



2024 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) 2025 budget is adopted by the City Council and the tax rate is set.

January 1: Effective date of assessments.

February 13: 2024 Real Property Assessment information presented to City Council.

February 14: Assessment notices mailed to property owners.

February 27: City Manager presents FY 2025 Proposed Budget to City Council.

March 15: Deadline to request administrative review of January assessment.

March 16: Budget Public Hearing.

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

April 24: Public Hearing on tax rates.

May 1: Deadline for filing 2023 Income and Expense Surveys.

May 1: City Council adopts FY 2025 Budget and sets real estate tax rate.

Early May: First half real estate tax bills mailed to owners.

June 3: Deadline to request appeal of January assessment.

June 15: Deadline to pay first half of real estate tax due, regardless of review or appeal.

Early October: Second half of Real Estate Tax Bills mailed to owners.

November 15: Deadline to pay second half of real estate tax due.

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
703.746.4646
Email: realestate@alexandriava.gov

RESIDENTIAL APPRECIATION EASES UNCERTAINTY IN THE COMMERCIAL MARKET

The steady demand for existing single-family units and condominiums still resulted in an overall year-over-year locally and non-locally assessed tax base increase of 0.90%, despite an overall commercial market decrease of 4.00%. For the first time since 2010, the overall multi-family rental sector decreased 2.26%. The overall office sector continued to decrease 12.38%. These changes in the commercial market were counterbalanced by the 2.98% increase in the residential market. This marks the thirteenth consecutive year that the City's overall assessed values have reported a net increase.

Residential Market Conditions

The City's residential market remains resilient despite rising mortgage interest rates. Job growth remained strong, but the available supply of housing for sale remained low. Homes were still increasing in value, but at a slower rate than those witnessed in the previous three years. The average days on the market was consistent with 2022. Properties that transferred typically produced assessment to sales price ratios below 100%, providing the justification for the increases in assessments reported January 1, 2024. The City of Alexandria continues to be a desirable place to live with low unemployment, a significant number of high-paying jobs, and its prime location inside the Capital Beltway with five Metro stations.

For CY 2024, 62% of residential properties increased, 3% decreased, and 35% remained unchanged. Most properties increased between 0 to 5%.

- As of January 1, 2024, the average value of existing residential property, including single-family and condominiums, is \$698,794, an increase of 2.78% from the January 1, 2023, value of \$679,914.
- As of January 1, 2024, the average single-family house is assessed at \$962,276, an increase of 2.33% from the January 1, 2023, value of \$940,375.
- As of January 1, 2024, the average value of a residential condominium is \$423,765, an increase of 3.96% from the January 1, 2023, value of \$407,616.

Throughout the year there are adjustments to the values of properties based on reviews and appeals. The average values of real property as of December 31, 2023, compared to January 1, 2024, will typically show a lower rate of increase.

Commercial Market Conditions

Multi-family property values saw a decrease for the first time since 2010. Multi-family vacancy remains low, rent increases slowed and operating expenses remained steady, but capitalization rates increased after low rates in the previous years. Some multi-family property value decrease was offset by the construction of new properties. However, the pace of construction projects slowed as costs and difficulty obtaining loans increased. Fewer projects completed construction in 2023 than in the prior year. Many anticipated construction projects are still expected to advance throughout 2024. Office property values declined 12.38% due to weak demand, typical vacancy exceeding 15%, and many concessions. Several older Class B & C properties have plans to convert to residential uses. The hospitality sector saw increases in both the average daily room rates and occupancy which produced higher income, but business travel has not returned to pre-2020 levels. Industrial and self-storage property values remained steady year-over-year.

Income and Expense Survey Filing

The Office of Real Estate Assessments encourages commercial property owners to file an annual Income and Expense Survey for CY 2023. These can be filed in writing or electronically. Instructions for completing the survey are available on the Office of Real Estate Assessment's website. Surveys will be mailed in early March and have a filing deadline of **May 1**. Where properties are comprised of multiple parcels and function as one economic unit, one parcel reflects the total property value of all ancillary parcels. The ancillary accounts are maintained as active in the system, but have no value associated with them. This eliminates multiple bills and reduces the cost of postage. No property rights are lost by the owner.

Review and Appeal Deadlines

The deadline to request a **Review of Assessment is March 15, 2024**, and the deadline to file an **Appeal of Assessment** with the Board of Equalization is **June 3, 2024**. No exceptions will be made. Questions about property assessments can be answered over the phone or by making an appointment with a member of our appraisal team. We are available to meet with homeowners and community associations to explain the appraisal process, procedures, and any market variables used to compile CY 2024 assessments.

For reasonable disability accommodation,
contact realestate@alexandriava.gov or call 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, 2024. 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, 2024 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 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 May 1, 2024, as part of the City’s FY 2025 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 Notice of 2024 Real Estate Assessment.

CITY TAX RELIEF PROGRAM INFORMATION

2024 Real Estate Tax Relief Program for Elderly and Disabled Persons

Residents who are either 65 years of age or older or 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, a household’s gross combine income may not have exceeded \$40,000 in 2023.
- For an exemption of 50 percent of taxes, a household’s gross combined income may not have exceeded \$55,000 in 2023.
- For an exemption of 25 percent of taxes, a household’s gross combined income may not have exceeded \$72,000 in 2023.
- Taxes over the maximum exemption may be deferred for qualifying applicants, subject to repayment with interest upon conveyance or demise 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).

2024 Real Property Tax Exemption for Veterans with 100% Service-Connected Disability, and Surviving Spouse

The City offers a full real estate tax exemption to veterans with total and permanent service-connected disability and their surviving spouses, subject to the terms in Virginia Code § 58.1-3219.5:

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 percent 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 (to include applicable title in trust).
 - 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.

2024 Real Property Tax Exemption for Spouse of Veteran Killed in Action

The City offers a full real estate tax exemption to the spouse of any veteran killed in action, subject to the terms in Virginia Code § 58.1-3219.9:

- 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, the 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.

Applications for these programs may be obtained on the web at alexandriava.gov/TaxRelief or by contacting the Revenue Division at taxrelief@alexandriava.gov or 703.746.4800. Completed applications should be filed with the Department of Finance by April 15, 2024.