

# ASSESSED VALUES AND TAX BILLS

## ASSESSED VALUE CHANGES

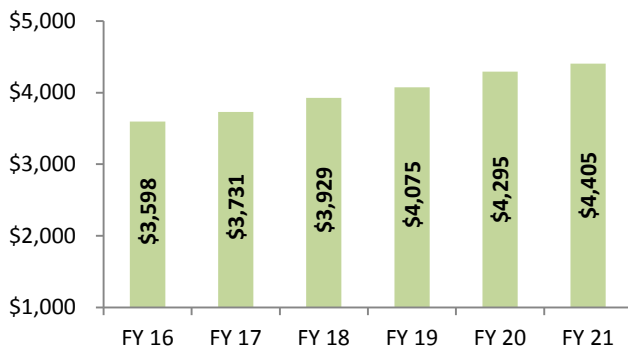
Class	FY 2020		FY 2021		% Change in Value
	Units	Value	Units	Value	
TOWNHOUSE	3,766	877,084,800	3,766	936,425,700	6.77%
CONDOS	2,188	435,312,900	2,221	467,036,500	7.29%
SINGLE FAMILY	5,558	2,028,412,000	5,558	2,127,901,960	4.90%
<b>TOTAL RESIDENTIAL</b>	<b>11,512</b>	<b>3,340,809,700</b>	<b>11,545</b>	<b>3,531,364,160</b>	<b>5.70%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,232</b>	<b>1,722,935,300</b>	<b>1,239</b>	<b>1,871,721,080</b>	<b>8.64%</b>
<b>TOTAL ALL CLASSES</b>	<b>12,744</b>	<b>\$5,063,745,000</b>	<b>12,784</b>	<b>\$5,403,085,240</b>	<b>6.70%</b>

## AVERAGE REAL ESTATE TAX BILLS - TOTAL TAX RATE

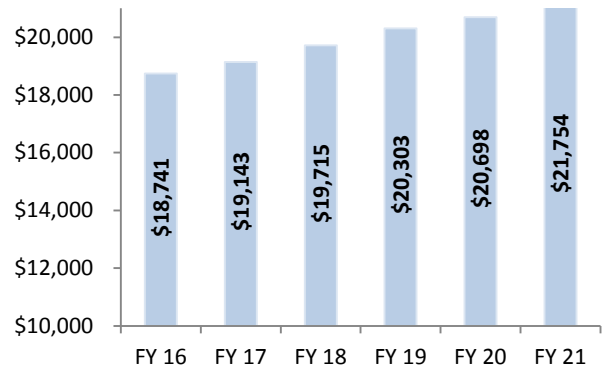
FY 2020	\$1.480
<b>FY 2021</b>	<b>\$1.440</b>
Inc/(Dec)	(\$0.040)

Class	FY 2020		FY 2021		\$ Change in Bill	% Change in Bill
	Average Assessment	Average Tax Bill	Average Assessment	Average Tax Bill		
TOWNHOUSE	232,896	\$3,447	248,653	\$3,581	\$134	3.88%
CONDOS	198,955	\$2,945	210,282	\$3,028	\$84	2.84%
SINGLE FAMILY	364,954	\$5,401	382,854	\$5,513	\$112	2.07%
<b>TOTAL RESIDENTIAL</b>	<b>290,202</b>	<b>\$4,295</b>	<b>305,878</b>	<b>\$4,405</b>	<b>\$110</b>	<b>2.55%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,398,486</b>	<b>\$20,698</b>	<b>1,510,671</b>	<b>\$21,754</b>	<b>\$1,056</b>	<b>5.10%</b>
<b>TOTAL ALL CLASSES</b>	<b>\$397,343</b>	<b>\$5,881</b>	<b>\$422,644</b>	<b>\$6,086</b>	<b>\$205</b>	<b>3.49%</b>

Average Residential Tax Bill



Average Non-Residential Tax Bill



# ASSESSED VALUES AND TAX BILLS

## ASSESSED VALUE CHANGES

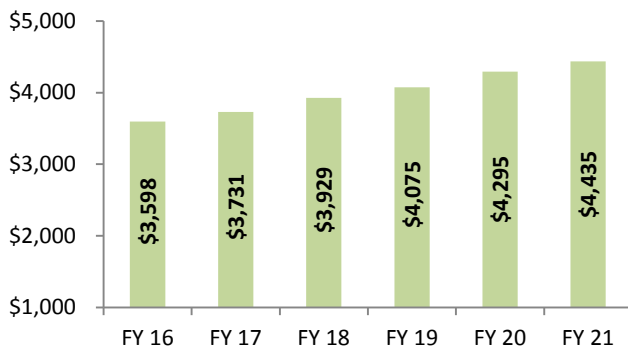
Class	FY 2020		FY 2021		% Change in Value
	Units	Value	Units	Value	
TOWNHOUSE	3,766	877,084,800	3,766	936,425,700	6.77%
CONDOS	2,188	435,312,900	2,221	467,036,500	7.29%
SINGLE FAMILY	5,558	2,028,412,000	5,558	2,127,901,960	4.90%
<b>TOTAL RESIDENTIAL</b>	<b>11,512</b>	<b>3,340,809,700</b>	<b>11,545</b>	<b>3,531,364,160</b>	<b>5.70%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,232</b>	<b>1,722,935,300</b>	<b>1,239</b>	<b>1,871,721,080</b>	<b>8.64%</b>
<b>TOTAL ALL CLASSES</b>	<b>12,744</b>	<b>\$5,063,745,000</b>	<b>12,784</b>	<b>\$5,403,085,240</b>	<b>6.70%</b>

## AVERAGE REAL ESTATE TAX BILLS - TOTAL TAX RATE

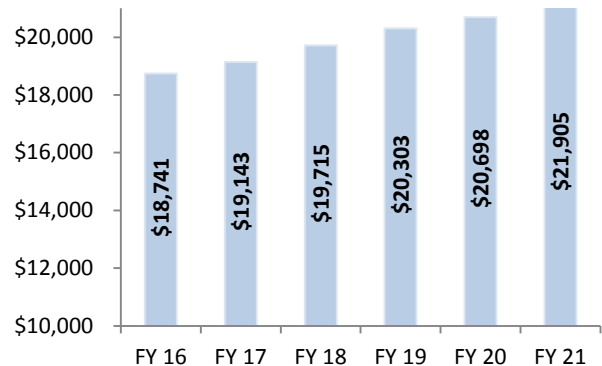
FY 2020	\$1.480
<b>FY 2021</b>	<b>\$1.450</b>
Inc/(Dec)	(\$0.030)

Class	FY 2020		FY 2021		\$ Change in Bill	% Change in Bill
	Average Assessment	Average Tax Bill	Average Assessment	Average Tax Bill		
TOWNHOUSE	232,896	\$3,447	248,653	\$3,605	\$159	4.60%
CONDOS	198,955	\$2,945	210,282	\$3,049	\$105	3.55%
SINGLE FAMILY	364,954	\$5,401	382,854	\$5,551	\$150	2.78%
<b>TOTAL RESIDENTIAL</b>	<b>290,202</b>	<b>\$4,295</b>	<b>305,878</b>	<b>\$4,435</b>	<b>\$140</b>	<b>3.27%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,398,486</b>	<b>\$20,698</b>	<b>1,510,671</b>	<b>\$21,905</b>	<b>\$1,207</b>	<b>5.83%</b>
<b>TOTAL ALL CLASSES</b>	<b>\$397,343</b>	<b>\$5,881</b>	<b>\$422,644</b>	<b>\$6,128</b>	<b>\$248</b>	<b>4.21%</b>

Average Residential Tax Bill



Average Non-Residential Tax Bill



# ASSESSED VALUES AND TAX BILLS

## ASSESSED VALUE CHANGES

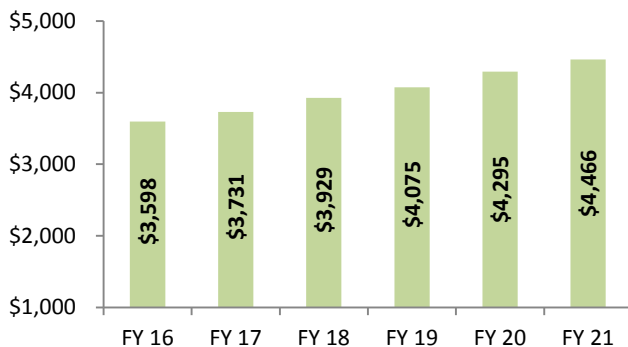
Class	FY 2020		FY 2021		% Change in Value
	Units	Value	Units	Value	
TOWNHOUSE	3,766	877,084,800	3,766	936,425,700	6.77%
CONDOS	2,188	435,312,900	2,221	467,036,500	7.29%
SINGLE FAMILY	5,558	2,028,412,000	5,558	2,127,901,960	4.90%
<b>TOTAL RESIDENTIAL</b>	<b>11,512</b>	<b>3,340,809,700</b>	<b>11,545</b>	<b>3,531,364,160</b>	<b>5.70%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,232</b>	<b>1,722,935,300</b>	<b>1,239</b>	<b>1,871,721,080</b>	<b>8.64%</b>
<b>TOTAL ALL CLASSES</b>	<b>12,744</b>	<b>\$5,063,745,000</b>	<b>12,784</b>	<b>\$5,403,085,240</b>	<b>6.70%</b>

## AVERAGE REAL ESTATE TAX BILLS - TOTAL TAX RATE

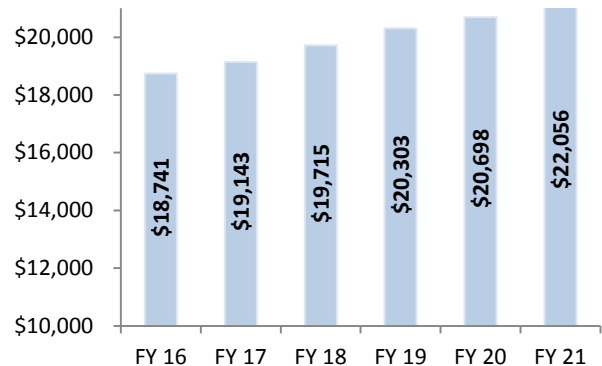
FY 2020	\$1.480
FY 2021	\$1.460
Inc/(Dec)	(\$0.020)

Class	FY 2020		FY 2021		\$ Change in Bill	% Change in Bill
	Average Assessment	Average Tax Bill	Average Assessment	Average Tax Bill		
TOWNHOUSE	232,896	\$3,447	248,653	\$3,630	\$183	5.32%
CONDOS	198,955	\$2,945	210,282	\$3,070	\$126	4.27%
SINGLE FAMILY	364,954	\$5,401	382,854	\$5,590	\$188	3.49%
<b>TOTAL RESIDENTIAL</b>	<b>290,202</b>	<b>\$4,295</b>	<b>305,878</b>	<b>\$4,466</b>	<b>\$171</b>	<b>3.98%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,398,486</b>	<b>\$20,698</b>	<b>1,510,671</b>	<b>\$22,056</b>	<b>\$1,358</b>	<b>6.56%</b>
<b>TOTAL ALL CLASSES</b>	<b>\$397,343</b>	<b>\$5,881</b>	<b>\$422,644</b>	<b>\$6,171</b>	<b>\$290</b>	<b>4.93%</b>

Average Residential Tax Bill



Average Non-Residential Tax Bill



# ASSESSED VALUES AND TAX BILLS

## ASSESSED VALUE CHANGES

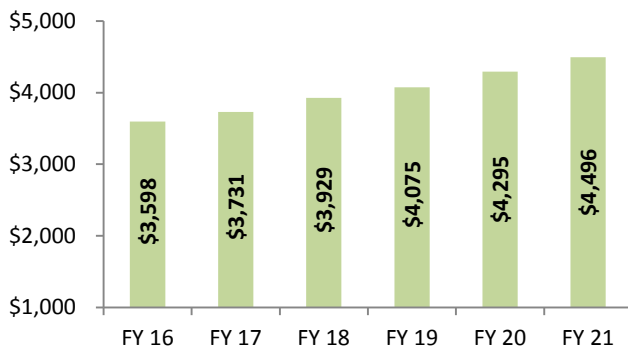
Class	FY 2020		FY 2021		% Change in Value
	Units	Value	Units	Value	
TOWNHOUSE	3,766	877,084,800	3,766	936,425,700	6.77%
CONDOS	2,188	435,312,900	2,221	467,036,500	7.29%
SINGLE FAMILY	5,558	2,028,412,000	5,558	2,127,901,960	4.90%
<b>TOTAL RESIDENTIAL</b>	<b>11,512</b>	<b>3,340,809,700</b>	<b>11,545</b>	<b>3,531,364,160</b>	<b>5.70%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,232</b>	<b>1,722,935,300</b>	<b>1,239</b>	<b>1,871,721,080</b>	<b>8.64%</b>
<b>TOTAL ALL CLASSES</b>	<b>12,744</b>	<b>\$5,063,745,000</b>	<b>12,784</b>	<b>\$5,403,085,240</b>	<b>6.70%</b>

## AVERAGE REAL ESTATE TAX BILLS - TOTAL TAX RATE

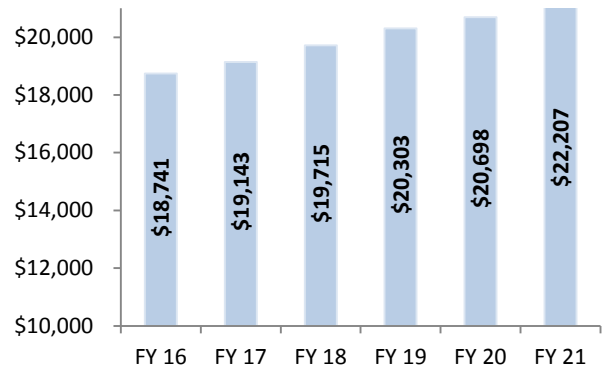
FY 2020	\$1.480
FY 2021	\$1.470
Inc/(Dec)	(\$0.010)

Class	FY 2020		FY 2021		\$ Change in Bill	% Change in Bill
	Average Assessment	Average Tax Bill	Average Assessment	Average Tax Bill		
TOWNHOUSE	232,896	\$3,447	248,653	\$3,655	\$208	6.04%
CONDOS	198,955	\$2,945	210,282	\$3,091	\$147	4.98%
SINGLE FAMILY	364,954	\$5,401	382,854	\$5,628	\$227	4.20%
<b>TOTAL RESIDENTIAL</b>	<b>290,202</b>	<b>\$4,295</b>	<b>305,878</b>	<b>\$4,496</b>	<b>\$201</b>	<b>4.69%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,398,486</b>	<b>\$20,698</b>	<b>1,510,671</b>	<b>\$22,207</b>	<b>\$1,509</b>	<b>7.29%</b>
<b>TOTAL ALL CLASSES</b>	<b>\$397,343</b>	<b>\$5,881</b>	<b>\$422,644</b>	<b>\$6,213</b>	<b>\$332</b>	<b>5.65%</b>

Average Residential Tax Bill



Average Non-Residential Tax Bill



# ASSESSED VALUES AND TAX BILLS

## ASSESSED VALUE CHANGES

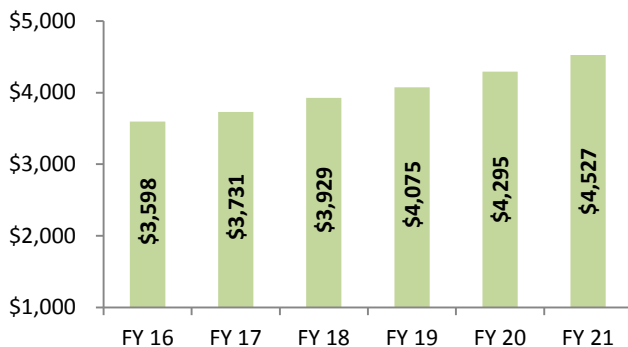
Class	FY 2020		FY 2021		% Change in Value
	Units	Value	Units	Value	
TOWNHOUSE	3,766	877,084,800	3,766	936,425,700	6.77%
CONDOS	2,188	435,312,900	2,221	467,036,500	7.29%
SINGLE FAMILY	5,558	2,028,412,000	5,558	2,127,901,960	4.90%
<b>TOTAL RESIDENTIAL</b>	<b>11,512</b>	<b>3,340,809,700</b>	<b>11,545</b>	<b>3,531,364,160</b>	<b>5.70%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,232</b>	<b>1,722,935,300</b>	<b>1,239</b>	<b>1,871,721,080</b>	<b>8.64%</b>
<b>TOTAL ALL CLASSES</b>	<b>12,744</b>	<b>\$5,063,745,000</b>	<b>12,784</b>	<b>\$5,403,085,240</b>	<b>6.70%</b>

## AVERAGE REAL ESTATE TAX BILLS - TOTAL TAX RATE

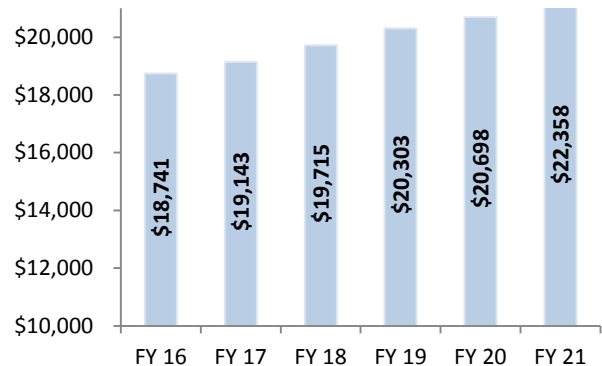
FY 2020	\$1.480
FY 2021	\$1.480
Inc/(Dec)	\$0.000

Class	FY 2020		FY 2021		\$ Change in Bill	% Change in Bill
	Average Assessment	Average Tax Bill	Average Assessment	Average Tax Bill		
TOWNHOUSE	232,896	\$3,447	248,653	\$3,680	\$233	6.77%
CONDOS	198,955	\$2,945	210,282	\$3,112	\$168	5.69%
SINGLE FAMILY	364,954	\$5,401	382,854	\$5,666	\$265	4.90%
<b>TOTAL RESIDENTIAL</b>	<b>290,202</b>	<b>\$4,295</b>	<b>305,878</b>	<b>\$4,527</b>	<b>\$232</b>	<b>5.40%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,398,486</b>	<b>\$20,698</b>	<b>1,510,671</b>	<b>\$22,358</b>	<b>\$1,660</b>	<b>8.02%</b>
<b>TOTAL ALL CLASSES</b>	<b>\$397,343</b>	<b>\$5,881</b>	<b>\$422,644</b>	<b>\$6,255</b>	<b>\$374</b>	<b>6.37%</b>

Average Residential Tax Bill



Average Non-Residential Tax Bill



## Average Residential Tax Bills (Fire Levy Included)

	FY17	FY18	Change from FY17 to FY18	FY19	Change from FY18 to FY19	FY20	Change from FY19 to FY20	FY21	Change from FY20 to FY21	Change from FY17 to FY21	FY20 Rate	FY21 Rate	Adopted/ Proposed	Change from FY20 to FY21
* City of Falls Church	\$ 8,519	\$ 8,741	\$ 222	\$ 9,172	\$ 431	\$ 9,424	\$ 252	\$ 9,707	\$ 283	\$ 1,188	\$ 1.355	\$ 1.355	Proposed	-
* Arlington County	\$ 5,981	\$ 6,209	\$ 228	\$ 6,447	\$ 238	\$ 6,724	\$ 277	\$ 7,100	\$ 376	\$ 1,119	\$ 1.013	\$ 1.013	Proposed	-
* Fairfax County	\$ 5,962	\$ 6,052	\$ 90	\$ 6,321	\$ 269	\$ 6,470	\$ 149	\$ 6,642	\$ 172	\$ 680	\$ 1.15	\$ 1.15	Proposed	-
* City of Alexandria	\$ 5,593	\$ 5,971	\$ 378	\$ 6,188	\$ 217	\$ 6,306	\$ 118	\$ 6,583	\$ 277	\$ 990	\$ 1.13	\$ 1.13	Proposed	-
* Town of Leesburg	\$ 5,627	\$ 5,750	\$ 123	\$ 5,811	\$ 61	\$ 5,824	\$ 13	\$ 6,033	\$ 209	\$ 406	\$ 0.184	\$ 0.184	Adopted	-
* City of Fairfax	-	-	-	\$ 5,488	-	\$ 5,530	\$ 42	\$ 5,614	\$ 84	N/A	\$ 1.075	\$ 1.075	Proposed	-
* Loudoun County	\$ 4,978	\$ 5,093	\$ 115	\$ 5,120	\$ 27	\$ 5,100	\$ (20)	\$ 5,272	\$ 172	\$ 294	\$ 1.045	\$ 1.035	Adopted	(0.01)
Prince William County	\$ 4,057	\$ 4,175	\$ 118	\$ 4,327	\$ 152	\$ 4,474	\$ 147	\$ 4,651	\$ 177	\$ 594	\$ 1.205	\$ 1.205	Adopted	-
City of Manassas	\$ <b>3,727</b>	\$ <b>3,929</b>	\$ <b>202</b>	\$ <b>4,075</b>	\$ <b>146</b>	\$ <b>4,295</b>	\$ <b>220</b>	\$ <b>4,527</b>	\$ <b>232</b>	\$ <b>800</b>	\$ <b>1.48</b>	\$ <b>1.48</b>	<b>Proposed</b>	-
Fauquier County	\$ 3,223	\$ 3,352	\$ 129	\$ 3,726	\$ 374	\$ 3,771	\$ 45	\$ 3,771	\$ -	\$ 548	\$ 0.994	\$ 0.994	Adopted	-
* Stafford County	-	-	-	\$ 2,907	-	\$ 2,907	-	\$ 3,287	\$ 380	N/A	\$ 1.01	\$ 1.01	Adopted	-

\* No Fire Levy

**City of Manassas**  
**Average Tax Bills by Class**

Year	Total Rate	Single Family			Townhouses			Condos			Non-Residential		
		Average Assessment	Average Bill	% Change	Average Assessment	Average Bill	% Change	Average Assessment	Average Bill	% Change	Average Assessment	Average Bill	% Change
2017	\$1.403	\$335,330	\$4,705	<b>3.2%</b>	\$212,200	\$2,977	<b>5.5%</b>	\$175,060	\$2,456	<b>3.4%</b>	\$1,364,400	\$19,143	<b>2.1%</b>
2018	\$1.440	\$344,460	\$4,960	<b>5.4%</b>	\$217,580	\$3,133	<b>5.2%</b>	\$180,030	\$2,592	<b>5.6%</b>	\$1,369,070	\$19,715	<b>3.0%</b>
2019	\$1.460	\$352,370	\$5,145	<b>3.7%</b>	\$221,710	\$3,237	<b>3.3%</b>	\$187,250	\$2,734	<b>5.5%</b>	\$1,390,610	\$20,303	<b>3.0%</b>
2020	\$1.480	\$364,950	\$5,401	<b>5.0%</b>	\$232,900	\$3,447	<b>6.5%</b>	\$198,960	\$2,945	<b>7.7%</b>	\$1,398,500	\$20,698	<b>1.9%</b>
2021	\$1.480	\$382,854	\$5,666	<b>4.9%</b>	\$248,653	\$3,680	<b>6.8%</b>	\$210,282	\$3,112	<b>5.7%</b>	\$1,510,671	\$22,358	<b>8.0%</b>