

2020 Loudoun County Real Property Assessment Update

Brian Williams & Jim White
Deputy Commissioners
Real Estate Division

Office of the Commissioner of the Revenue
February 4, 2020



2020 Countywide Taxable Real Property

**Excludes new construction and new lots*



2020 Countywide Residential Equalized Summary

Property Type	2020	2019	Percentage Change
Single Family (Developed area-Public Water & Sewer)	2.68%	3.60%	-0.92
Townhouse	3.62%	3.89%	-0.28
Condo	3.84%	2.63%	1.21
Single Family (Up to 20 acres-no Public Water and/or Sewer)	3.60%	2.10%	1.50
Rural 20-99.9 Acres	-4.49%	6.17%	-10.66
Rural >100 Acres	-14.66%	-16.25%	-1.59



2020 Residential New Construction

Property Type	New Construction	Percentage Change
Single Family (Developed area-Public Water & Sewer)	\$527.5 M	-12.4
Townhouse	\$336.3 M	-7.2
Condo	\$123.1 M	-2.9
Single Family (Up to 20 acres-no Public Water and/or Sewer)	\$125.5 M	10.9

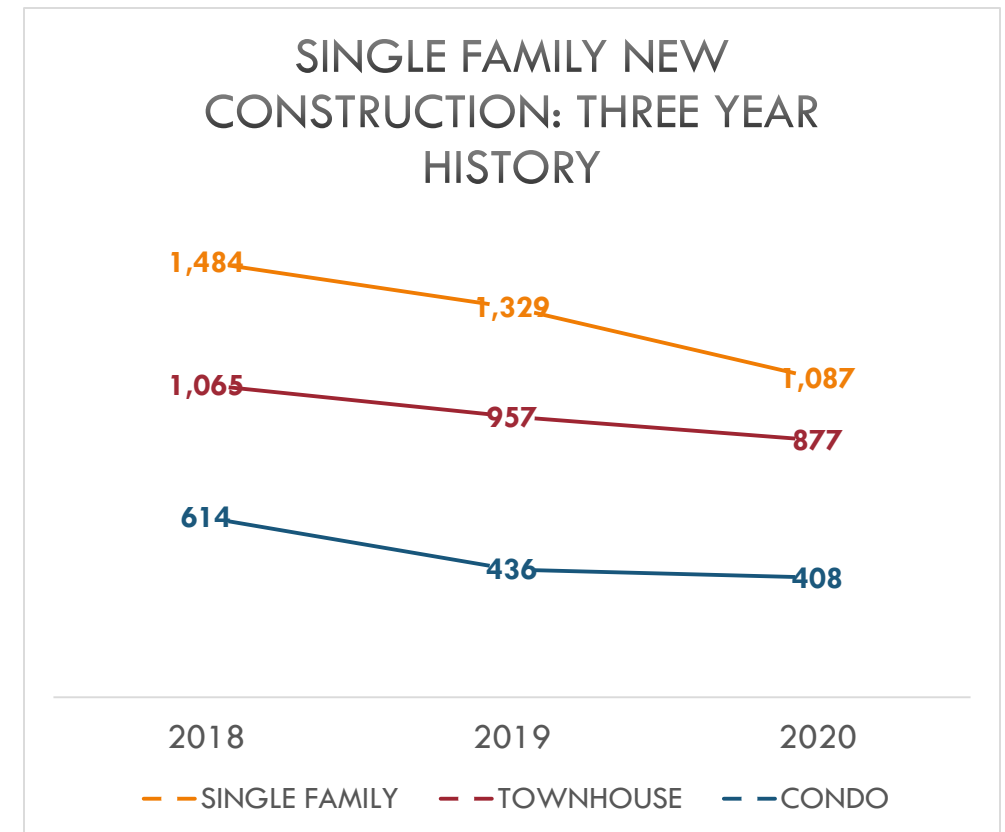


Chart excludes agricultural parcels

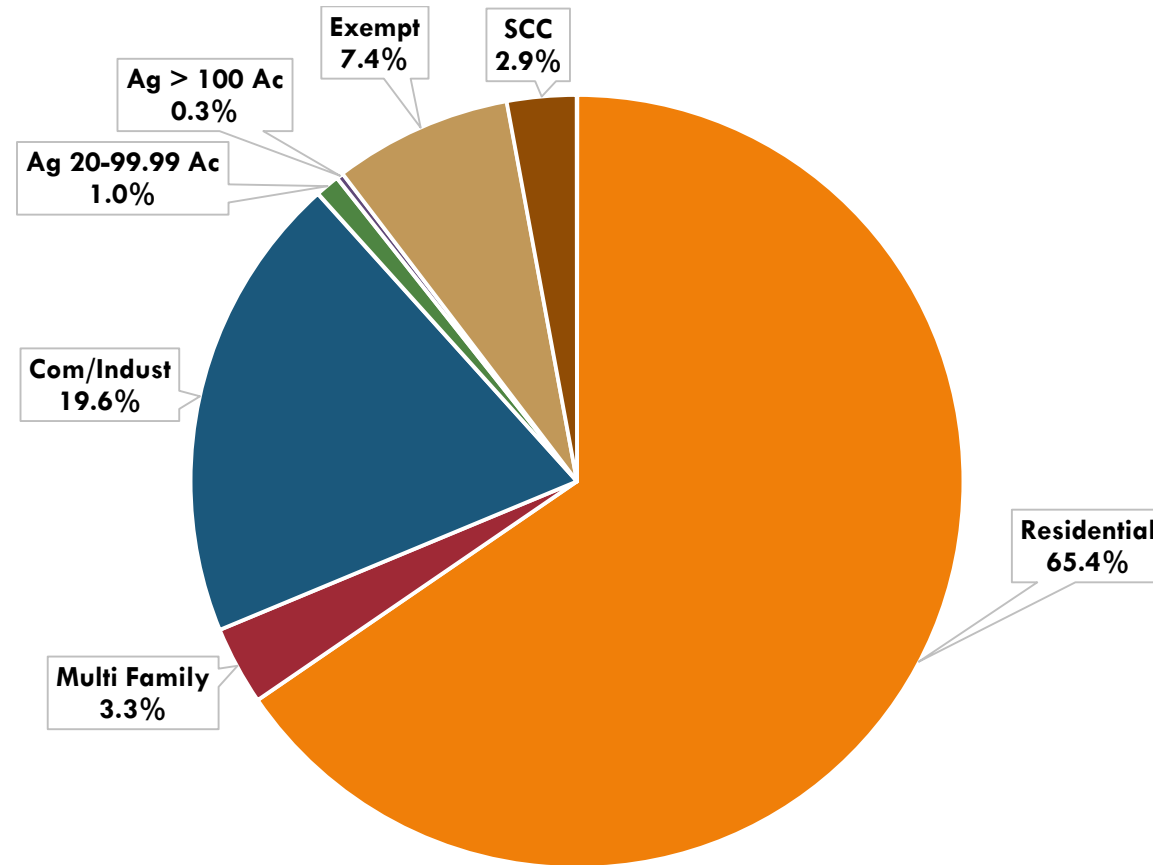


2020 Taxable Value Change – Residential & Commercial

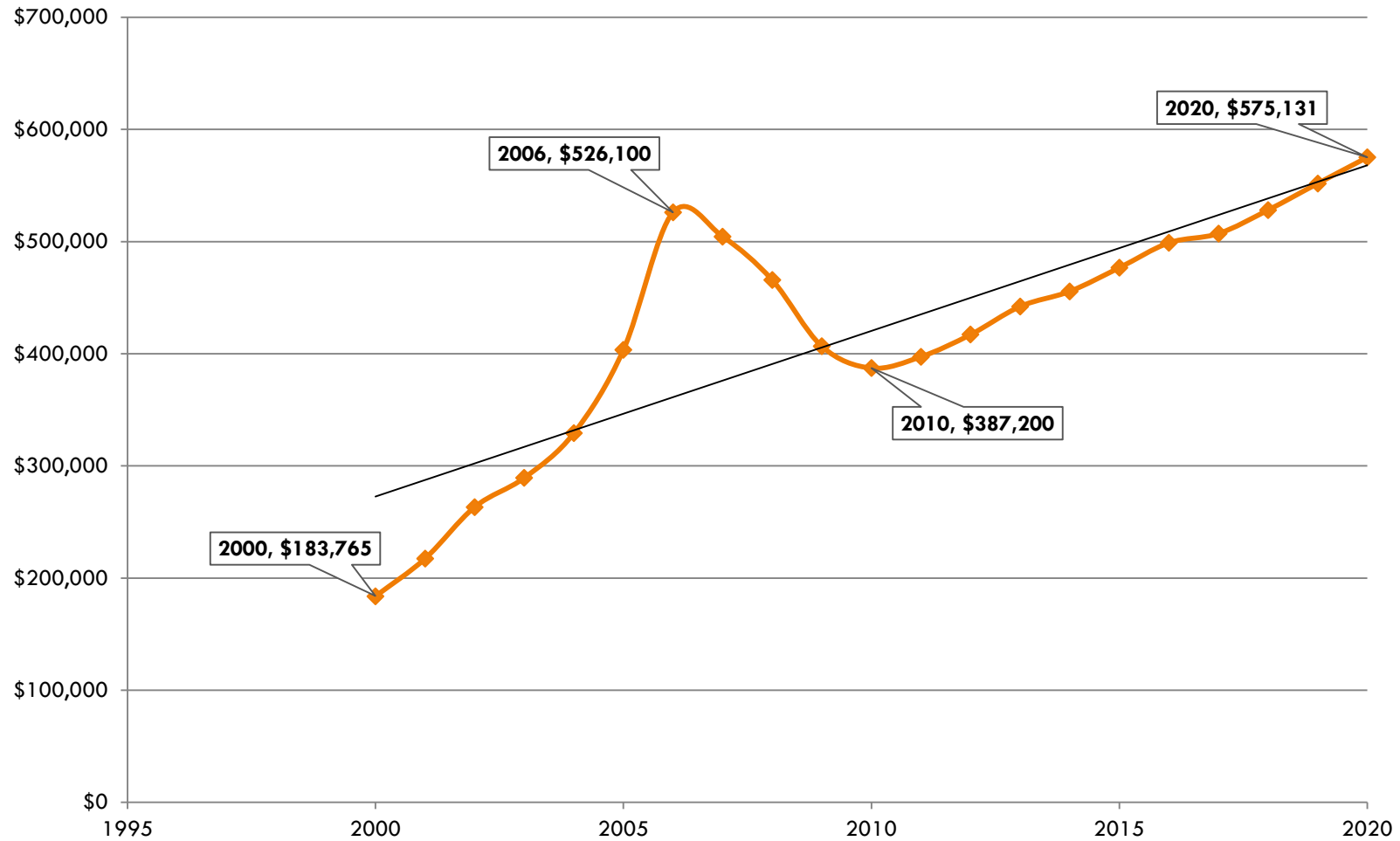
DISTRICT	EQUALIZED	TOTAL CHANGE	TAXABLE VALUE
CATOCTIN	0.3%	3.2%	11.0%
ASHBURN	2.4%	4.5%	10.1%
BLUE RIDGE	2.8%	8.2%	20.7%
ALGONKIAN	3.2%	3.8%	7.8%
LEESBURG	3.5%	4.5%	8.3%
DULLES	4.2%	7.1%	14.4%
STERLING	4.7%	6.2%	7.3%
BROAD RUN	8.3%	15.2%	20.5%



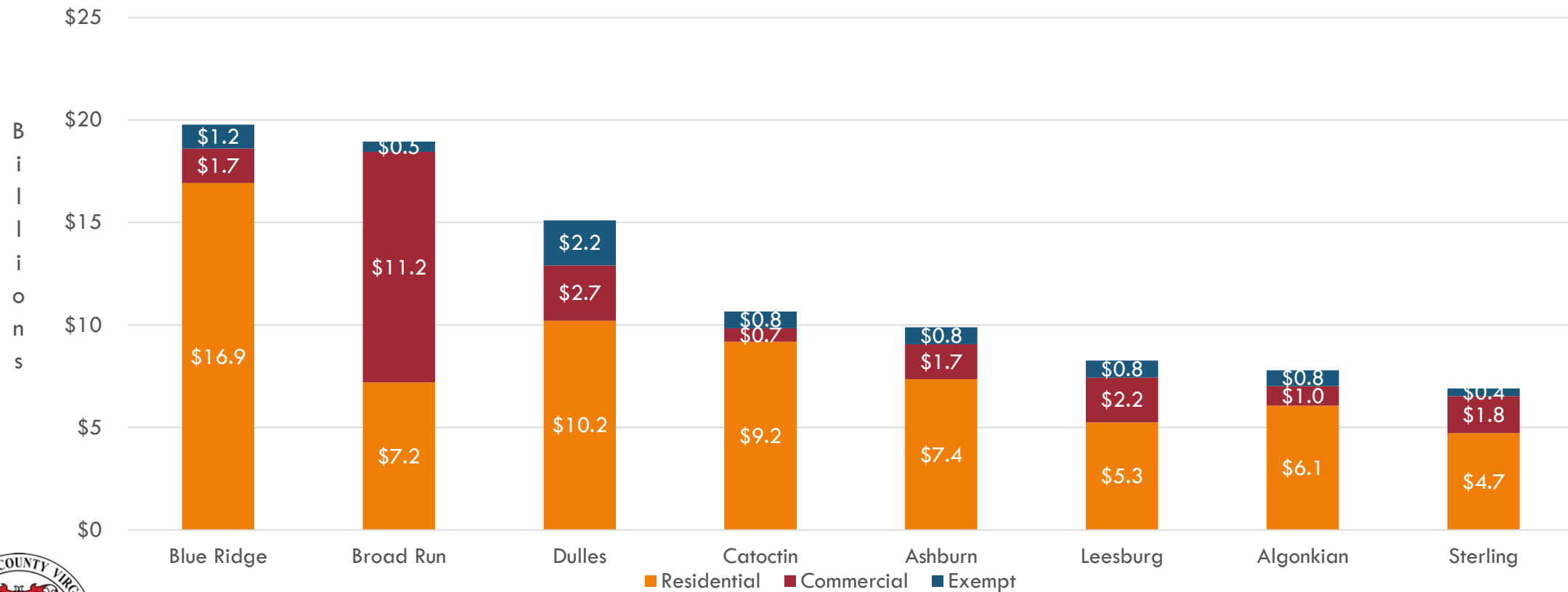
2020 Real Property Distribution by Value



Average Assessed Value Single Family Detached



2020 Value Allocation by Class and District



Affordable Dwelling Units by District (ADU)

District	ADU Parcels with Reduced Assessments 1/1/2020	ADUs assessed at Fair Market Value as of 1/1/2020
DULLES	737	65
BLUE RIDGE	644	1
BROAD RUN	305	42
ASHBURN	125	53
ALGONKIAN	40	0
LEESBURG	24	0
CATOCTIN	20	0
STERLING	8	0
GRAND TOTAL	2056	161

**Countywide ADU Total = 2,409 units*



2020 Land Use Assessment Update

	2019	2020	Change
Number of Parcels	4,986	4,983	-3
Total Deferred Value:	\$1.29 B	\$1.30 B	\$6.91 M

Parcels that have been assessed based on “Use” (agriculture, horticulture, forestry or open space) but have a recorded perpetual open space easement (POSE) are not subject to rollback assessments. Therefore, the deferred total does not include these parcels.

2020 Land Use Rate Changes

Category	Average Percentage Change
AGRICULTURE	42
HORTICULTURE	40
FORESTRY	0.3



2020 Exempt Real Property

	2019	2020	Change
Number of Parcels	1,395	1,401	6
Total Assessed Value	\$7.1 B	\$7.4 B	3.8%
Percent of Total Value	7.9%	7.7%	-0.2%

Board Designation	Parcels	Fair Market Value
Exempted	33	\$360,913,560



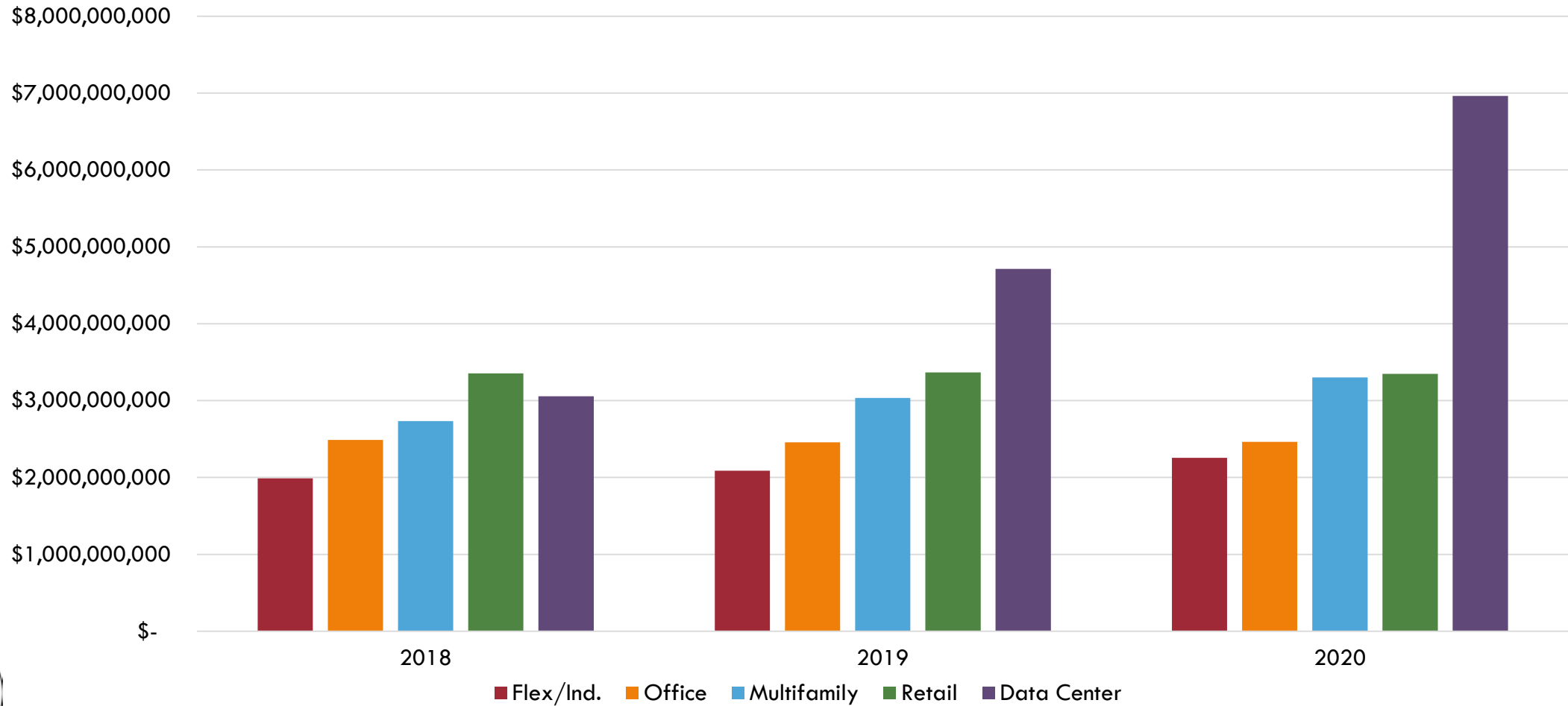
Countywide Taxable Commercial Property

	2018 Valuation*	2019 Valuation*	2018 - 2019 Percent Change	2020 Valuation	2019 - 2020 Percent Change
Data Center	\$ 3,057,153,250	\$ 4,712,357,840	54.1	\$ 6,964,842,050	47.8
Land	\$ 1,792,139,780	\$ 1,588,396,120	-11.4	\$ 1,878,849,200	18.3
Multifamily	\$ 2,734,127,210	\$ 3,033,889,640	11.0	\$ 3,300,549,330	8.8
Flex - Industrial	\$ 1,990,077,660	\$ 2,087,970,400	4.9	\$ 2,255,266,400	8.0
General Commercial	\$ 2,011,562,980	\$ 2,084,909,390	3.6	\$ 2,190,279,220	5.1
Hotel	\$ 492,525,500	\$ 523,926,380	6.4	\$ 545,778,230	4.2
Office	\$ 2,489,001,330	\$ 2,458,561,930	-1.2	\$ 2,464,379,830	0.2
Retail	\$ 3,353,348,370	\$ 3,366,649,100	0.4	\$ 3,349,364,910	-0.5
Total Taxable	\$ 17,919,936,080	\$ 19,856,660,800	10.8	\$ 22,949,309,170	15.6

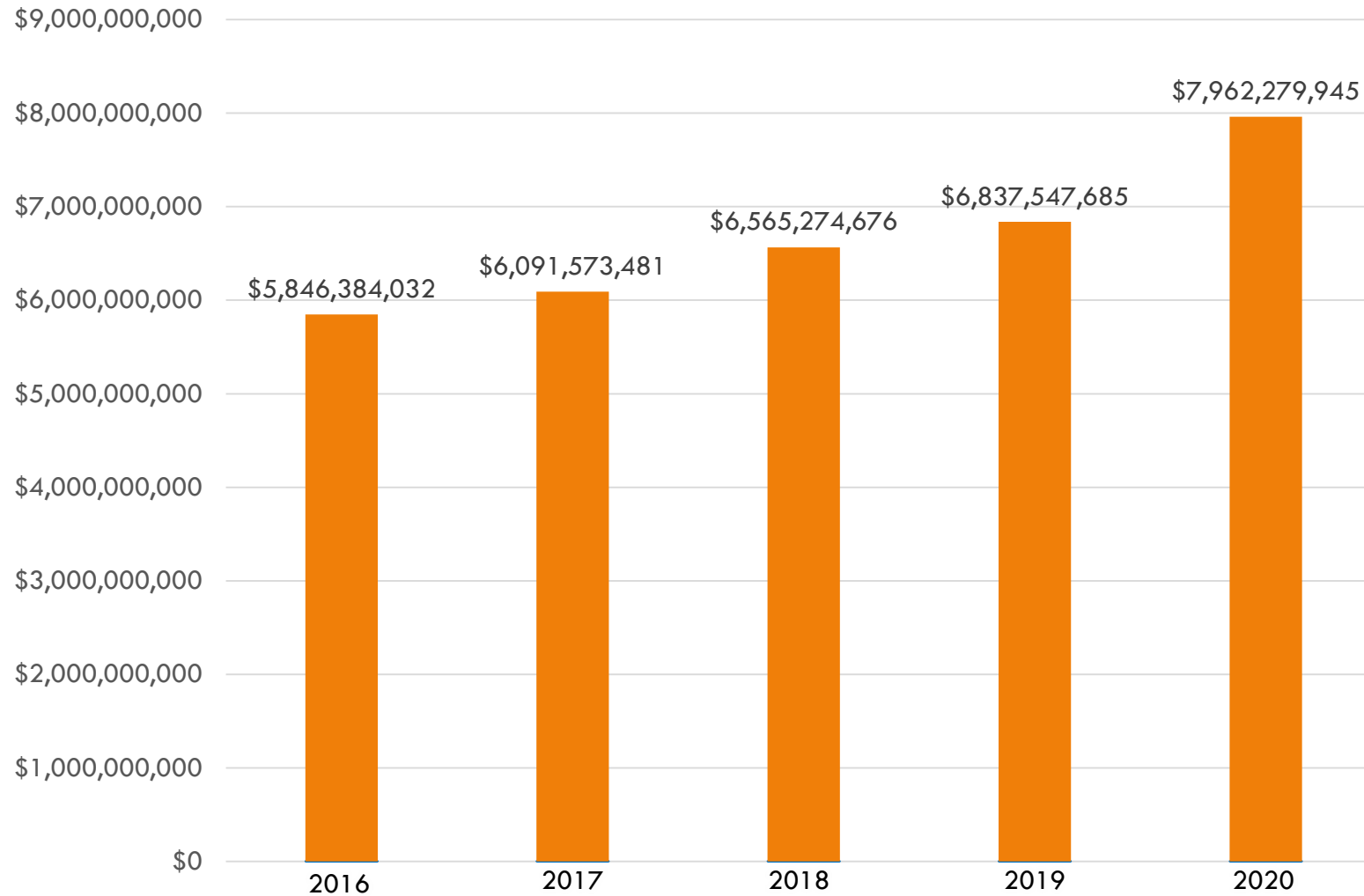
*The 2018 & 2019 valuation data may not exactly reflect the Assessment Summary published at the time as the values in this chart are end of year adjusted values.



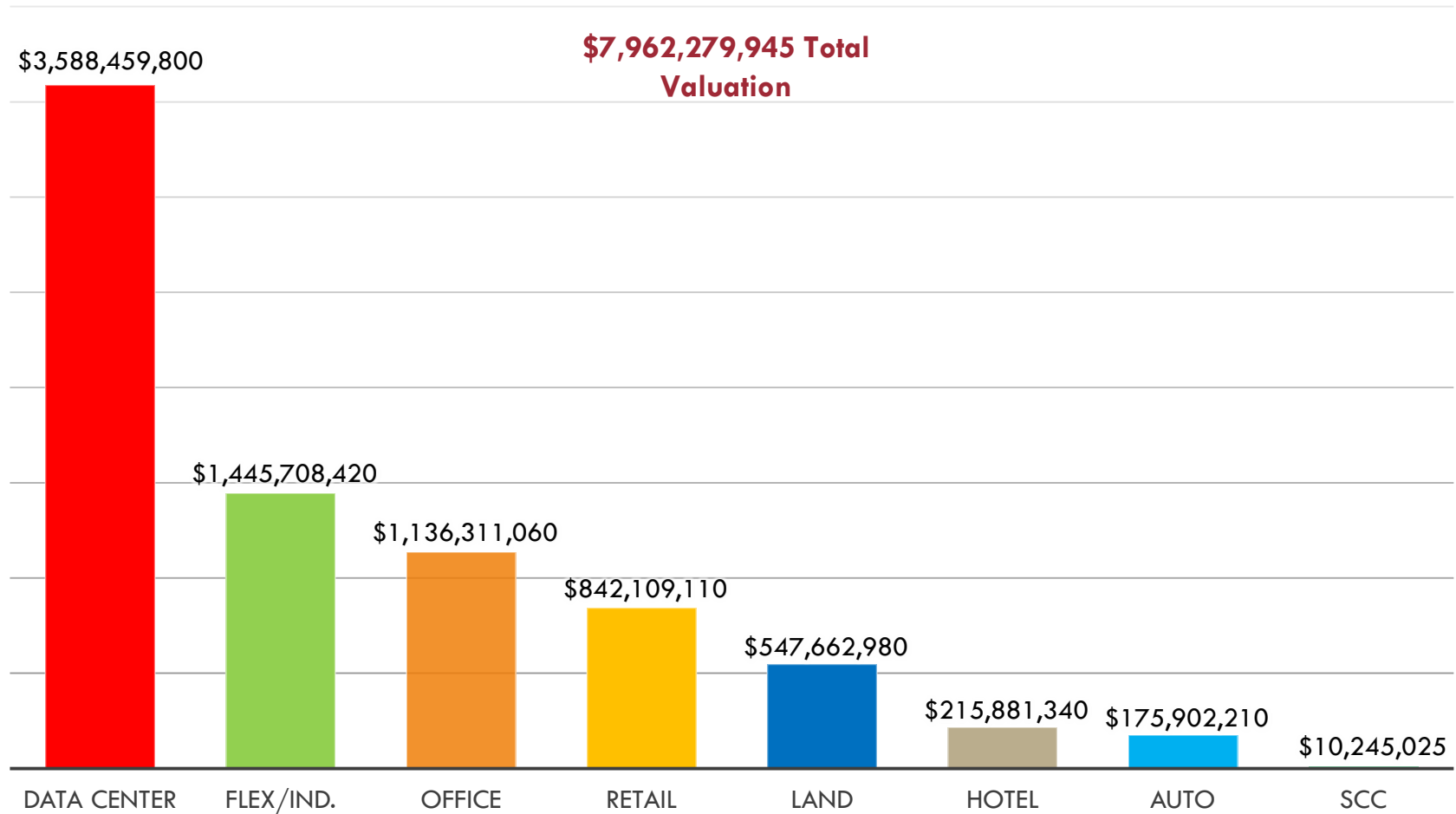
2020 Select Countywide Taxable Commercial Property



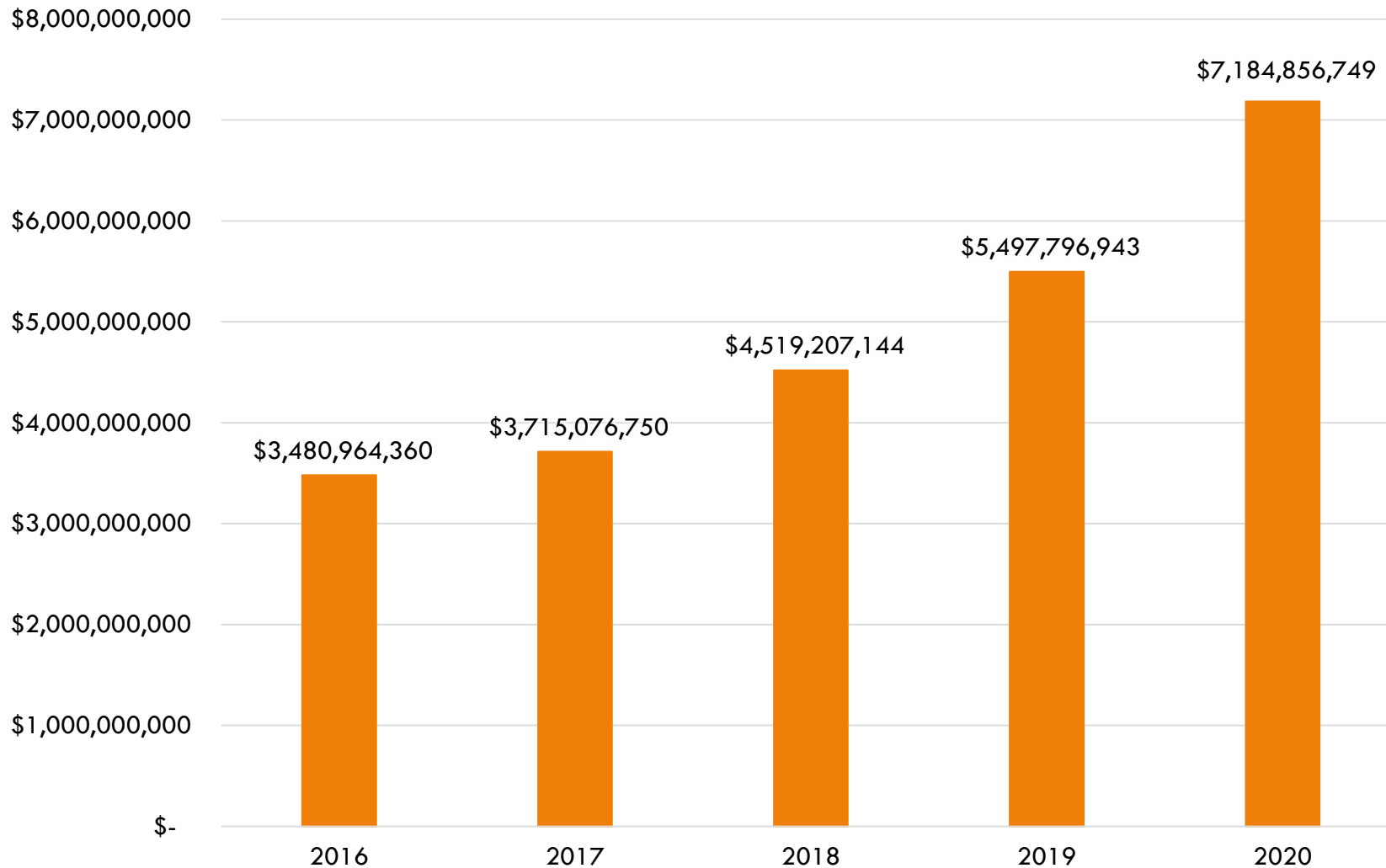
2020 State Route 28 Highway Transportation Improvement District Taxable Commercial Property



2020 State Route 28 Highway Transportation Improvement District
Taxable Commercial Property

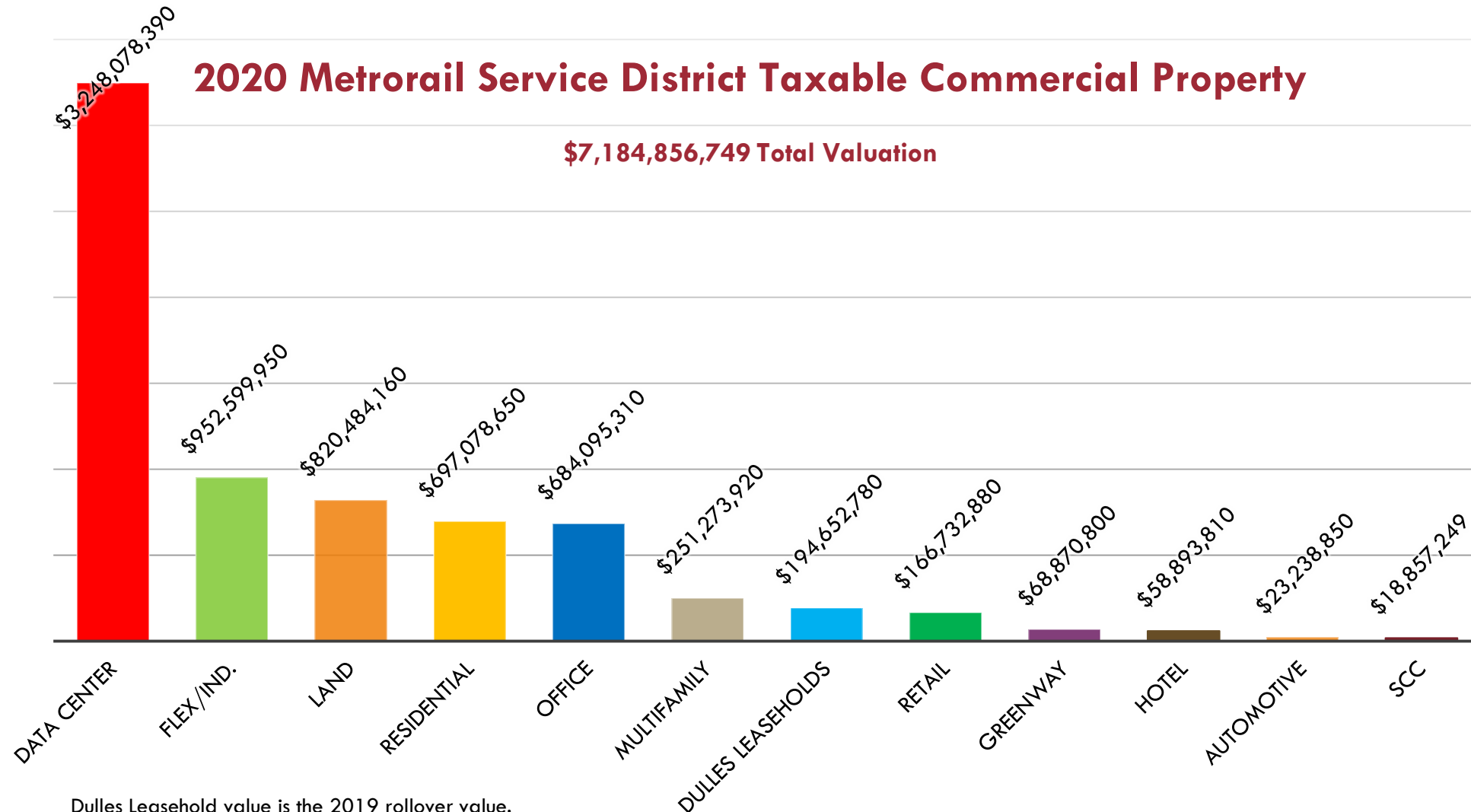


2020 Metrorail Service District Taxable Commercial Property



2020 Metrorail Service District Taxable Commercial Property

\$7,184,856,749 Total Valuation

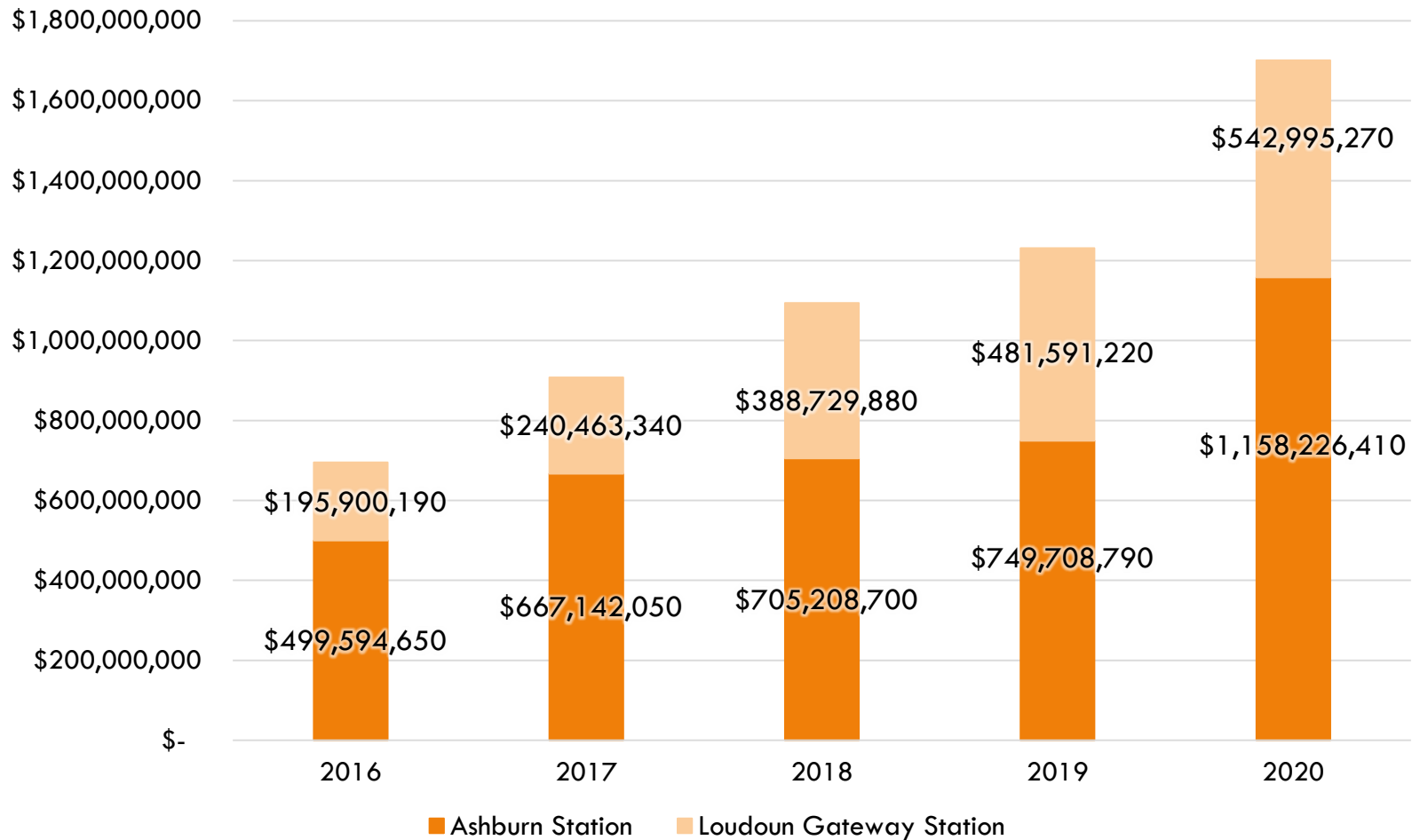


Dulles Leasehold value is the 2019 rollover value.

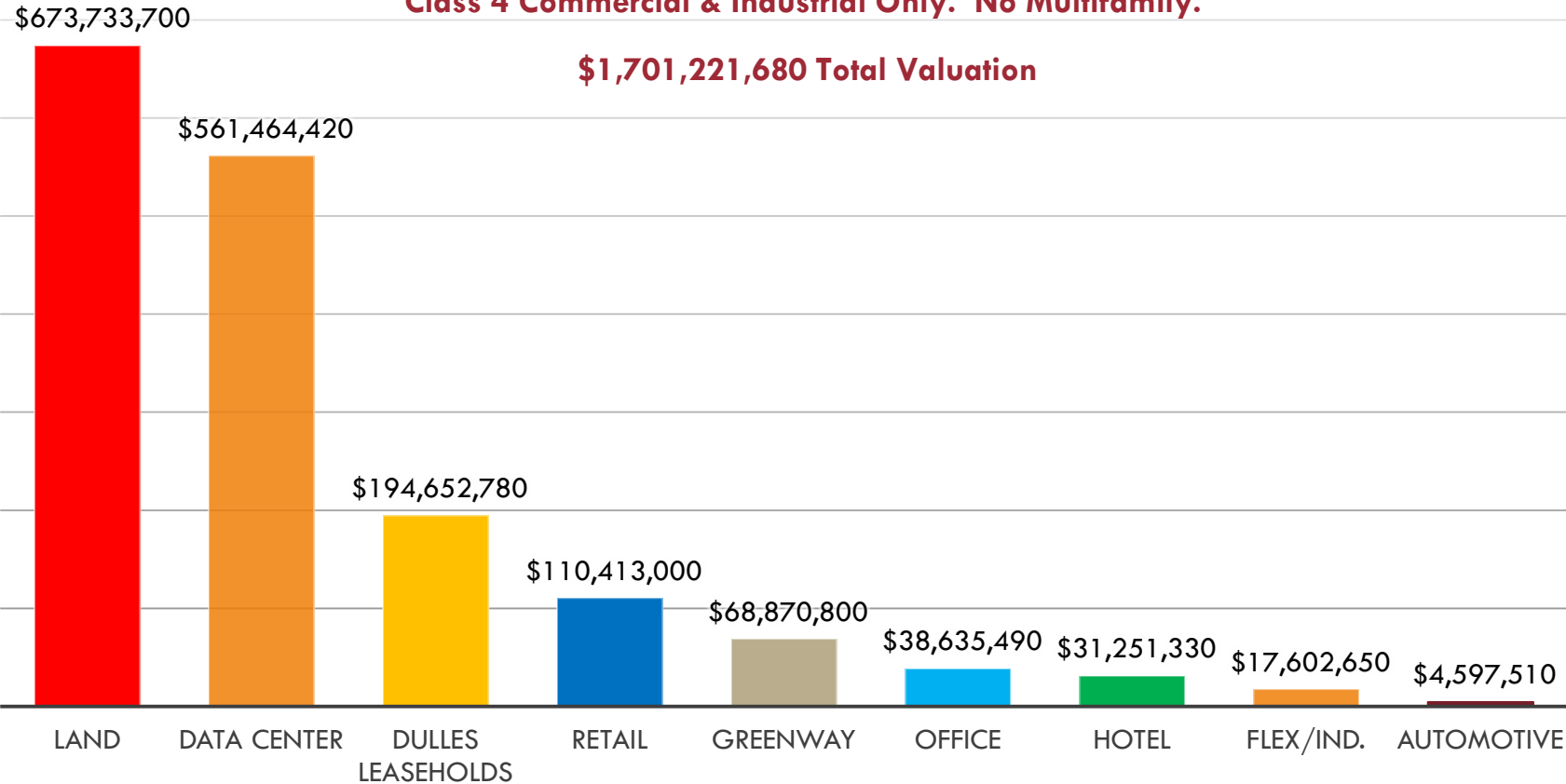


2020 Loudoun Gateway and Ashburn Station Service Districts Taxable Commercial Property

Class 4 Commercial & Industrial Values Only. No Multifamily.



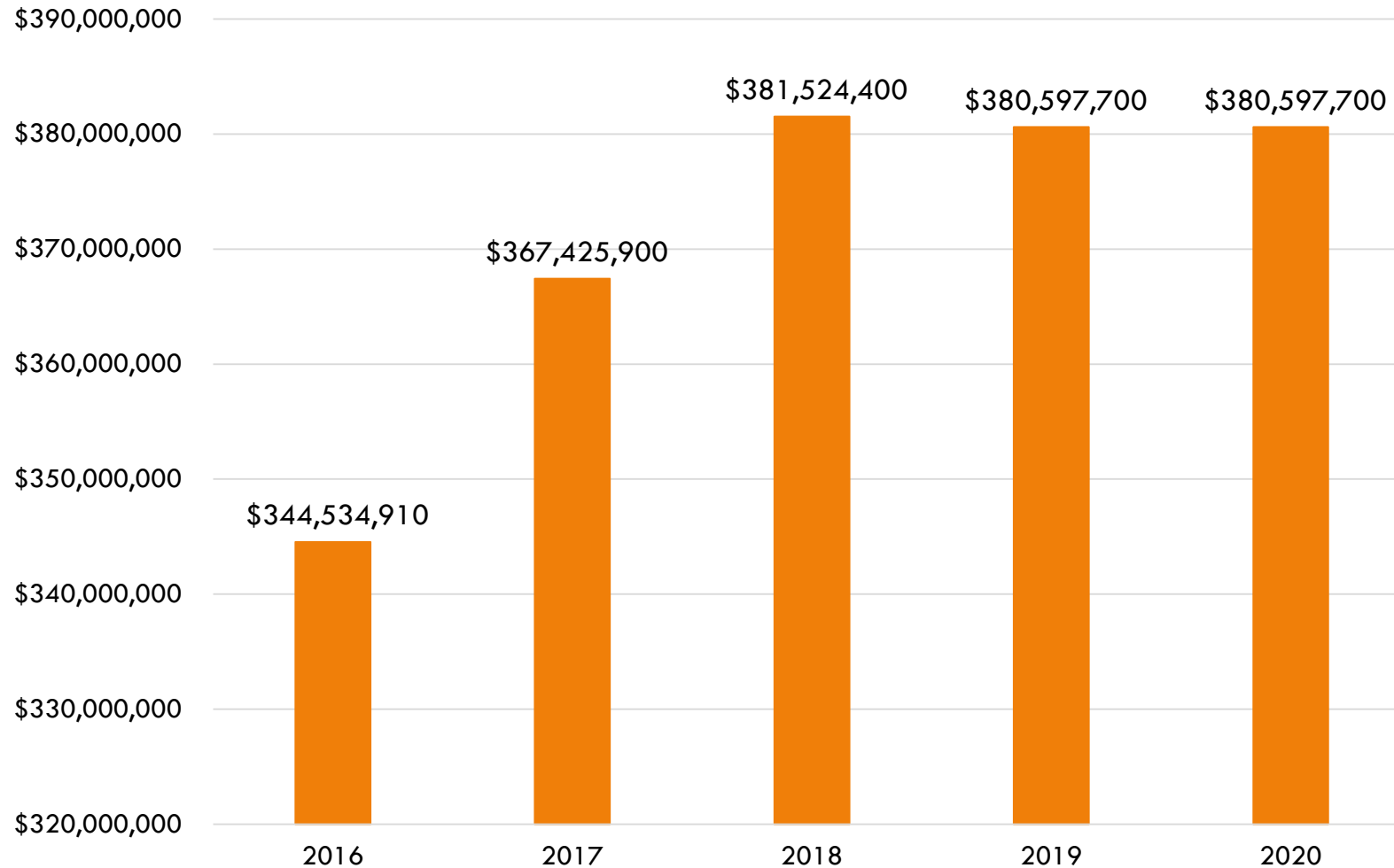
**2020 Loudoun Gateway & Ashburn Station Service Districts Taxable Commercial
 Class 4 Commercial & Industrial Only. No Multifamily.**



Dulles Leasehold value is the 2019 rollover



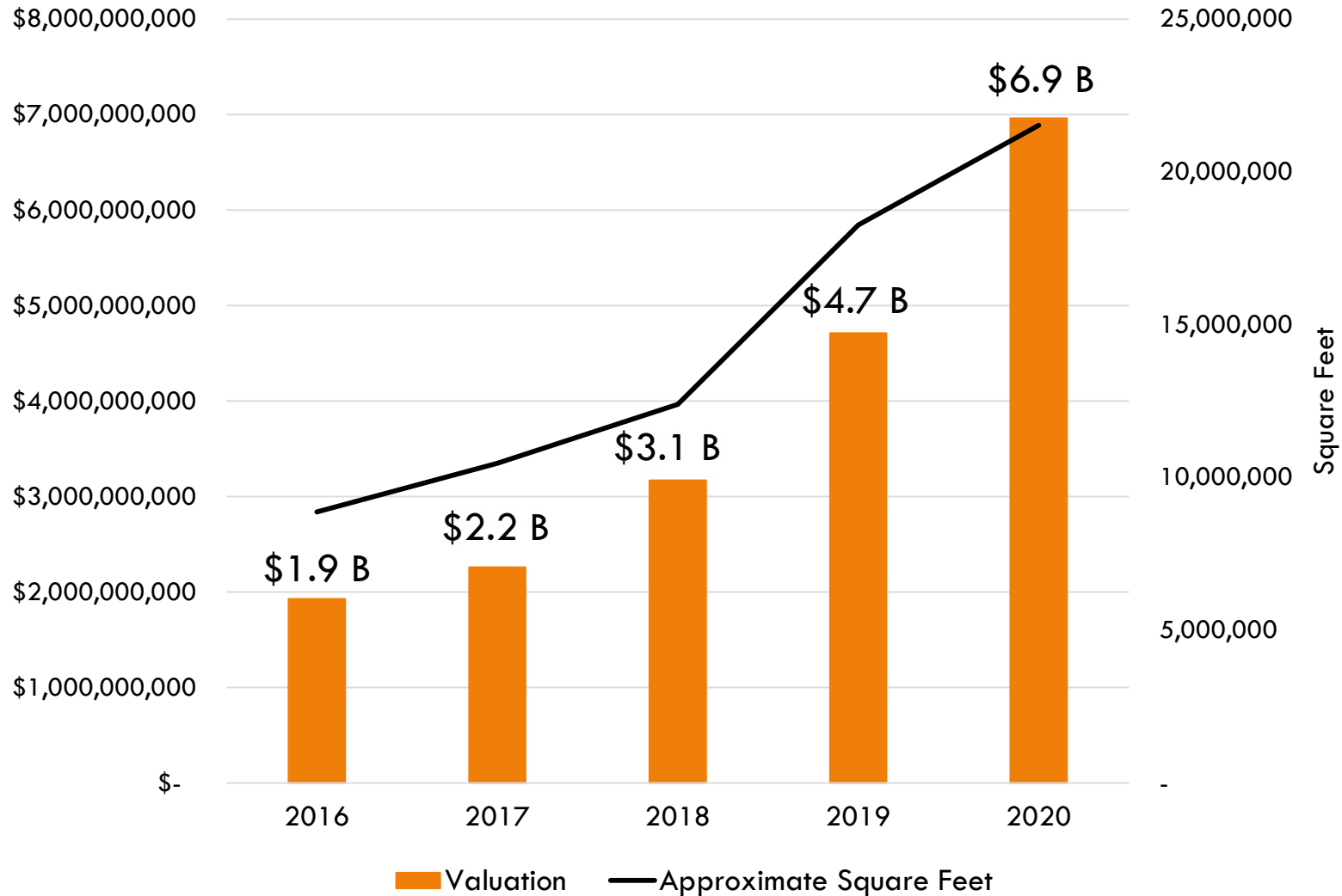
2020 Dulles Greenway Taxable Property



The preliminary 2020 Dulles Greenway value is the 2019 rollover value.



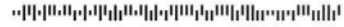
2020 Data Center Taxable Property





Robert S. Wertz, Jr.
 Commissioner of the Revenue
 County of Loudoun
 PO Box 8000 Leesburg, VA 20177-9804

RETURN SERVICE REQUESTED



*****AUTO** DIGIT 2005 1 1

REAL ESTATE ASSESSMENT CHANGE NOTICE FOR TAX YEAR 2020

Parcel ID: [REDACTED]
 Acres: [REDACTED]
 Property Address: [REDACTED]
 Legal Description: [REDACTED]

Magisterial District: ALGONKIAN
 Property Location: Algonkian District

Property Owner: [REDACTED]

LOUDOUN COUNTY ASSESSMENT EFFECTIVE DATE	1/1/2020	1/1/2019	1/1/2018
LAND	[REDACTED]	[REDACTED]	[REDACTED]
STRUCTURE (includes wells, septic fields, buildings, and other structures)	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL FAIR MARKET VALUE	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL TAXABLE VALUE	[REDACTED]	[REDACTED]	[REDACTED]
LOUDOUN COUNTY TAX RATE PER \$100	*Not Yet Set	1.045	1.085
TOTAL TAX	N/A	[REDACTED]	[REDACTED]
PERCENT CHANGE IN TAX LEVIED	N/A	[REDACTED]	[REDACTED]

Should you desire to have a discussion about your real estate assessment, your appraiser, **Thomas Van Bellinger**, can be reached at 703-777-0664 or Thomas.VanBellinger@loudoun.gov. Office hours are Monday - Friday, 8:30 a.m. to 5:00 p.m.



QUESTIONS

