

LOUDOUN COUNTY OFFICE OF THE COMMISSIONER OF THE REVENUE

2018 Calendar Year and 2019 Tax Year Commercial Assessment Data for the Loudoun Gateway Station and Ashburn Station Tax Districts (excludes tax exempt)

Metrorail Service Tax District (includes the Loudoun Gateway Station and Ashburn Station tax districts)									
	2018				2019				
<i>Property Class</i>	<i>Parcels</i>	<i>Taxable Value Land</i>	<i>Taxable Value Improvements</i>	<i>Taxable Total Value</i>	<i>Parcels</i>	<i>Taxable Value Land</i>	<i>Taxable Value Improvements</i>	<i>Taxable Total Value</i>	<i>Percent Change</i>
1-Single Family Residential Urban	1,329	198,659,670	374,245,460	572,905,130	1,330	219,690,800	397,944,810	617,635,610	8%
2-Single Family Residential Suburban	15	6,229,200	259,530	6,488,730	15	6,229,200	257,010	6,486,210	0%
3-Multi-family Residential Apartments	11	30,895,600	141,654,690	172,550,290	17	45,791,100	159,190,290	204,981,390	19%
4-Commercial and Industrial	815	1,292,542,340	2,359,402,060	3,651,944,400	823	1,465,852,700	3,120,951,690	4,586,804,390	26%
5-Acreage 20-99	0	0	0	0	0	0	0	0	0%
6-Acreage 99 or above	0	0	0	0	0	0	0	0	0%
Greenway Portion	1	11,731,100	57,307,300	69,038,400	1	11,731,100	57,307,300	69,038,400	0%
Total Taxable County Valuation	2,171	1,540,057,910	2,932,869,040	4,472,926,950	2,186	1,749,294,900	3,735,651,100	5,484,946,000	23%
SCC Valuation (provided by SCC)				46,280,194				12,850,943	-72%
Total Taxable				4,519,207,144				5,497,796,943	22%
Other Notes									
Growth - New Lots	383	117,698,700			45	162,521,410			
Construction - New Structures	261		216,278,000		256		186,112,400		
Land Use Deferrals (class 4)	2	46,862,160			2	62,368,410			

2018 values reflect any adjustment made through December 31, 2018. This includes assessment appeals, subdivisions, valuation of the Dulles Airport Leaseholds, construction starts, or revisions to construction percent complete.

Construction - New Structures

2019 New Construction = Year Built 2018.

Growth - New Lots

Value of newly created parcels. New parcels are created when a landowner divides one large parcel into smaller parcels. An example of this would be a new subdivision (no value in prior year).

2019 Class 4 values include the 2018 carryover values for the Dulles Airport Leaseholds which are not valued until March of the current calendar year.

Report Date: January 25, 2019