

# 2022 Loudoun County Real Property Assessment Update

Brian Williams & Jim White  
Deputy Commissioners  
Real Estate Division

Office of the Commissioner of the Revenue  
February 1, 2022



## Countywide Taxable Real Property



*\*REVALUATION: Excludes new construction and new lots*



## Countywide Residential Revaluation Summary

Property Type	2021	2022	Percent Change from Prior Year
Single Family (Developed Area-Public Water & Sewer)	7.18%	16.12%	8.94%
Townhouse	6.43%	12.74%	6.31%
Condo	3.91%	8.77%	4.86%
Single Family (Up to 20 Acres-No Public Water and/or Sewer)	4.31%	15.87%	11.56%
Rural 20-99.9 Acres	5.52%	14.08%	8.56%
Rural >100 Acres	4.01%	14.08%	10.07%



## Residential New Construction

Property Type	New Construction Value	Percentage Change
Single Family (Developed Area-Public Water & Sewer)	\$558.9 M	+7.4
Townhouse	\$212.5 M	-30.7
Condo	\$120.3 M	-27.9
Single Family (Up to 20 Acres-No Public Water and/or Sewer)	\$163.5 M	-1.8

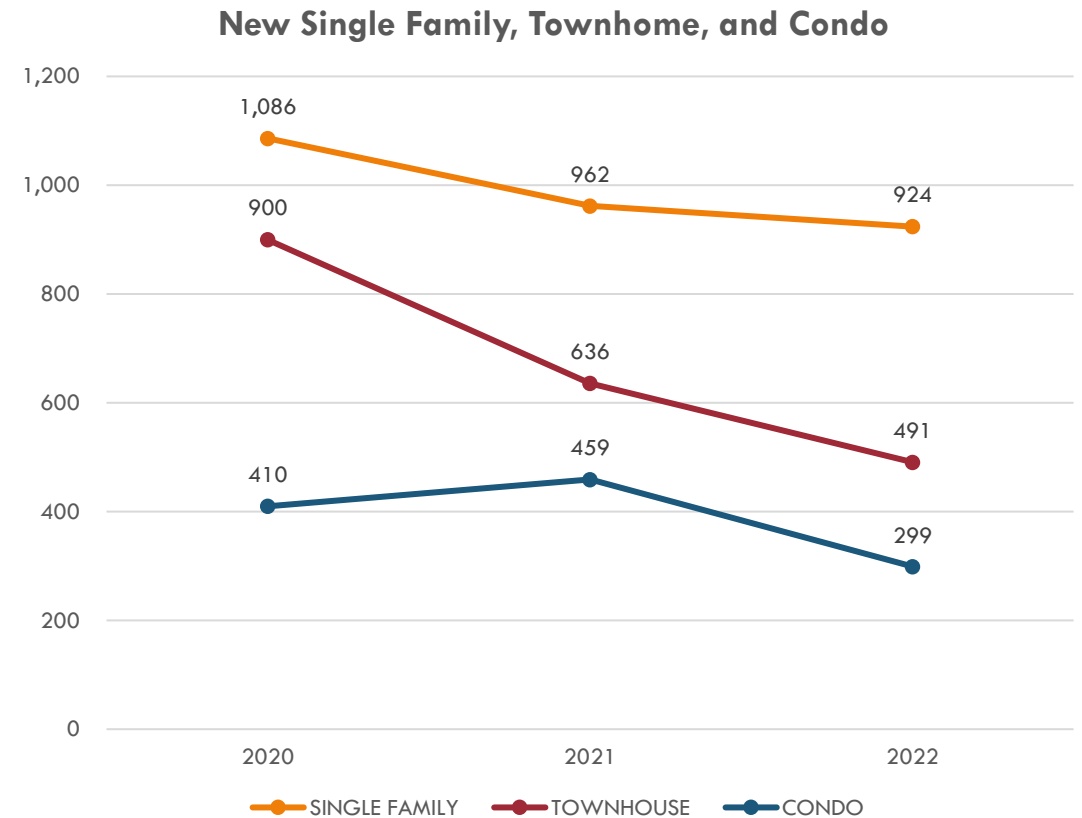


Table excludes parcels greater than 20 acres



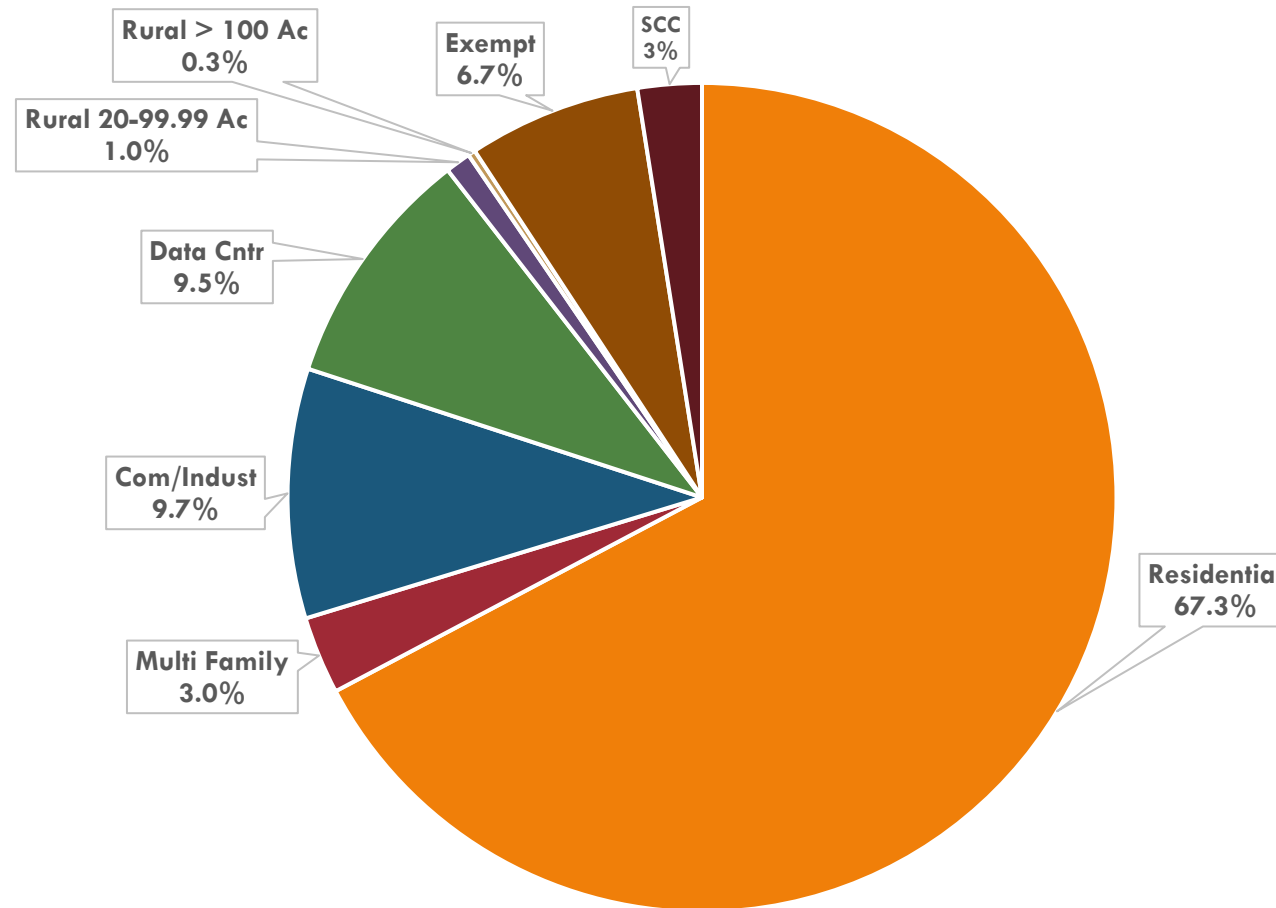
## Taxable Value Change – Residential & Commercial

DISTRICT	REVALUATION*	TOTAL CHANGE	TAXABLE VALUE
LEESBURG	11.6%	12.4%	7.7%
ALGONKIAN	11.6%	11.8%	7.3%
STERLING	11.7%	11.9%	6.7%
ASHBURN	13.6%	13.9%	9.4%
DULLES	13.6%	15.0%	13.9%
BLUE RIDGE	16.1%	19.9%	22.0%
CATOCTIN	18.0%	20.7%	11.4%
BROAD RUN	22.6%	26.6%	21.6%

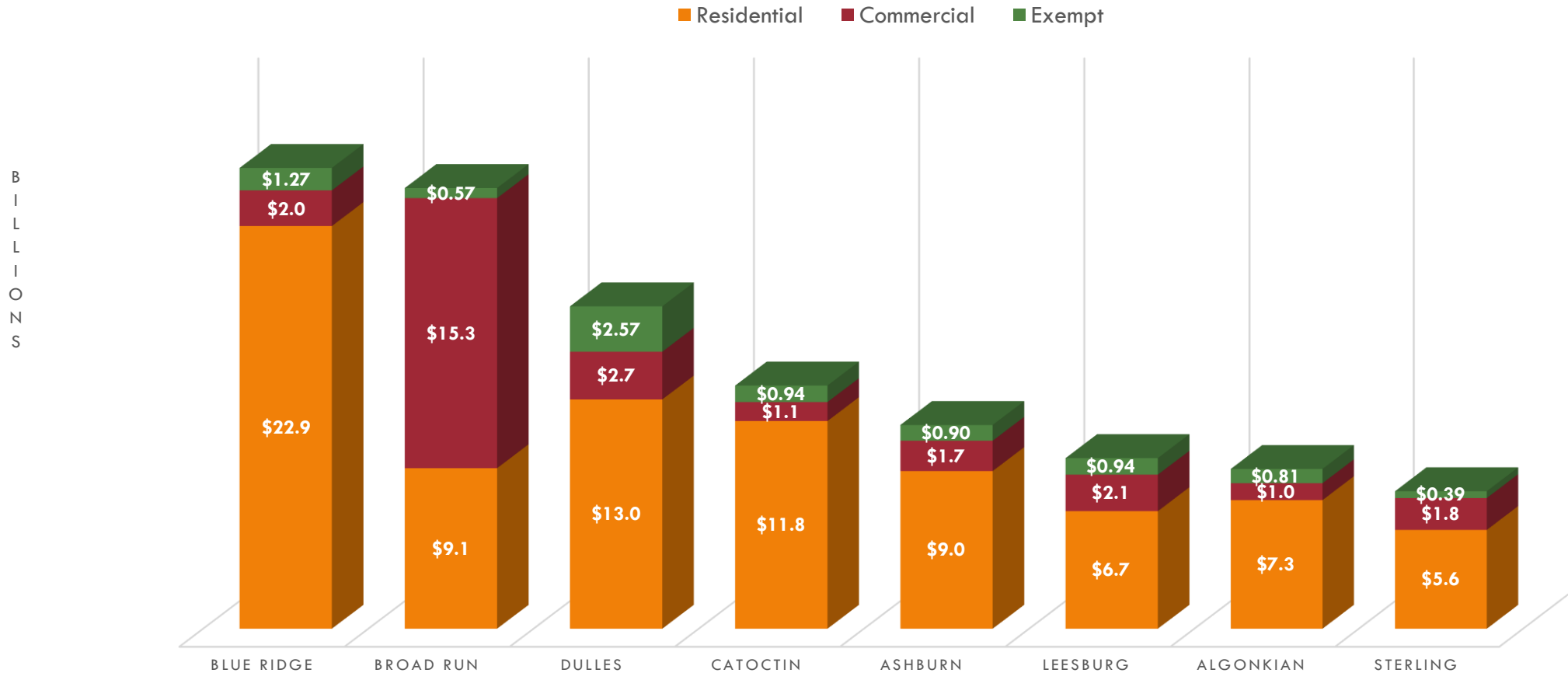
\*Excludes Construction and New Lots



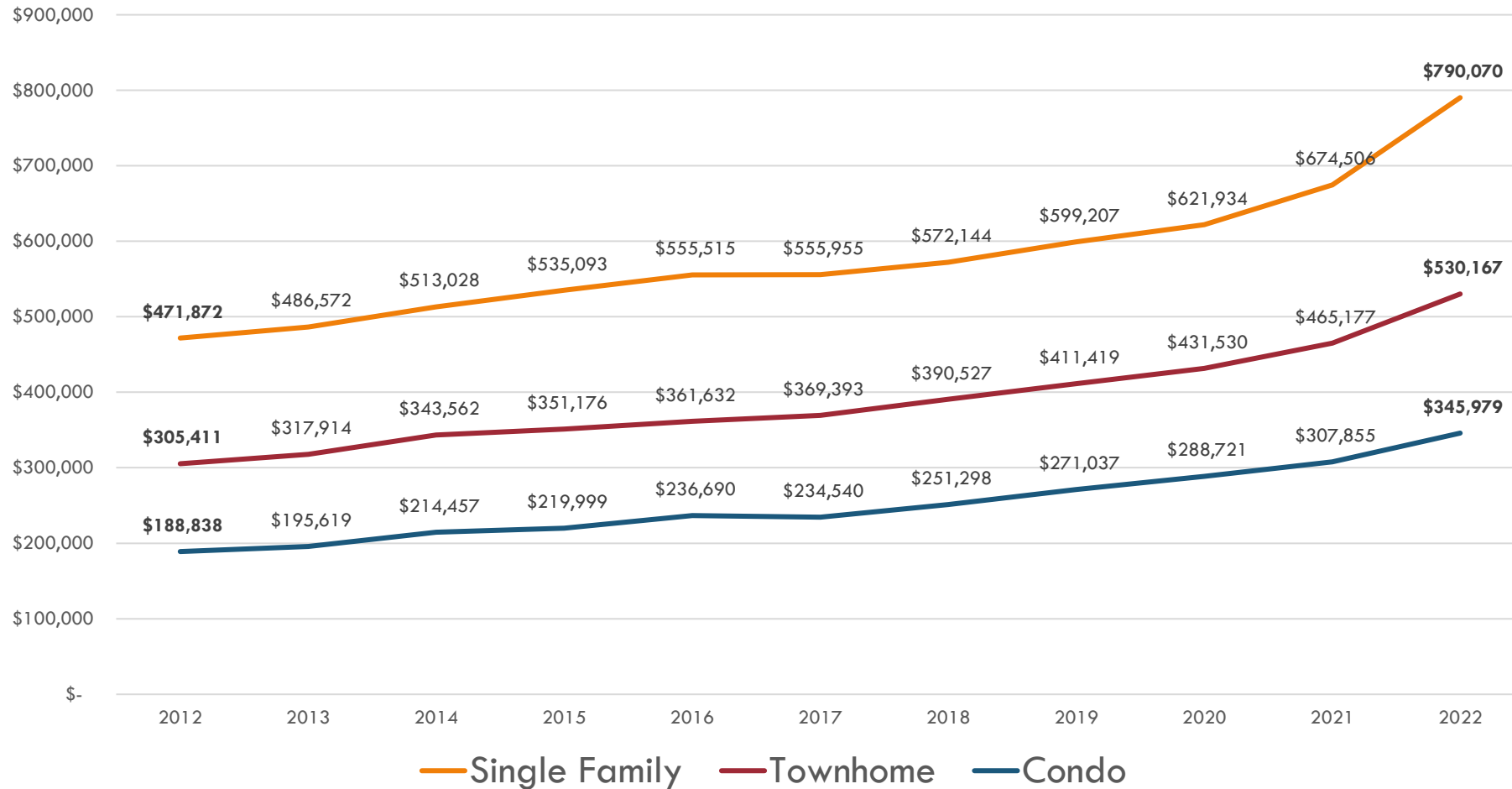
## Real Property Distribution by Value



## 2022 VALUE ALLOCATION BY CLASS AND DISTRICT



## Average Residential Assessment 2012 - 2022





## Land Use Assessment

	2021	2022	Change
Number of Parcels	4,975	4,998	23
Total Deferred Value	\$1,214,946,740	\$1,185,027,620	-\$29,919,120

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

*Per Acre rates for Agriculture, Horticulture & Forestry were increased for 2022. No rate changes for Open Space.*

Category	Average Rate per Acre
Agriculture	\$349
Horticulture	\$169
Forestry	\$258
Open Space	\$1,700



## Exempt Real Property

Exempt Category	2021		2022		Change
	Market Value	Count	Market Value	Count	
Classification	\$7.20 B	1,392	\$8.04 B	1,382	0.82%
BOS Designation	\$339 M	32	\$349 M	36	1.67%
Total	\$7.54 B	1,424	\$8.39 B	1,418	11.22%
Percent of Total Countywide Value	7.32%		6.91%		-0.41%



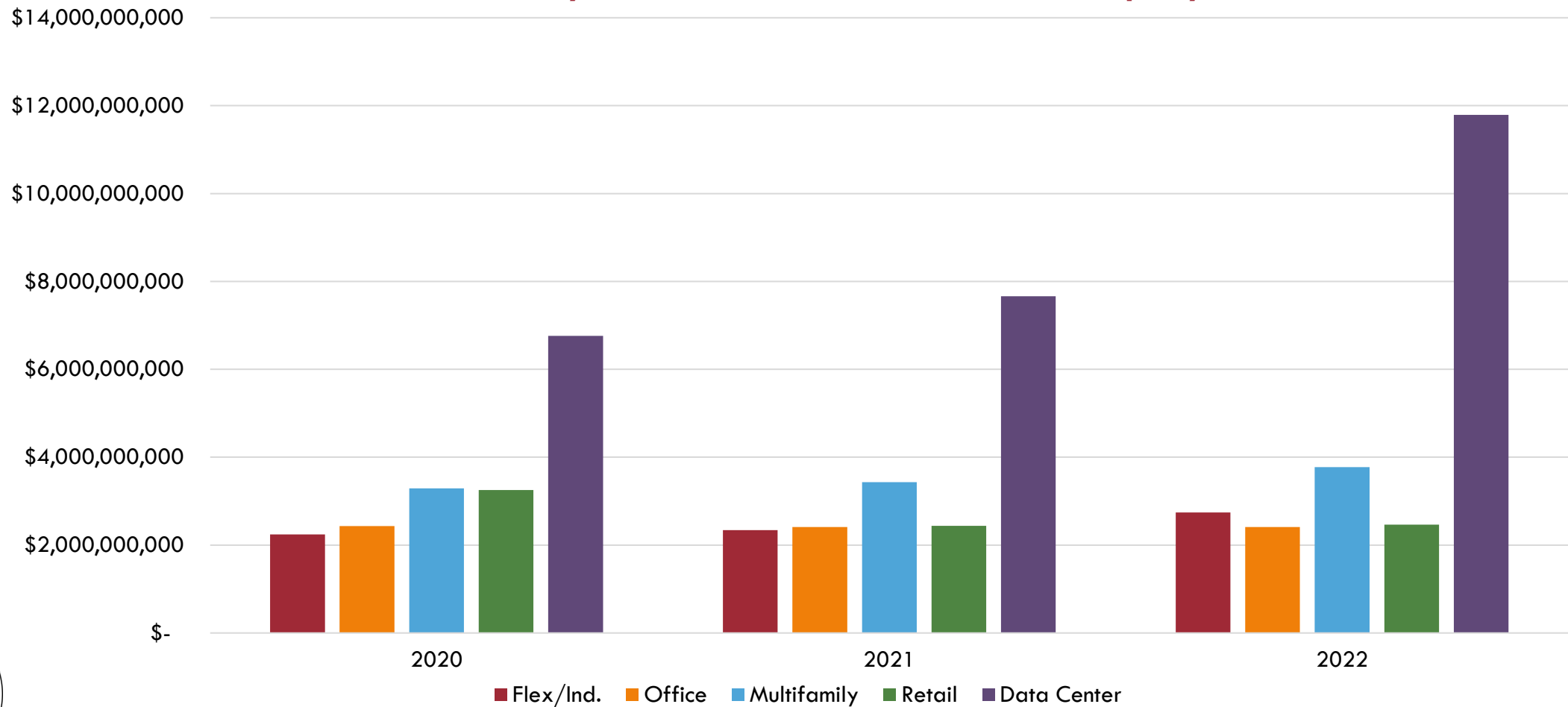
## Countywide Taxable Commercial Real Property

	2020 Valuation*	2021 Valuation*	2020 - 2021 Change	2022 Valuation	2021 - 2022 Change
Data Center	\$ 6,762,375,060	\$ 7,664,904,340	13.3%	\$ 11,790,756,240	53.8%
Multifamily	\$ 3,291,600,650	\$ 3,430,534,440	4.2%	\$ 3,775,206,900	10.0%
Flex - Industrial	\$ 2,242,740,290	\$ 2,339,849,230	4.3%	\$ 2,755,452,430	17.8%
Retail	\$ 3,251,753,980	\$ 2,437,953,710	-25.0%	\$ 2,463,808,540	1.1%
Office	\$ 2,432,571,570	\$ 2,411,605,150	-0.9%	\$ 2,411,026,610	0.0%
General Commercial	\$ 2,137,637,340	\$ 2,178,485,230	1.9%	\$ 2,345,834,210	7.7%
Land	\$ 1,957,147,340	\$ 1,709,037,070	-12.7%	\$ 1,893,203,710	10.8%
Hotel	\$ 529,648,860	\$ 198,188,420	-62.6%	\$ 265,676,580	34.1%
<b>Total Taxable</b>	<b>\$ 22,605,475,090</b>	<b>\$ 22,370,557,590</b>	<b>-1.0%</b>	<b>\$ 27,700,965,220</b>	<b>23.8%</b>

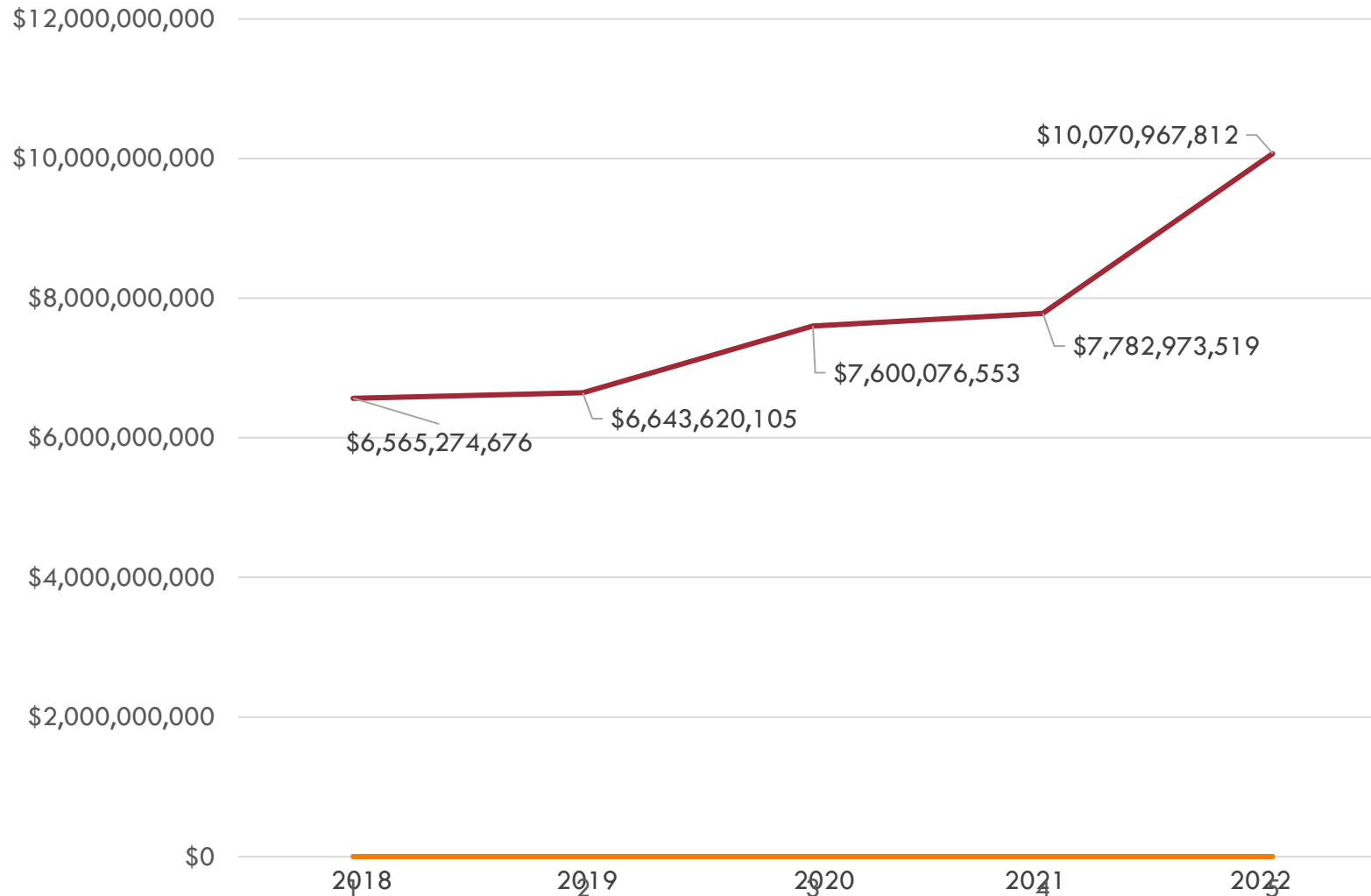
\*The 2020 & 2021 valuation data may not match the Assessment Summary published at the time as the values in this chart are end of year adjusted values.



### Select Countywide Taxable Commercial Real Property

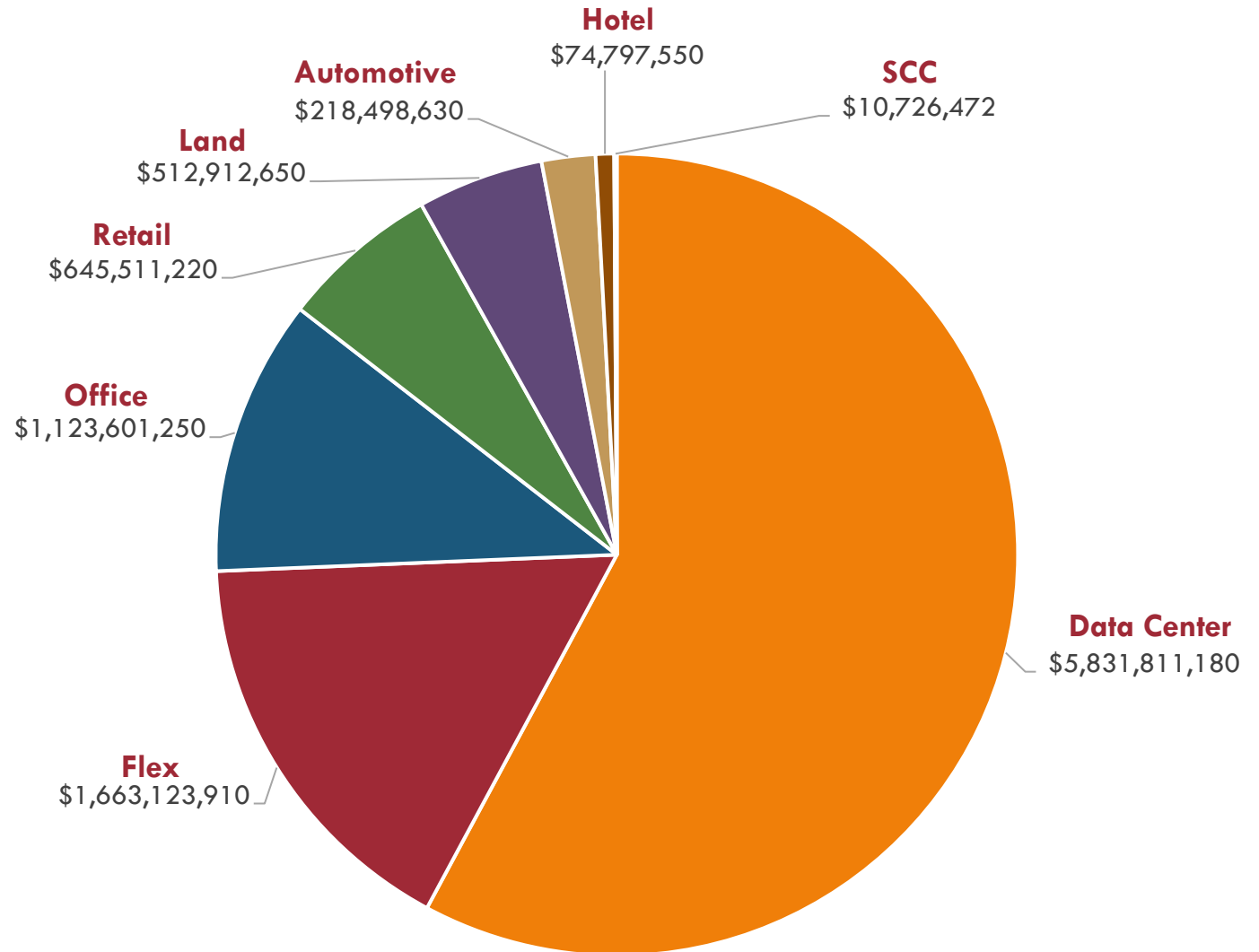


### State Route 28 Highway Transportation Improvement District Taxable Commercial Real Property

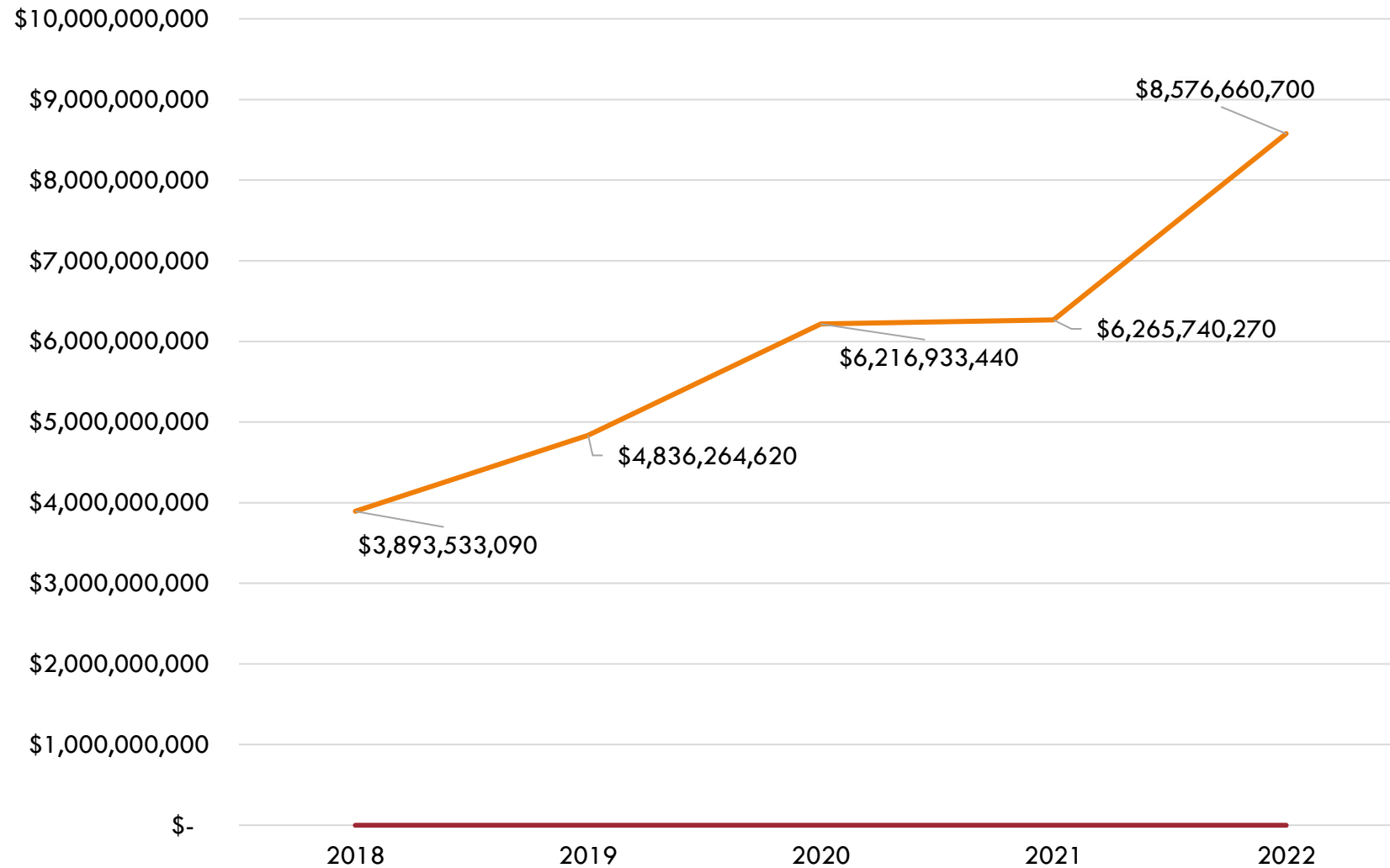


State Route 28 Highway  
Transportation Improvement District  
Taxable Commercial Real Property

\$10,080,982,862 Total  
Valuation

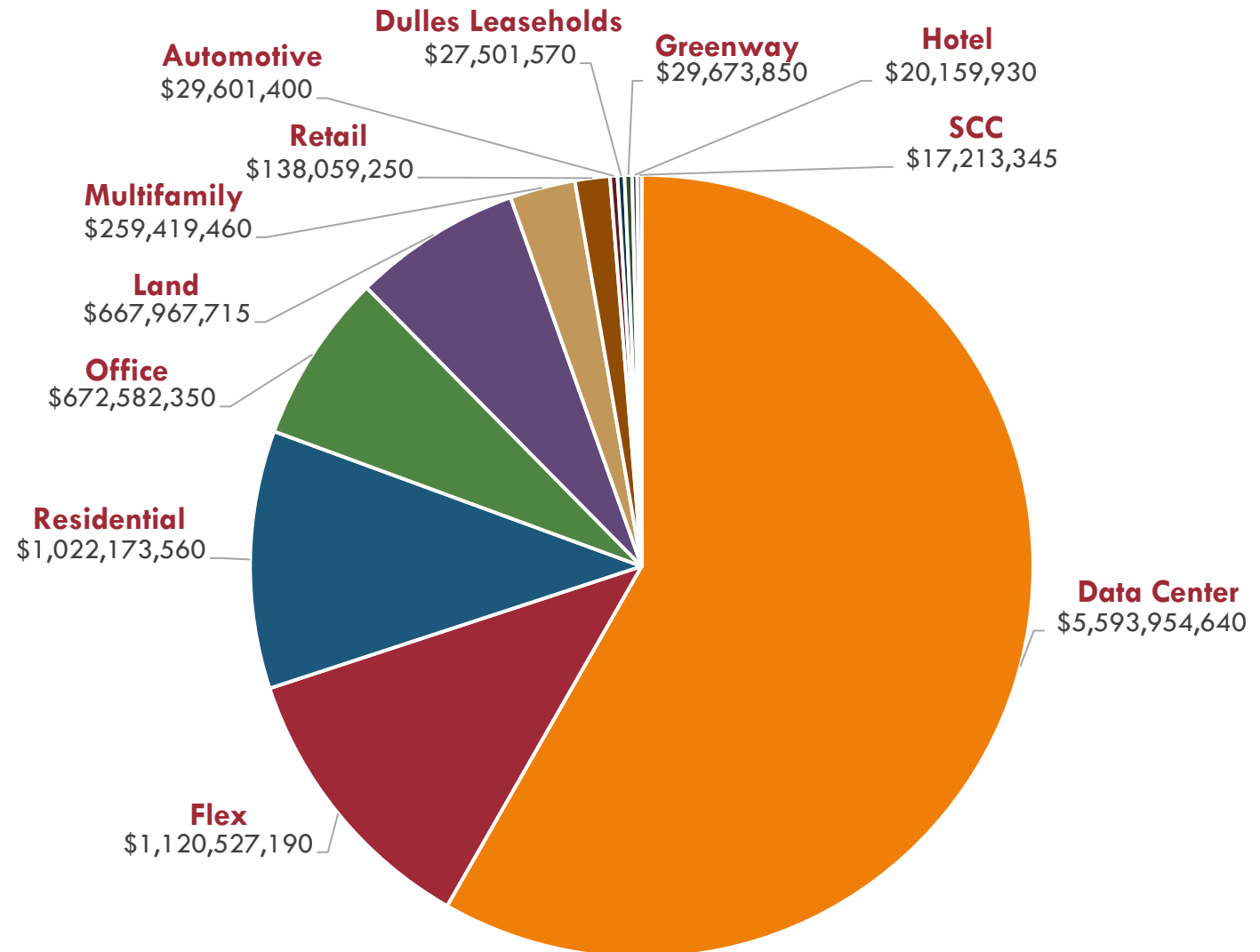


### Metrorail Service District Taxable Commercial Real Property



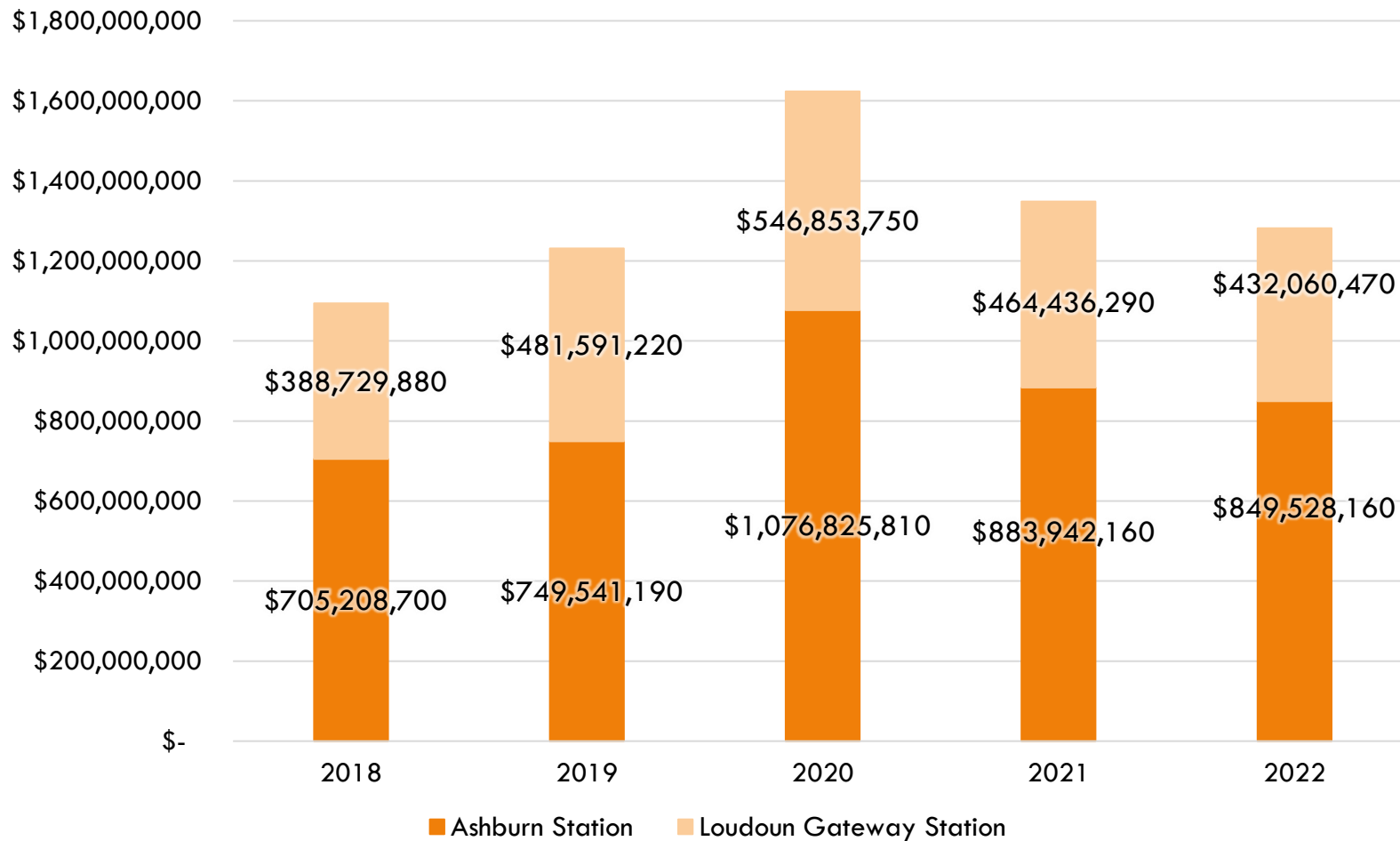
### Metrorail Service District Taxable Commercial Real Property

\$9,598,834,260 Total  
Valuation





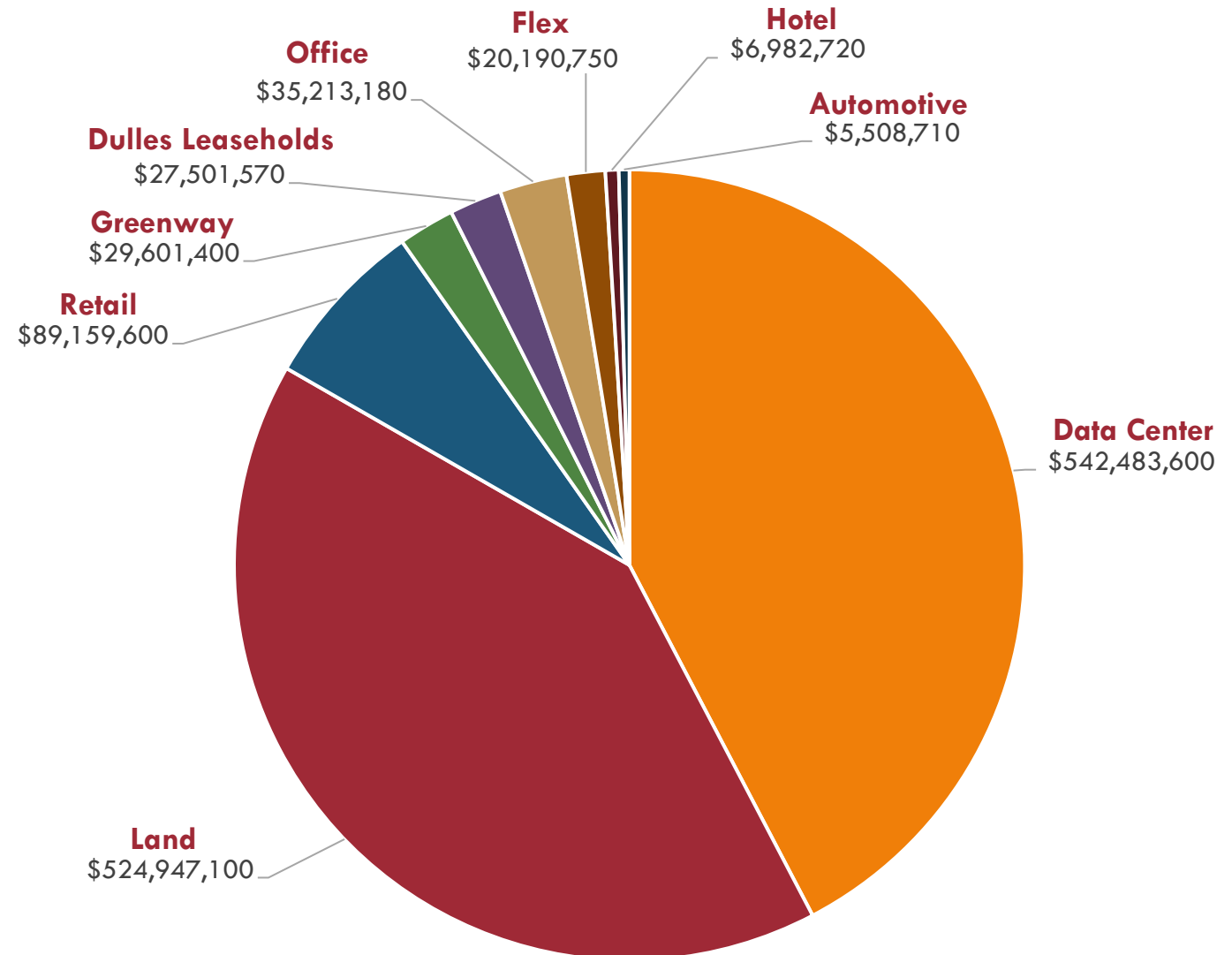
**Loudoun Gateway and Ashburn Station Service Districts Taxable Commercial Real Property**  
 Commercial & Industrial Values Only. No Multifamily.



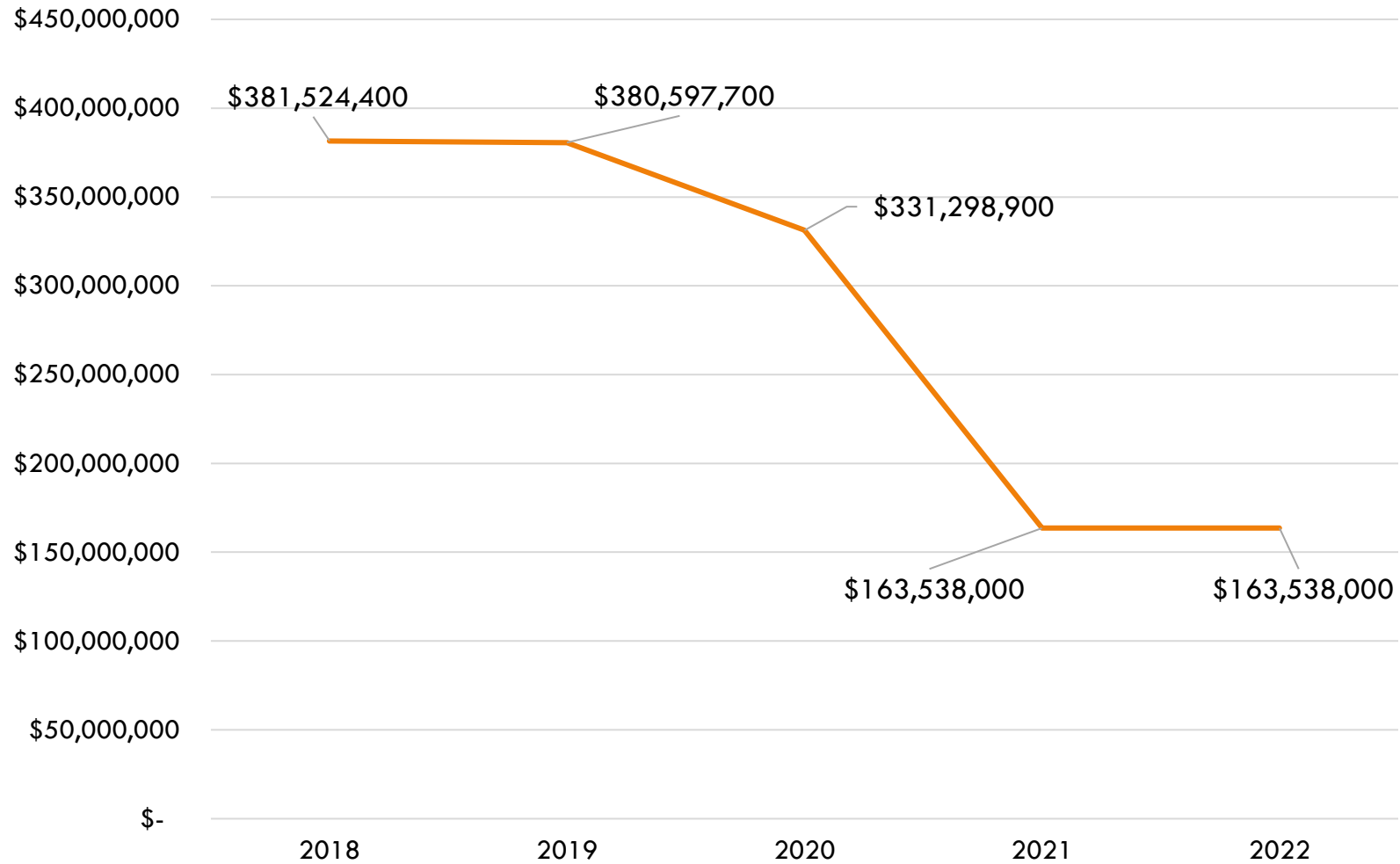
**Loudoun Gateway & Ashburn Station  
Service Districts Taxable Commercial  
Real Property**

**Commercial & Industrial Only. No  
Multifamily.**

**\$1,281,588,630 Total Valuation**



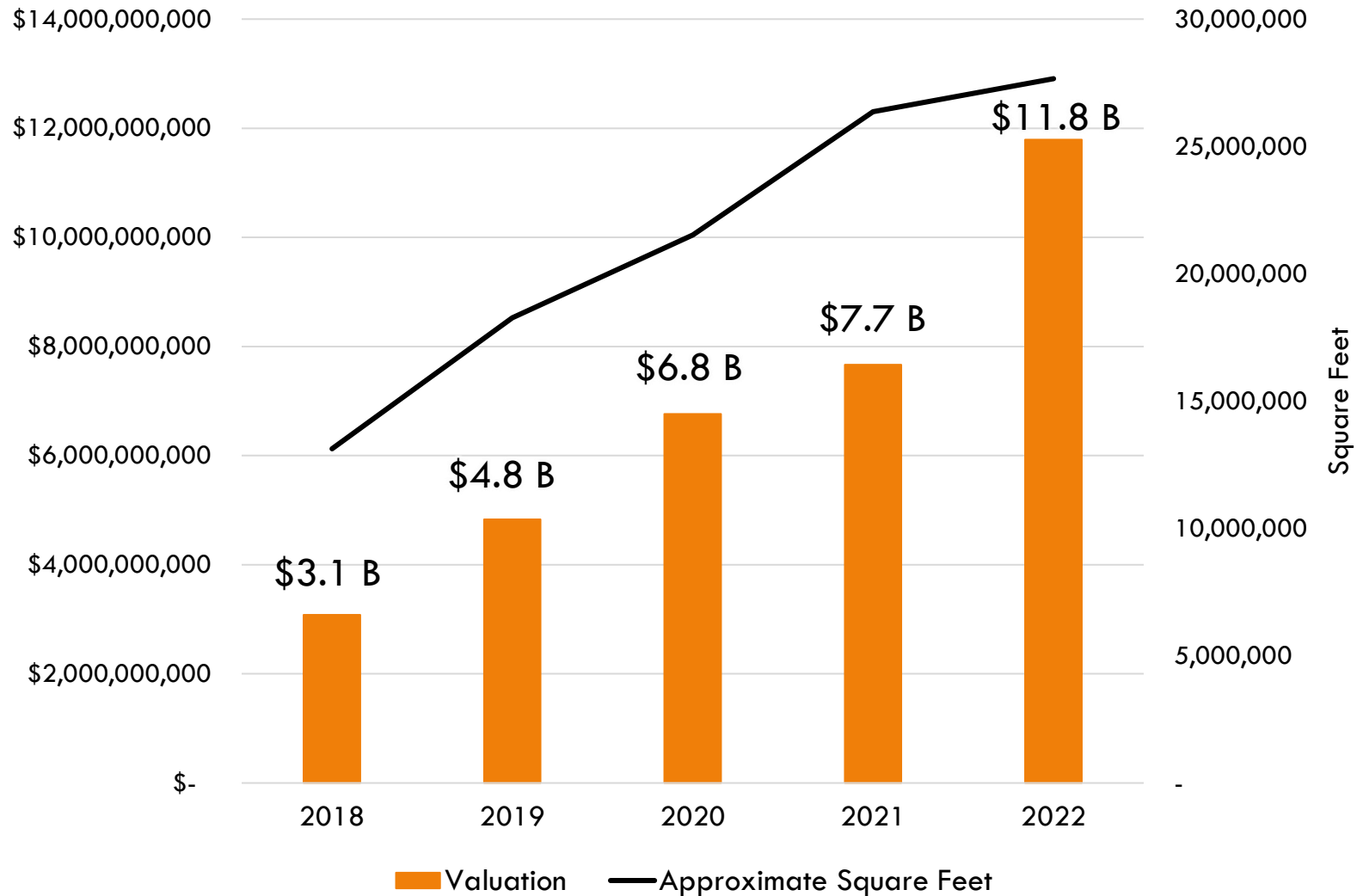
### Dulles Greenway Taxable Real Property



The preliminary 2022 Dulles Greenway value is the 2021 rollover value.



## Data Center Taxable Real Property



## QUESTIONS

[www.loudoun.gov/cor](http://www.loudoun.gov/cor)

[www.loudoun.gov/parceldatabase](http://www.loudoun.gov/parceldatabase)

**703-777-0260**

[realestate@loudoun.gov](mailto:realestate@loudoun.gov)

[commercialre@loudoun.gov](mailto:commercialre@loudoun.gov)

