



## 2020 KEY DATES

The enclosed notice is the appraisal of the fair market value of your property in Alexandria; it is not a bill. Your real estate tax bill will be issued in early May after the Fiscal Year (FY) 2021 Budget is adopted by the Alexandria City Council and the tax rate is set.

January 1: Effective date of assessments

February 11: 2020 real property assessment information presented to City Council

February 12: Assessment notices mailed to property owners

February 18: City Manager presents FY 2021 Proposed Budget to City Council

March 9: Budget public hearing

March 16: Deadline to request administrative review of January assessment

April 15: Deadline to request tax relief for the elderly and disabled

April 18: Public hearing on tax rates

April 29: City Council adopts FY 2021 Budget and sets real estate tax rate

May 1: Deadline for filing 2019 Income and Expense Surveys

Early May: Real estate tax bills mailed to owners

June 1: Deadline to request appeal of January assessment

June 15: Deadline to pay first half of real estate tax (regardless of review or appeal)

November 16: Deadline to pay second half of real estate tax

### DEPARTMENT OF FINANCE OFFICE OF REAL ESTATE ASSESSMENTS

301 King St., Room 2600  
Alexandria, VA 22314

Monday – Friday, 8 a.m. to 5 p.m.

[alexandriava.gov/RealEstate](http://alexandriava.gov/RealEstate)

703.746.4646

703.706.3979 (Fax)

email: [realestate@alexandriava.gov](mailto:realestate@alexandriava.gov)

## RESIDENTIAL AND COMMERCIAL MARKET CONDITIONS IMPROVE

Real property assessments in the City of Alexandria continue to perform similarly to those in other close-in Northern Virginia markets. On a year-over-year basis, residential values posted an increase of 5.32%, while commercial property values during the same period increased by 2.80%. The total 2020 locally assessed real property tax base increased 4.25% from the previous year.

### The Residential Market

Improving housing market conditions in Alexandria are primarily due to low unemployment, low interest rates, a constrained supply of housing in combination with pent-up demand, the significant number of high paying jobs, and its prime location inside the Capital Beltway with four Metro stations currently in operation. A fifth station in Potomac Yard is scheduled to open in 2022.

- As of January 1, 2020, the average equalized value of existing residential property, including single-family and condominium was \$582,636, an increase of 4.62% from the average equalized value of \$556,916 in 2019.
- The average single-family house for 2020 is assessed at \$800,025, an increase of 4.13% from the average equalized single-family value of \$768,261 the previous year.
- The average 2020 residential condominium is assessed at \$348,234, an increase of 5.84% from the average equalized condominium value of \$329,070 the previous year.
- For 2020, 90.7% of residential properties increased in value, 2.3% decreased, and 7.0% were unchanged.

### The Commercial Market

Most commercial assessments increased. On a year-over-year basis, the commercial property tax base increased by 2.80%. Excluding multifamily rental and vacant land, the commercial property sector increased 1.03% on a year-over-year basis from 2019 to 2020. Much of the increase is due to the completion of construction projects during

2018 and multi-family rental apartment projects completed over the last several years, which are now filling with tenants.

Alexandria's office market continues to face challenges due to a changing dynamic in work force characteristics that advocate mobility, tenant concessions, lower effective rents and continued space compression upon renewal. Despite current market conditions, 2019 capitalization rates remained unchanged in several commercial sectors for Class A, investment-grade property near Metrorail.

The City encourages larger commercial property owners to file Income and Expense Surveys. Property owners have the flexibility to file electronically. Instructions for completing the survey are available on the City's website at [alexandriava.gov/RealEstate](http://alexandriava.gov/RealEstate). Income and Expense Surveys will be mailed in early February and have a filing deadline of May 1. Continuing in 2020, the City has also streamlined the billing process for some properties comprised of multiple parcels but functioning as one economic unit. The parent parcel, usually the one that has the most value, reflects the total property's value (parent and ancillary parcels), eliminating the need for multiple bills and reducing the cost of postage to the City. Previously existing accounts are maintained in the system, but have no value associated with them. No property rights are lost by the property owner. Property owners will be notified by the City as new group accounts are created.

### Review and Appeal Deadlines

The deadline for requesting a Review of Assessment is March 16, 2020, and the deadline to file an Appeal of Assessment with the Board of Equalization is June 1, 2020. No exceptions will be made. If you have a question about your property's assessment, please come in or schedule an appointment to meet with a member of our appraisal team any time during the year. In addition, City representatives are available to meet with homeowners and community associations to explain the appraisal process and any valuation factors that are used to compile the annual real property assessments.

*For reasonable disability accommodation, contact [realestate@alexandriava.gov](mailto:realestate@alexandriava.gov) or 703.746.4168, Virginia Relay 711.*

# REAL PROPERTY ASSESSMENT INFORMATION

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, 2020. Please review this assessment carefully to ensure your property data is correct and the assessed value is representative of comparable property sales in your neighborhood. In those neighborhoods with few sales, our appraisers relied on sales from similar neighborhoods. Only sales occurring prior to January 1, 2020 may be considered in arriving at the assessed value. To view the information used to assess your property, including the property sales in your market area, visit [alexandriava.gov/RealEstate](http://alexandriava.gov/RealEstate) and select "Search Property & Sales Data."

As required by state law, the City annually reassesses real property at 100% of fair market value. The enclosed Notice of Assessment is not a tax bill. The real property tax rate will be set by City Council on April 29, 2020, as part of the City's FY 2021 budget process.

For additional information regarding review and appeal deadlines, please refer to the front of this page or to the information detailed within the 2020 Notice of Assessment.

## CITY TAX RELIEF PROGRAM INFORMATION

### 2020 Real Property Tax Exemption for Veterans with 100% Service-Connected Disability

As required by Virginia Code §58.1-3219.5, the City offers a full real estate tax exemption to veterans with total and permanent service-connected disability and their surviving spouses.

For veterans:

- The veteran must have been rated by the U.S. Department of Veterans Affairs or its successor agency pursuant to federal law as having a service-connected 100% permanent and total disability.
- The residence for which the veteran is seeking tax exemption must be his or her primary residence.
- The property must be deeded in the name of the veteran or the veteran and his or her spouse.
- The veteran's spouse, if applicable, must also be identified. For surviving spouses of disabled veterans:
  - The surviving spouse must be able to meet the standards above for the deceased veteran's disability certification.
  - The residence must be deeded in the name of the veteran and surviving spouse, or the surviving spouse has ownership rights by virtue of a will or trust agreement.
  - The residence for which the surviving spouse is seeking tax exemption must be his or her principal place of residence, however, the exemption applies without any restriction on the spouse's moving to a different principal place of residence.
- The veteran must have died on or after January 1, 2011.
- The surviving spouse must not be remarried.

### 2020 Real Property Tax Exemption for Spouse of Veteran Killed in Action

As required by Virginia Code §58.1-3219.9, the City offers a full real estate tax exemption to the spouse of any veteran killed in action, subject to the terms in Effective for tax years 2015 and beyond.

- Eligible to the surviving spouse (i) of any member of the armed forces of the United States who was killed in action as determined by the U.S. Department of Defense and (ii) who occupies the real property as their principal place of residence.
- Per state code, spouse is eligible "so long as the surviving spouse does not remarry and continues to occupy the real property as their principal place of residence." The exemption applies without any restriction on the spouse's moving to a different principal place of residence.
- "Killed in action" includes a determination by the U.S.

Department of Defense of "died of wounds received in action."

- If the surviving spouse acquires the property after January 1, 2015, then the exemption shall begin on the date of acquisition.
- If the value of the applicant's dwelling is in excess of the average assessed residential value in the City, then only that portion of the assessed value that is not in excess of the average value shall be exempt from real property taxes.
- In most cases, exemption applies to the qualifying dwelling and the land, not exceeding one acre upon which it is situated.

### 2020 Real Estate Tax Relief Program for Elderly and Disabled Persons

Residents who are either 65 years of age or older and permanently and totally disabled, or who become such during the current calendar year, may be eligible for the City's Real Estate Tax Relief Program for Elderly and Disabled Persons. The applicant must own and occupy the property as their sole residence. The following limits are currently in effect:

- For a full tax exemption in 2020, a household's gross combined income may not have exceeded \$40,000 in 2019.
- For an exemption of 50 percent of the 2020 taxes, a household's gross combined income may not have exceeded \$55,000 in 2019.
- For an exemption of 25 percent of the 2020 taxes, a household's gross combined income may not have exceeded \$72,000 in 2019.
- Taxes over the maximum exemption may be deferred for qualifying applicants, subject to repayment with interest upon conveyance or death of the owner.
- Qualifying elderly and disabled applicants with gross income over \$72,000 but not in excess of \$100,000 may defer their taxes, also subject to repayment with interest. An exemption does not apply for this category.
- For all qualifying applicants, the assets of the household may not exceed \$430,000 (excluding the house and one acre of land).

*Applications for these programs are available on the City's website at [alexandriava.gov/TaxRelief](http://alexandriava.gov/TaxRelief) or by contacting the Revenue Division at [taxrelief@alexandriava.gov](mailto:taxrelief@alexandriava.gov) or 703.746.3914. Completed applications should be filed with the Department of Finance by April 15, 2020.*