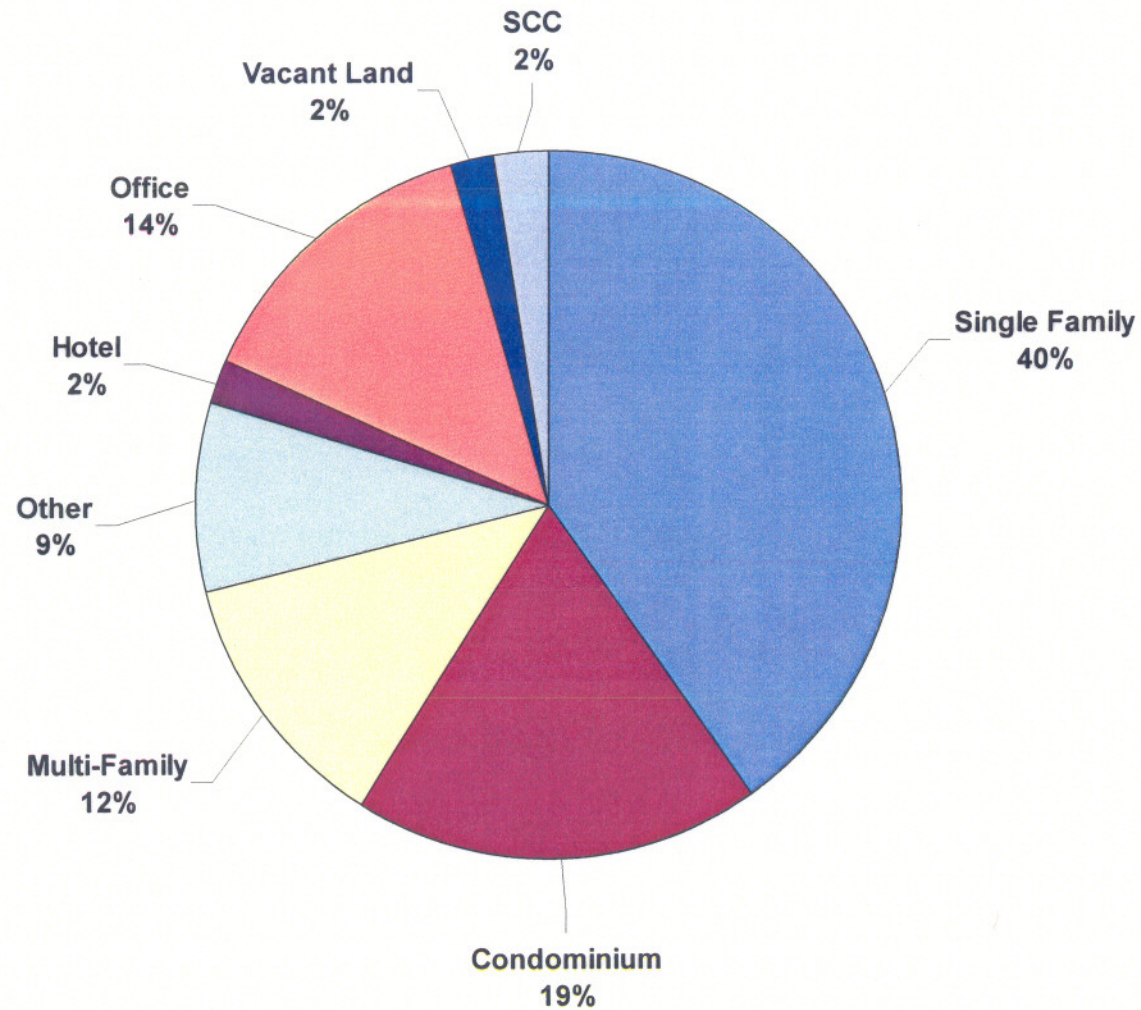
Commercial Tax Base = + 13.3%

SCC Tax Base = + 9.5%

New Growth = + 2.18% or \$715.7 million

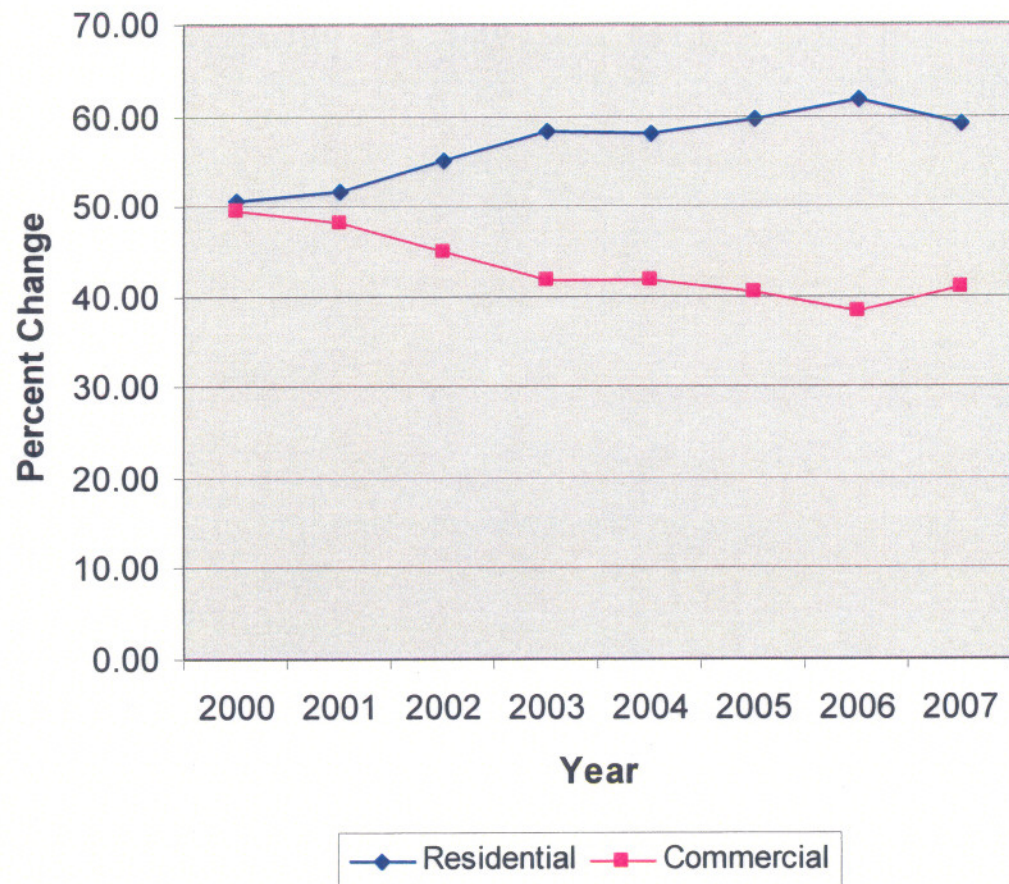


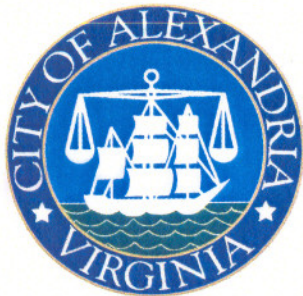
2007 Real Estate Tax Base





Real Estate Tax Base Distribution CY2000 to CY2007





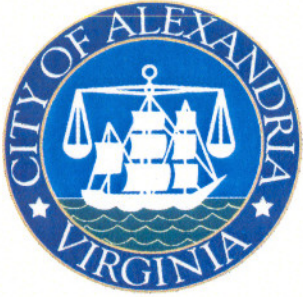
CY 2007 RESIDENTIAL PROPERTY

Residential properties decreased by 2.9%

Avg. SF & Condo = \$509,593 = -2.9%

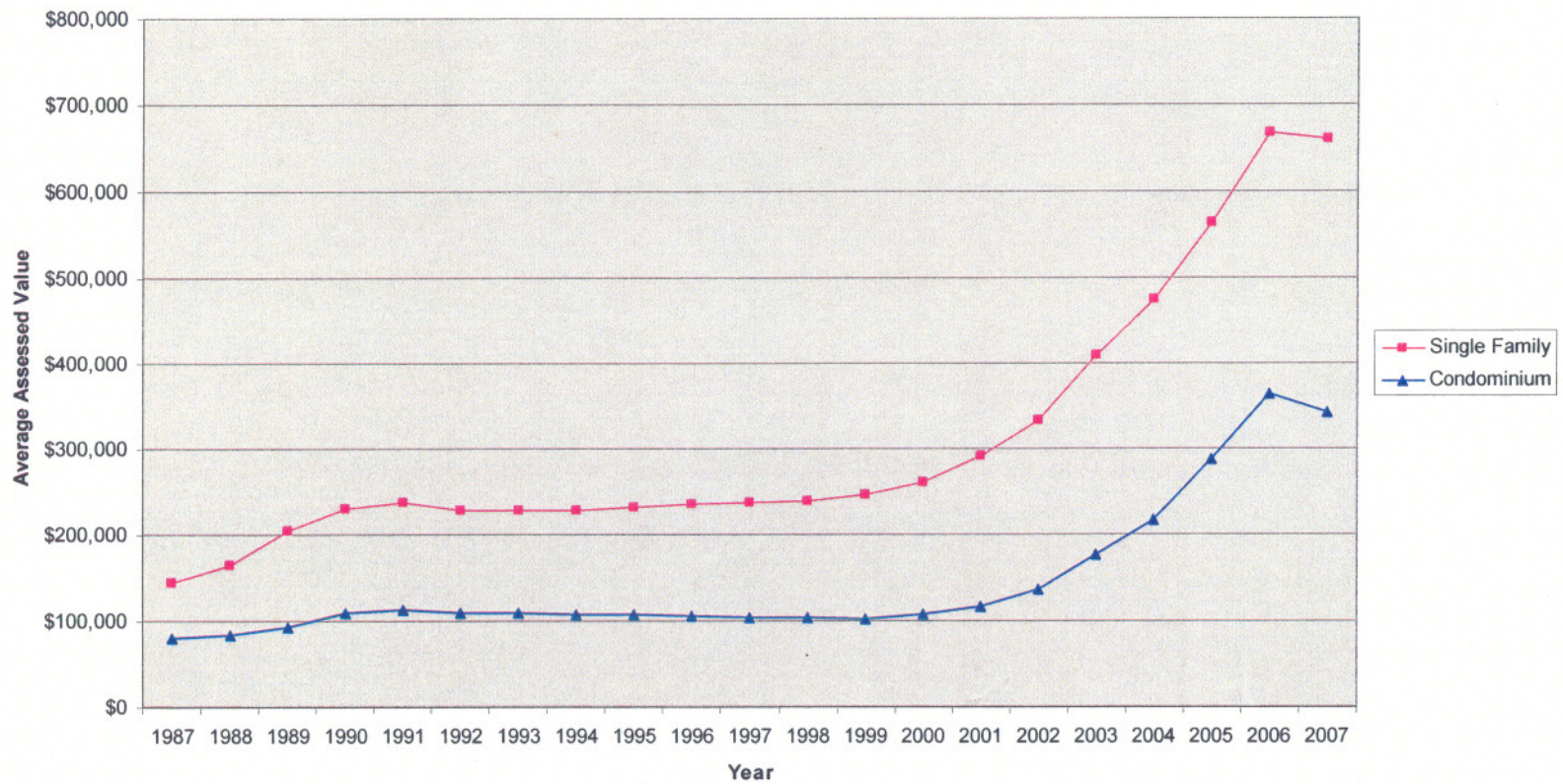
Avg. SF = \$660,866 = -1.3%

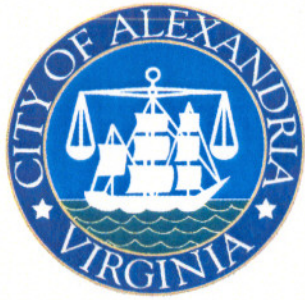
Avg. Condo = \$341,008 = -6.4%



Average Residential Assessed Value

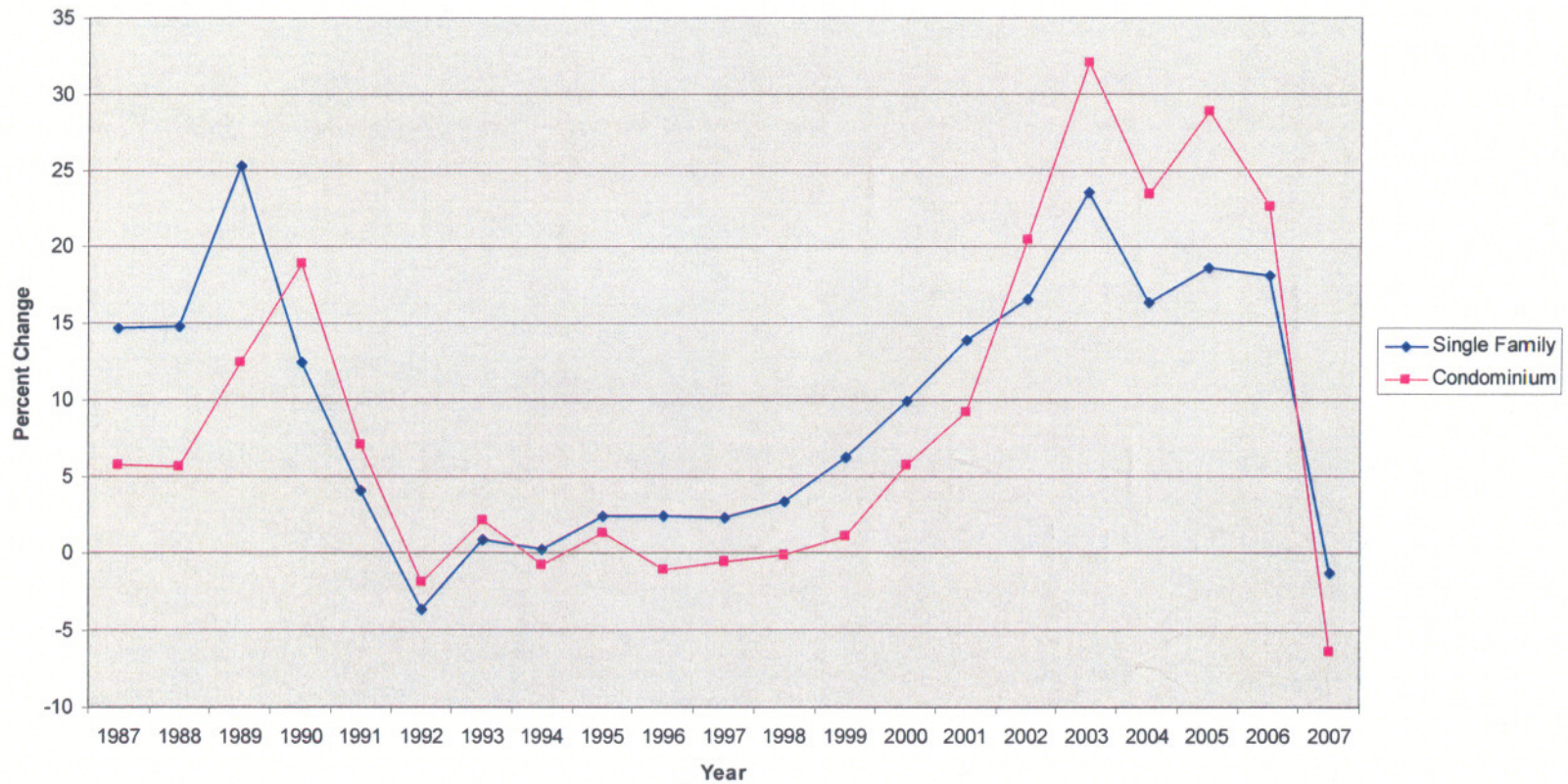
Average Residential Assessed Value

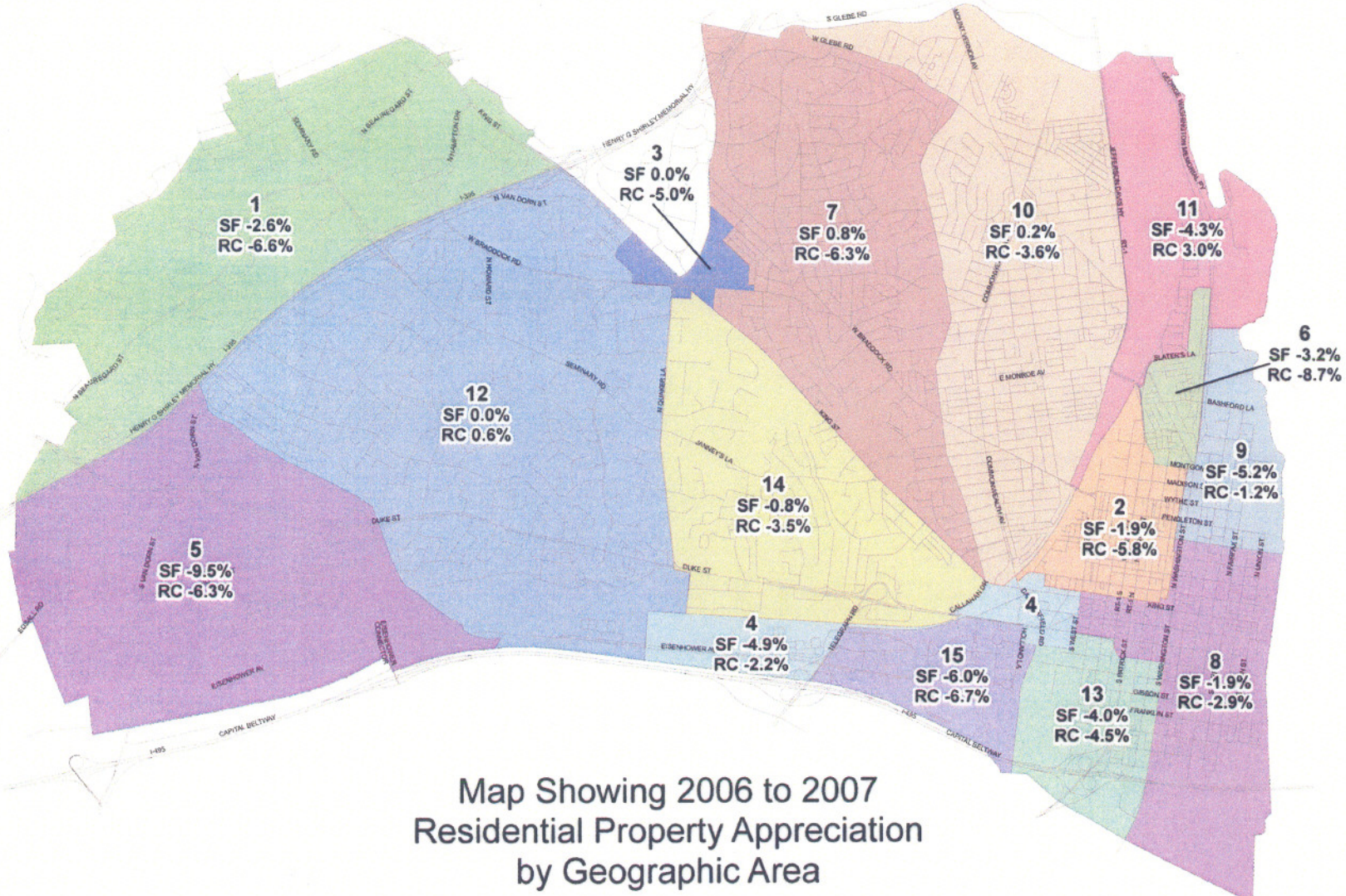




Percentage Change in Residential Assessed Value

Percentage Change in Residential Assessed Value





Map Showing 2006 to 2007
Residential Property Appreciation
by Geographic Area
City of Alexandria, Virginia

LEGEND

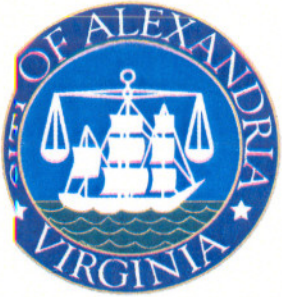
SF - Single Family Residential
RC - Residential Condominium

Department of Real Estate Assessments
February 2007

Map prepared by the GIS Section of
the Department of Planning and Zoning

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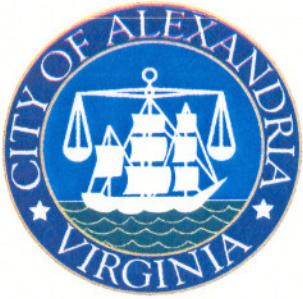


CY 2007
COMMERCIAL PROPERTY

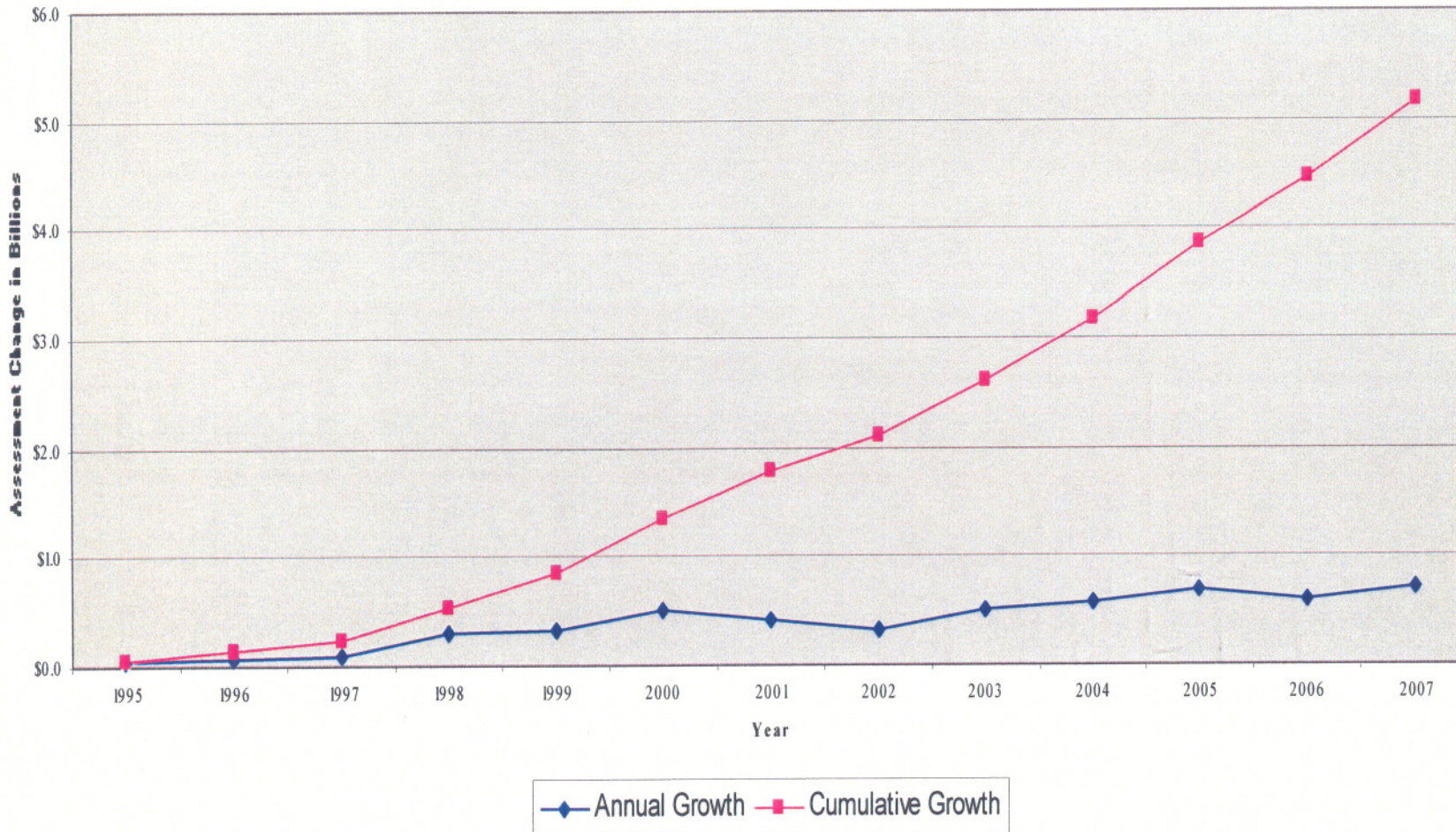
Commercial tax base increased 13.3%

Commercial properties increased 10.8% on average (Hotels up 20.8%)

New construction = \$291.7 million



Dollar Change due to New Growth





ASSESSMENT INFORMATION AND APPEALS

Assessments mailed: February 12

Departmental Review: April 2

Board of Equalization: July 1

DREA Phone 703.838.4646

Web site: alexandriava.gov/realestate



City of Alexandria, VA Real Estate Assessments

MOST POPULAR

- [Search Property & Sales Data](#)
- [GIS Parcel Viewer](#)
- [Pay Taxes Online](#)
- [View Tax Maps](#)
- [View Property Appreciation Maps](#)

GENERAL INFORMATION

- [About the Department](#)
- [2007 Assessment Overview](#)
- [2007 Assessment Presentation to City Council](#)
- [Frequently Asked Questions](#)
- [Sample Assessment Notice](#)
- [Review and Appeal Process](#)
- [Appeals - Rules and Procedures for Hearings](#)
- [Letters of Authorization](#)
- [Income and Expense Survey](#)

TAX & BUDGET LINKS

- [About the Real Estate Tax](#)
- [About the City Budget](#)
- [Tax Relief for the Elderly and Disabled](#)
- [Affordable Homeownership Preservation Grant Program \(AHOP\)](#)
- [Pay Real Estate Tax by Monthly Auto Bank Debit](#)

Each year, the **Department of Real Estate Assessments** appraises each parcel of real estate in the City to assess its estimated fair market value. These values are used by the **Department of Finance** to bill for and collect the **real estate tax**, which accounts for approximately half of the City's annual revenue.

- ▶ [Sample Assessment Notice](#)
- ▶ [Ejemplo de Aviso de Tasación Inmobiliaria](#)

IMPORTANT DATES IN 2007

January 1	Effective date of assessments
February 12	Assessment notices mailed to property owners
February 13	City Manager presents proposed FY 2008 Budget to City Council
April 2	Deadline to request review of January assessment
April 9 4:00 p.m.	Budget Public Hearing
April 16	Deadline to request tax relief for the elderly and disabled
April 24 7:00 p.m.	City Council Legislative Session and Effective Real Estate Tax Rate Public Hearing
May 1	Deadline for filing 2006 Income and Expense Surveys
May 7	City Council sets real estate tax rate
Early May	Real estate tax bills mailed to owners
June 15	Deadline to pay first half of real estate tax due, regardless of review or appeal
July 1	Deadline to request appeal of January assessment
September 4	Deadline to file Application for Affordable Homeownership Preservation (AHOP) Tax Credit Grant
November 15	Deadline to pay second half of real estate tax due

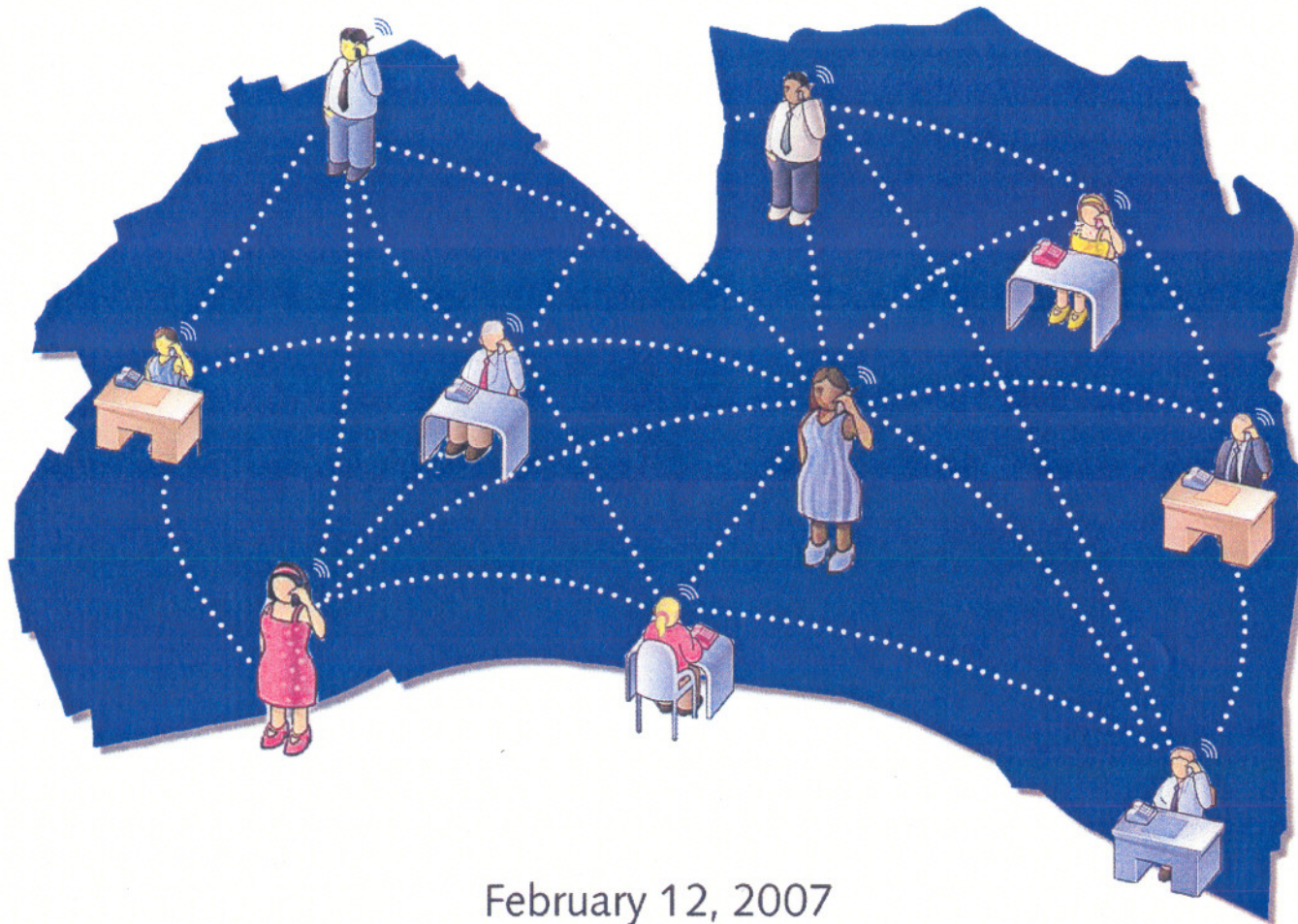
301 King Street, City Hall, Room 2600, Alexandria, VA 22314 Tel: 703.838.4646 Fax: 703.706.3979 [E-Mail Us](#)



To send mail to City Council, other elected city officials and individual City departments, [click here](#).
 General City Mail, CityMail@alexandriava.gov

Department of Real Estate Assessments 2007 Customer Service Retreat

RECOGNIZING THE TAXPAYER AS OUR CUSTOMER...



February 12, 2007