

# 2021 Loudoun County Real Property Assessment Update

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Deputy Commissioners  
Real Estate Division

Office of the Commissioner of the Revenue  
February 2, 2021



## Countywide Taxable Real Property



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



## Countywide Residential Equalized Summary

Property Type	2020	2021	Percentage Change
Single Family (Developed area-Public Water & Sewer)	2.68%	7.18%	4.50%
Townhouse	3.62%	6.43%	2.81%
Condo	3.84%	3.91%	0.07%
Single Family (Up to 20 acres-no Public Water and/or Sewer)	3.60%	4.31%	0.71%
Rural 20-99.9 Acres	-4.49%	5.52%	10.01%
Rural >100 Acres	-14.66%	4.01%	18.67%



## Residential New Construction

Property Type	New Construction Value	Percentage Change
Single Family (Developed area-Public Water & Sewer)	\$520.5 M	-1.3
Townhouse	\$306.6 M	-8.8
Condo	\$166.8 M	35.4
Single Family (Up to 20 acres-no Public Water and/or Sewer)	\$166.5 M	32.7

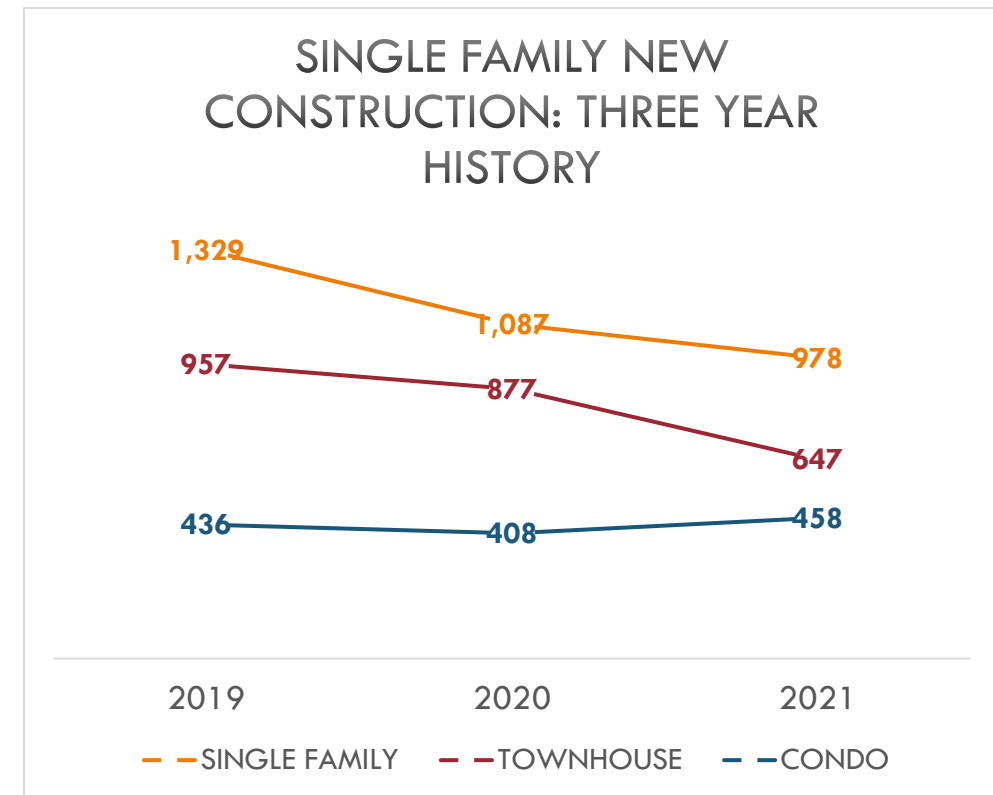


Table excludes agricultural parcels

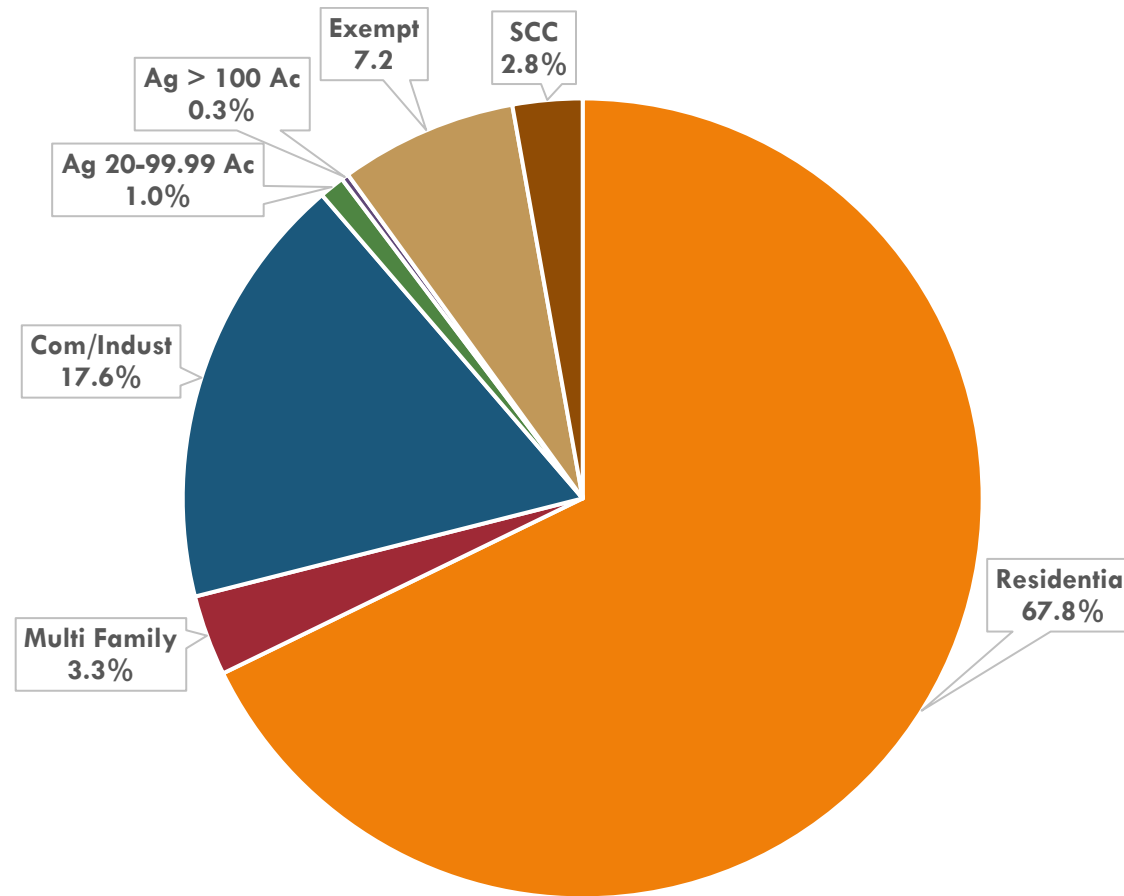


## Taxable Value Change – Residential & Commercial

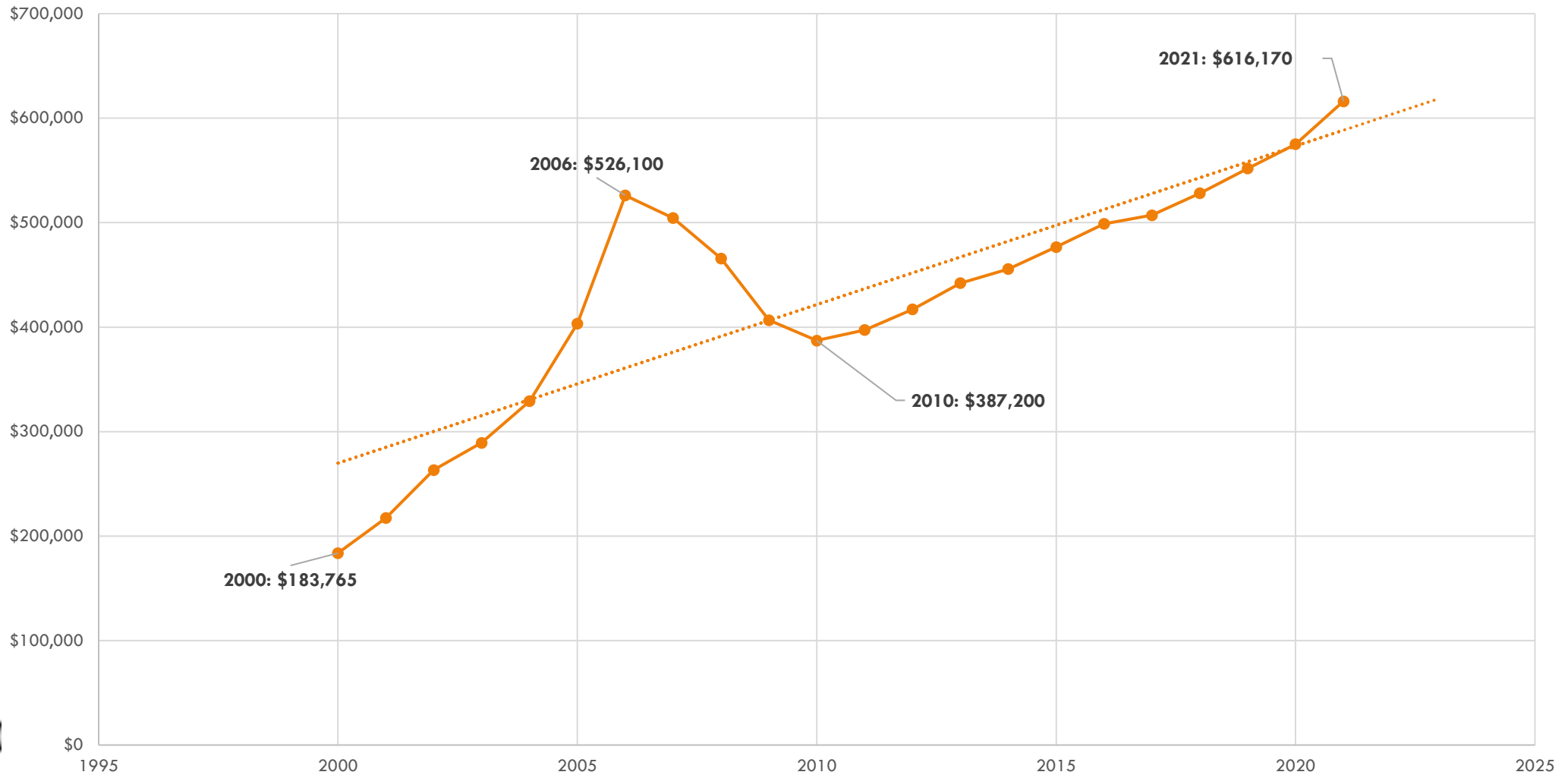
DISTRICT	EQUALIZED	TOTAL CHANGE	TAXABLE VALUE
BROAD RUN	1.7%	4.8%	20.0%
STERLING	2.0%	2.2%	7.0%
LEESBURG	3.1%	4.3%	8.2%
ASHBURN	3.5%	3.8%	9.9%
DULLES	4.1%	6.0%	14.3%
BLUE RIDGE	4.4%	9.0%	21.5%
CATOCTIN	4.8%	6.6%	11.3%
ALGONKIAN	5.4%	5.6%	7.8%



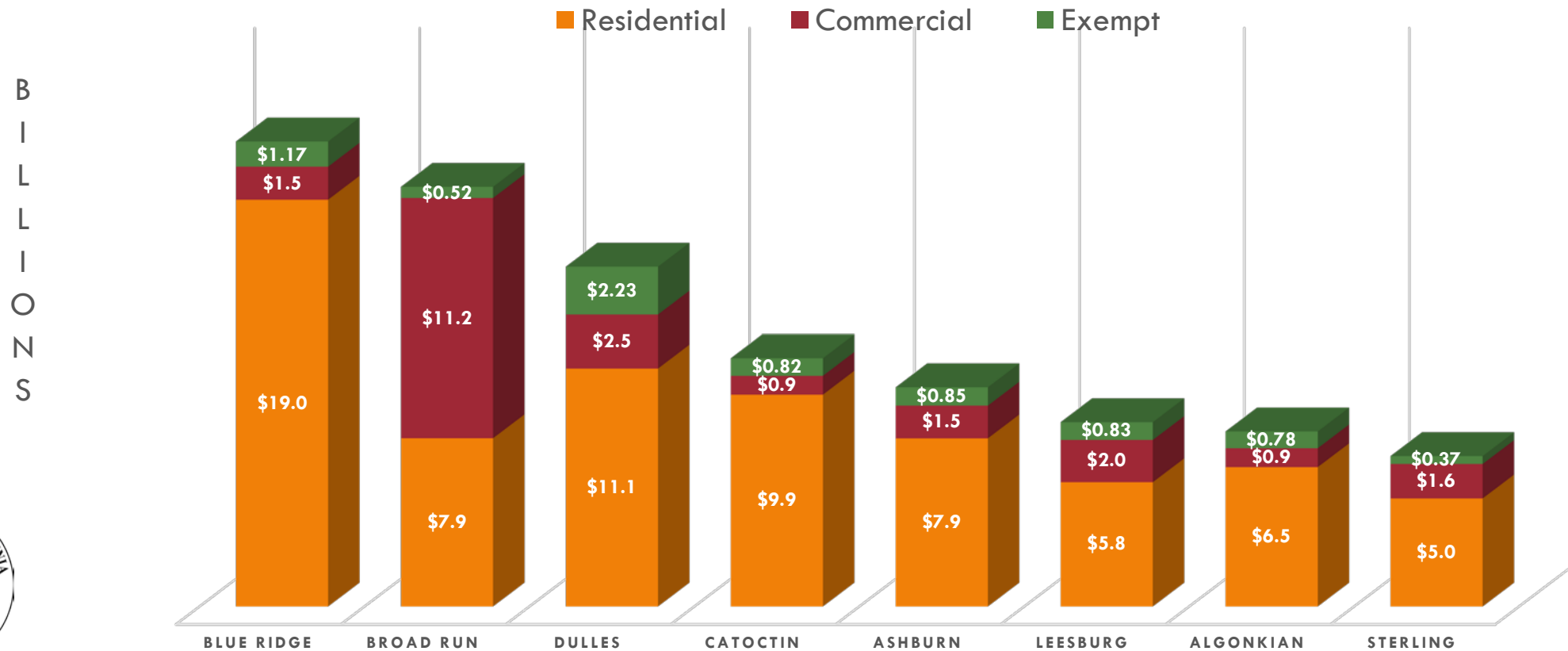
## Real Property Distribution by Value



### Average Assessed Value Single Family Detached



**VALUE ALLOCATION BY CLASS & DISTRICT**





## Land Use Assessment

	2020	2021	Change
Number of Parcels	4,978	4,981	3
Total Deferred Value:	\$1,258,139,670	\$1,226,803,230	-\$31,336,440

*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 assessments. Therefore, the deferred total does not include parcels with a POSE.*

*Per Acre rates for Agriculture, Horticulture & Forestry were reduced for 2021. No rate changes for Open Space.*

Category	Average Rate per Acre
Agriculture	\$324
Horticulture	\$159
Forestry	\$236
Open Space	\$1700



## Exempt Real Property

Exempt Category	2020		2021		Change
	Market Value	Count	Market Value	Count	
Classification	\$7.14 B	1,380	\$7.20 B	1,381	0.82%
BOS Designation	\$361 M	32	\$367 M	33	1.67%
Total	\$7.50 B	1,412	\$7.57 B	1,414	0.86%
Percent of Total Countywide Value	7.71%		7.37%		-0.33%



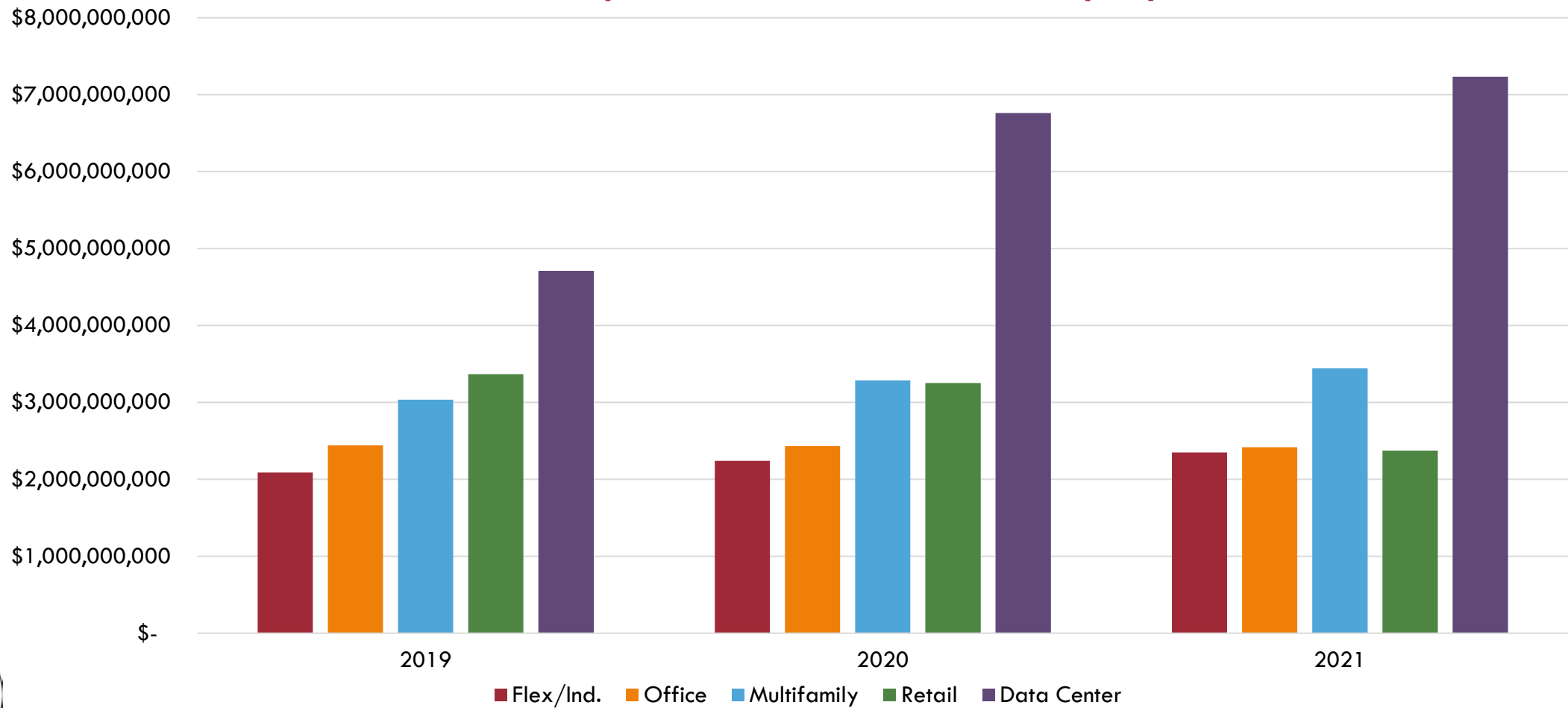
## Countywide Taxable Commercial Property

	2019 Valuation*	2020 Valuation*	2019 - 2020 Percent Change	2021 Valuation	2020 - 2021 Percent Change
Data Center	\$ 4,709,877,740	\$ 6,762,375,550	43.6	\$ 7,232,240,830	6.9
Land	\$ 1,550,084,870	\$ 1,959,319,140	26.4	\$ 1,874,910,010	-4.3
Multifamily	\$ 3,033,890,740	\$ 3,286,800,320	8.3	\$ 3,444,009,750	4.8
Flex - Industrial	\$ 2,087,267,770	\$ 2,241,353,400	7.4	\$ 2,348,211,360	4.8
General Commercial	\$ 2,087,957,630	\$ 2,148,013,350	2.9	\$ 2,197,321,920	2.3
Hotel	\$ 523,926,380	\$ 529,648,860	1.1	\$ 199,358,420	-62.4
Office	\$ 2,443,143,140	\$ 2,432,356,010	-0.4	\$ 2,416,798,020	-0.6
Retail	\$ 3,365,857,610	\$ 3,252,819,170	-3.4	\$ 2,375,171,310	-27.0
<b>Total Taxable</b>	<b>\$ 19,802,005,880</b>	<b>\$ 22,612,685,800</b>	<b>14.2</b>	<b>\$ 22,088,021,620</b>	<b>-2.3</b>

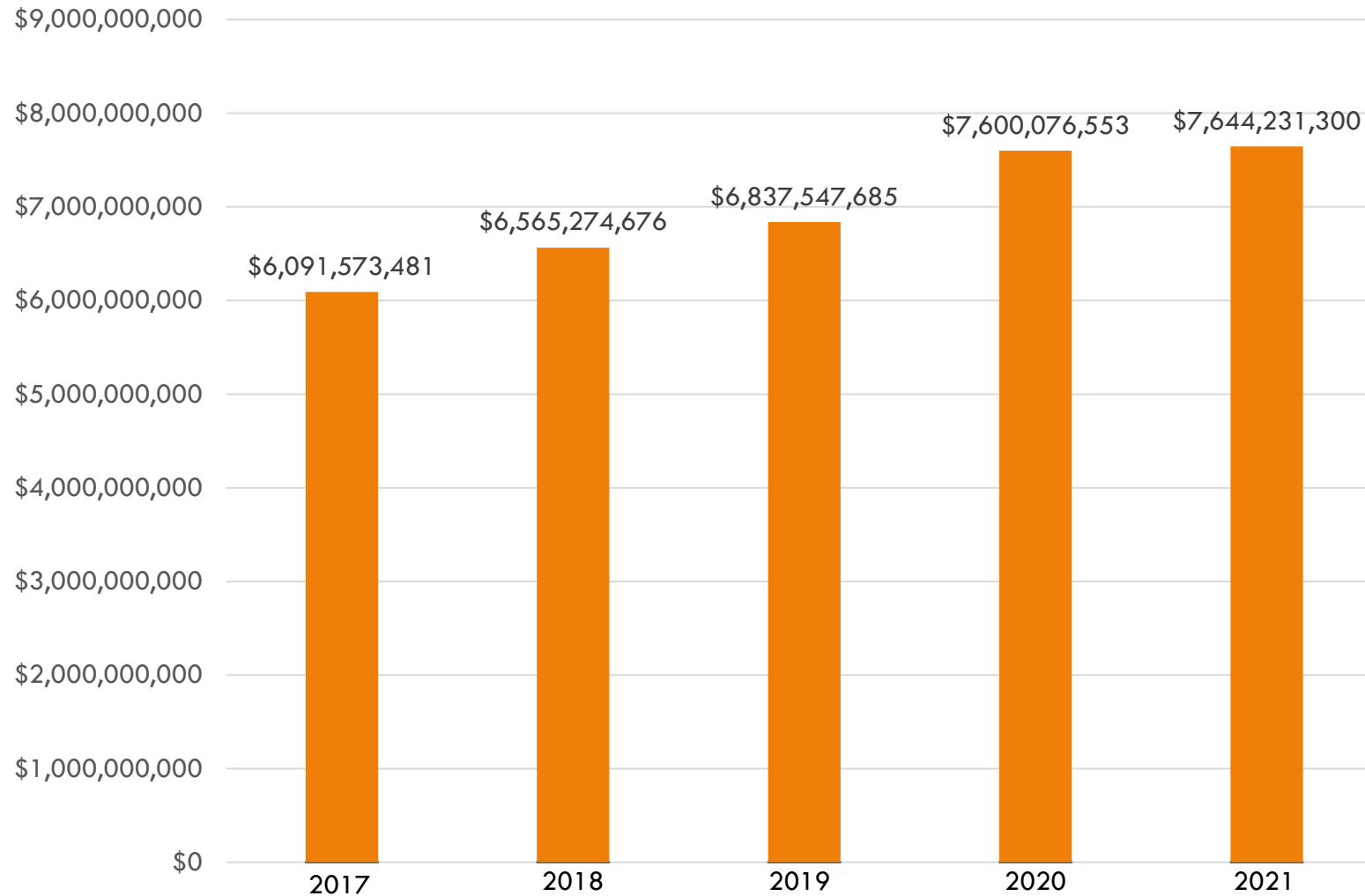
\*The 2019 & 2020 valuation data may not match the Assessment Summary published at the time as the values in this chart are end of year adjusted values.



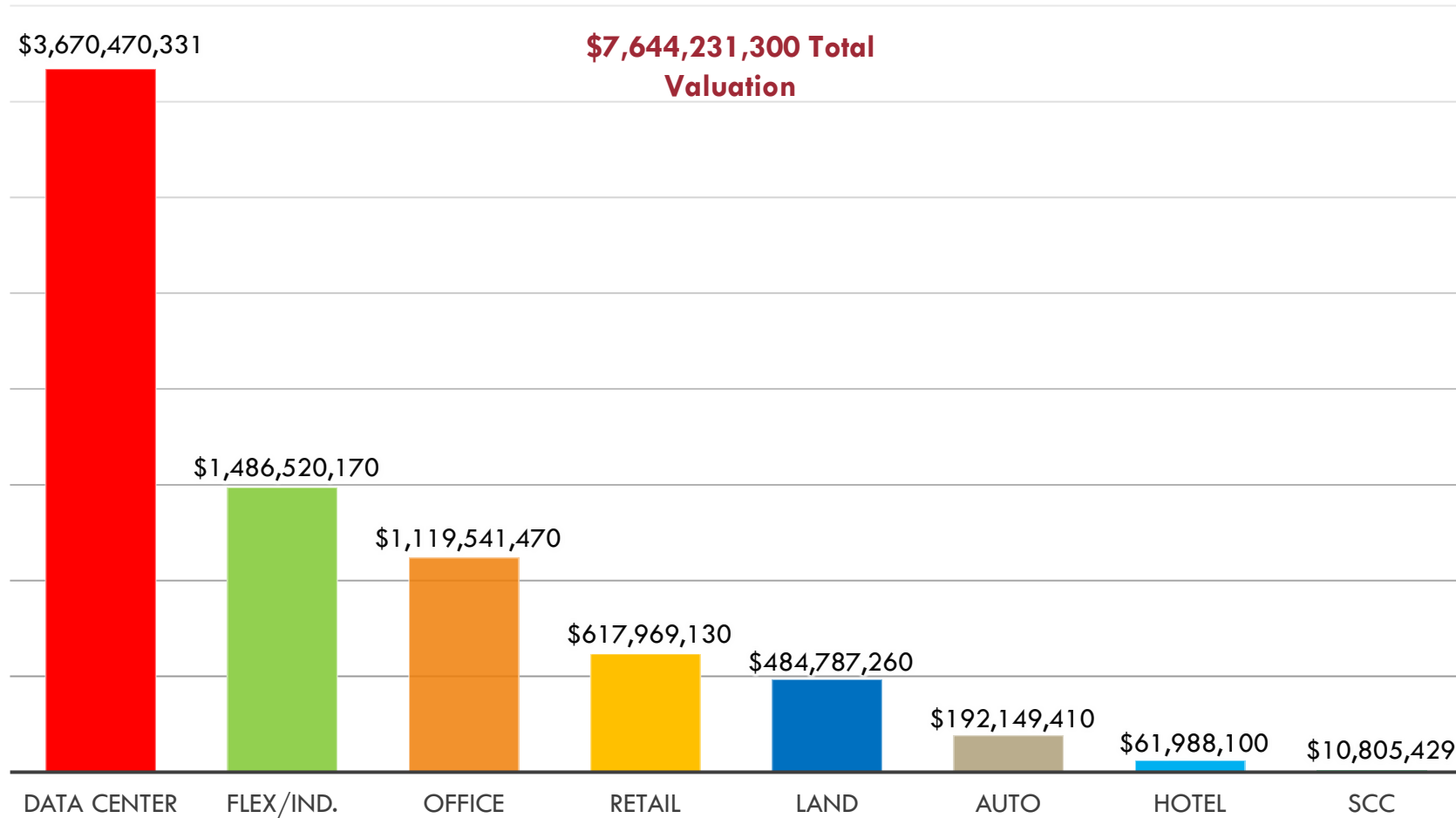
### Select Countywide Taxable Commercial Property



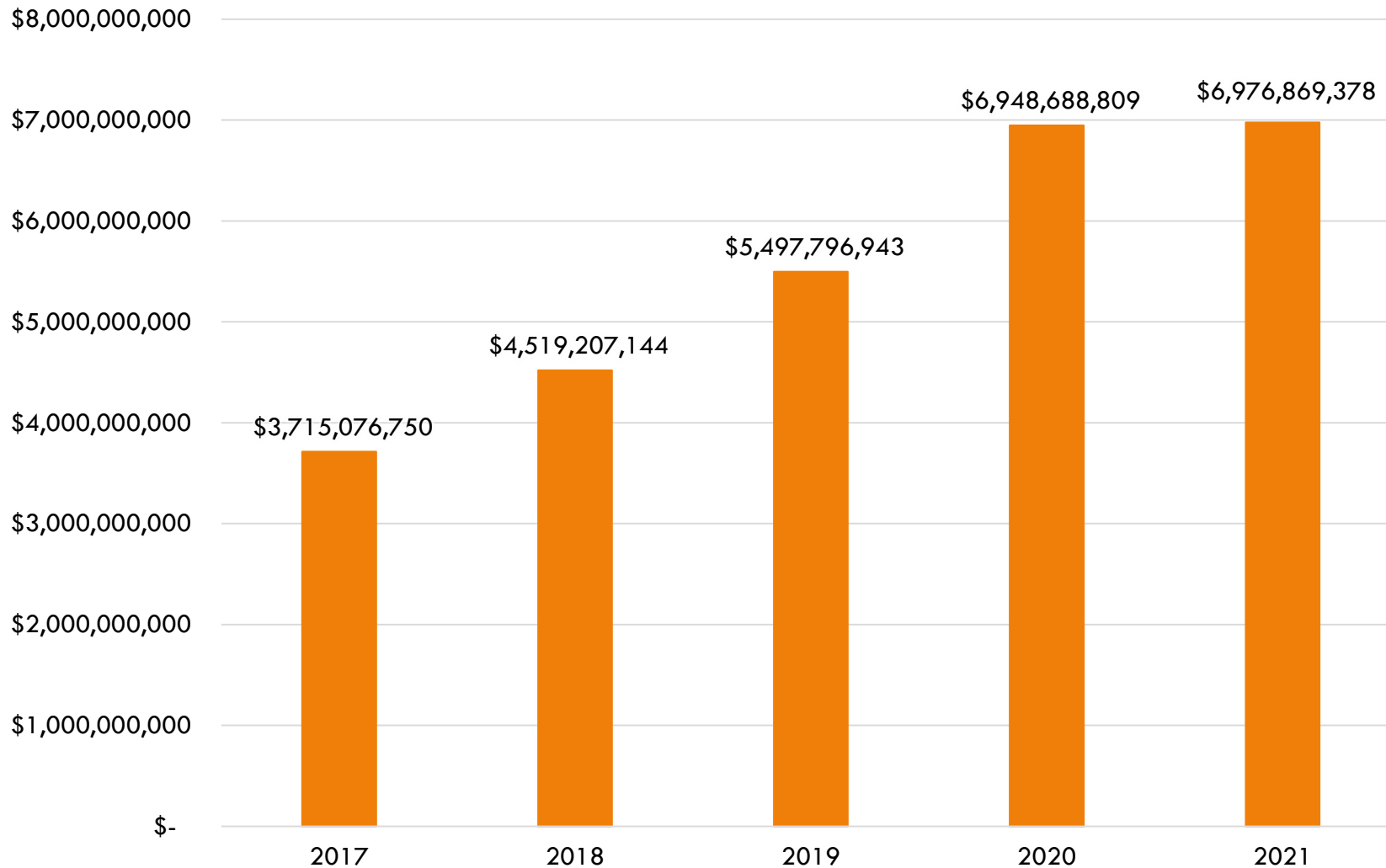
### State Route 28 Highway Transportation Improvement District Taxable Commercial Property



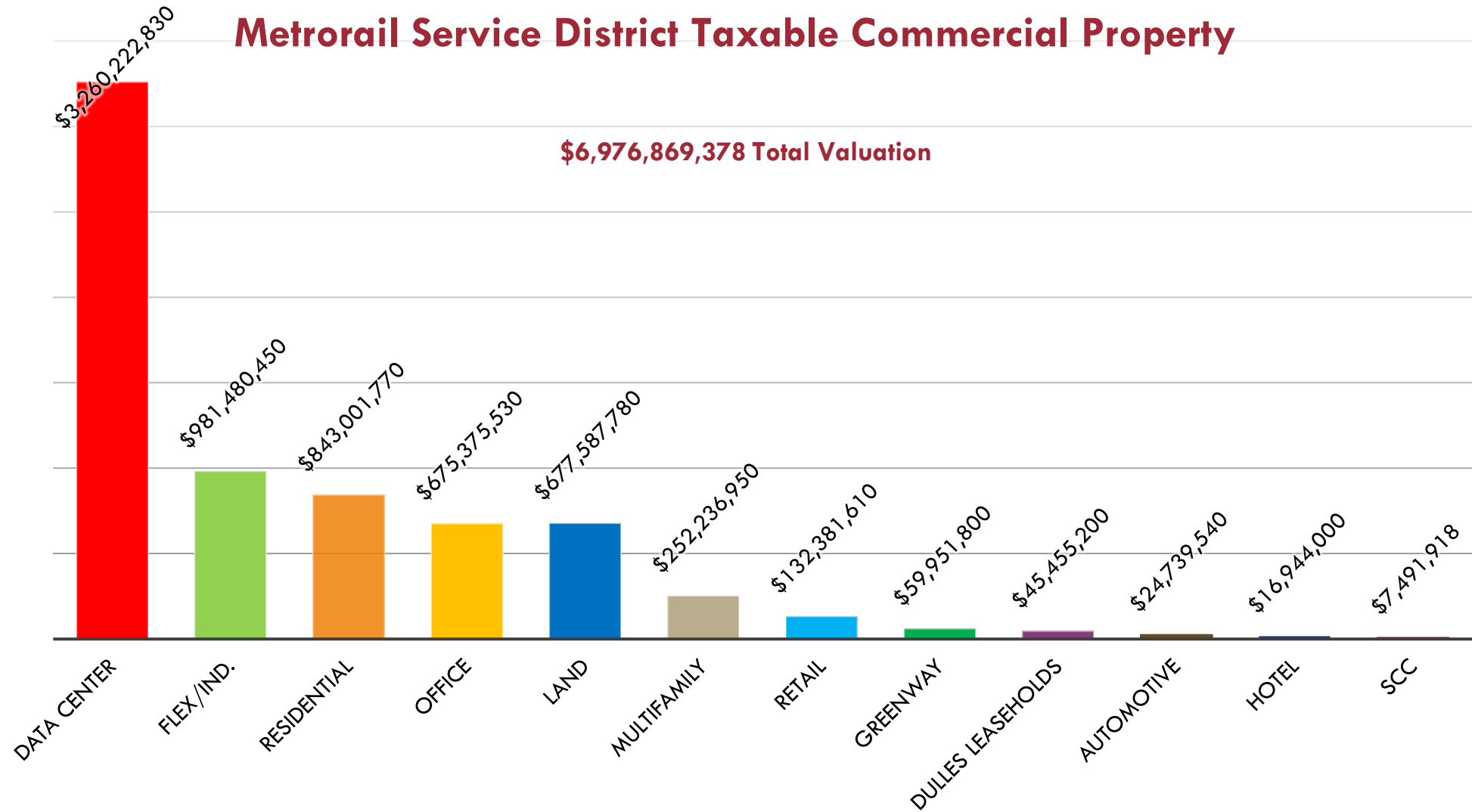
State Route 28 Highway Transportation Improvement District  
Taxable Commercial Property



### Metrorail Service District Taxable Commercial Property



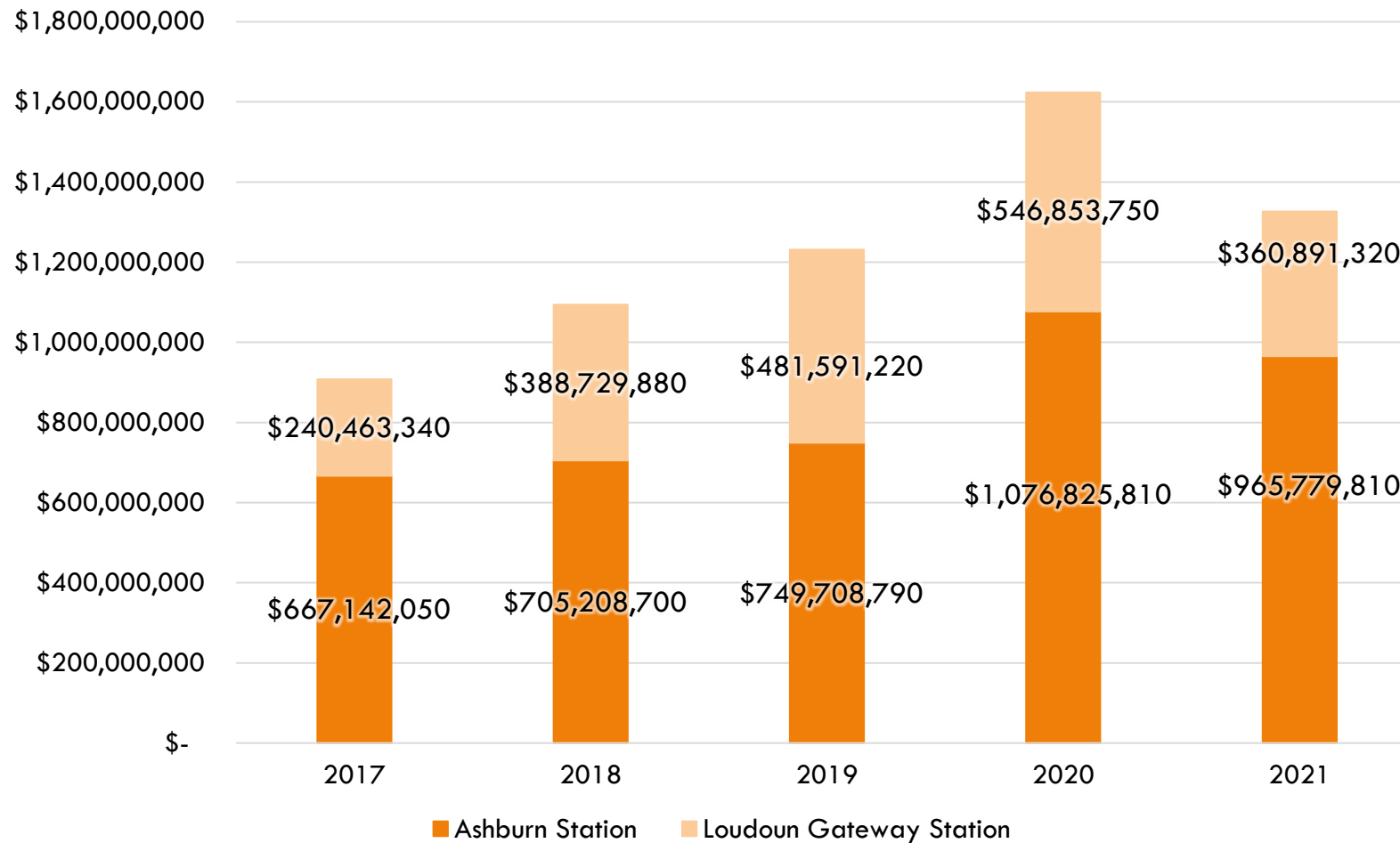
## Metrorail Service District Taxable Commercial Property





## Loudoun Gateway and Ashburn Station Service Districts Taxable Commercial Property

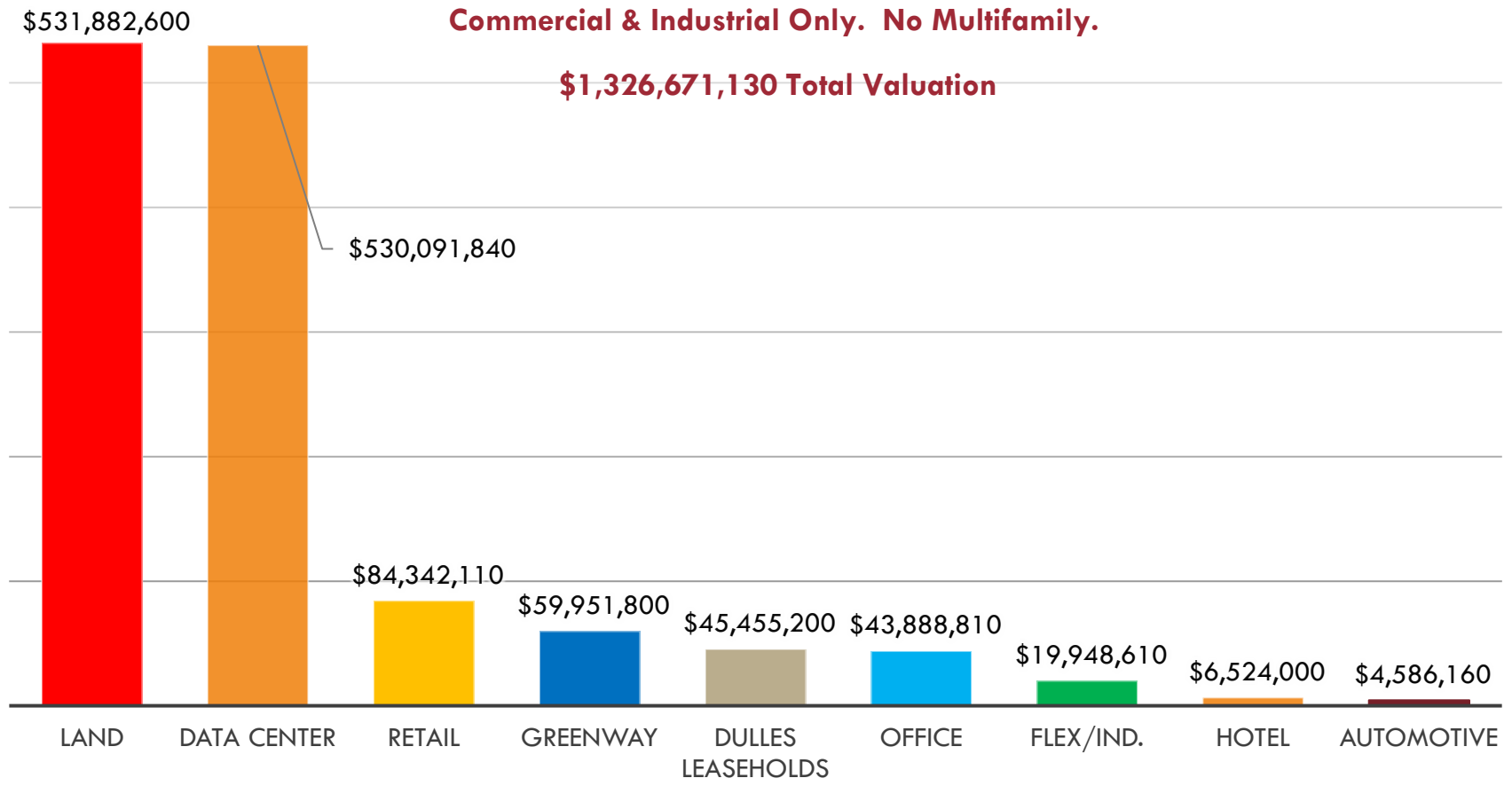
Commercial & Industrial Values Only. No Multifamily.



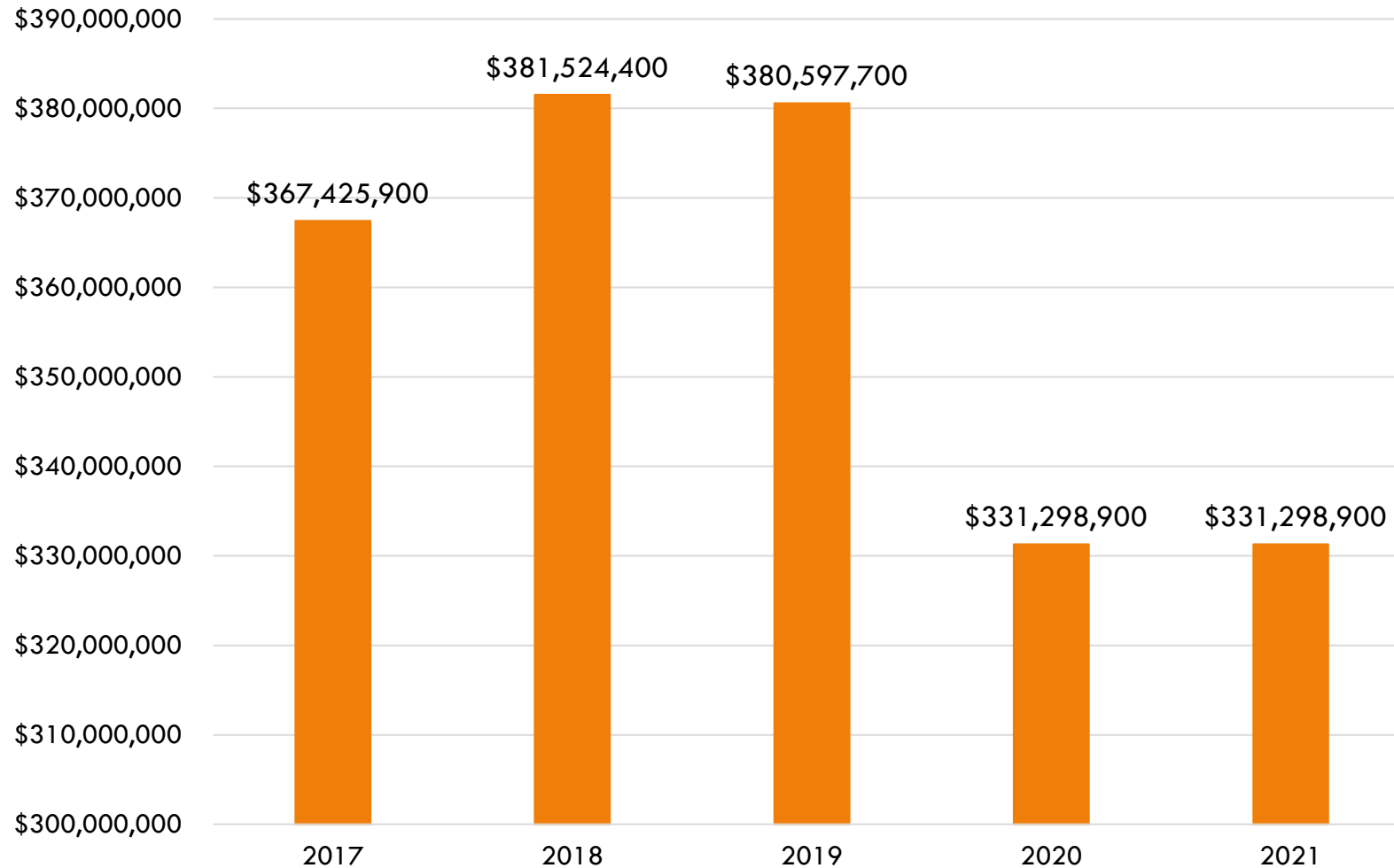
Loudoun Gateway & Ashburn Station Service Districts Taxable Commercial

Commercial & Industrial Only. No Multifamily.

\$1,326,671,130 Total Valuation



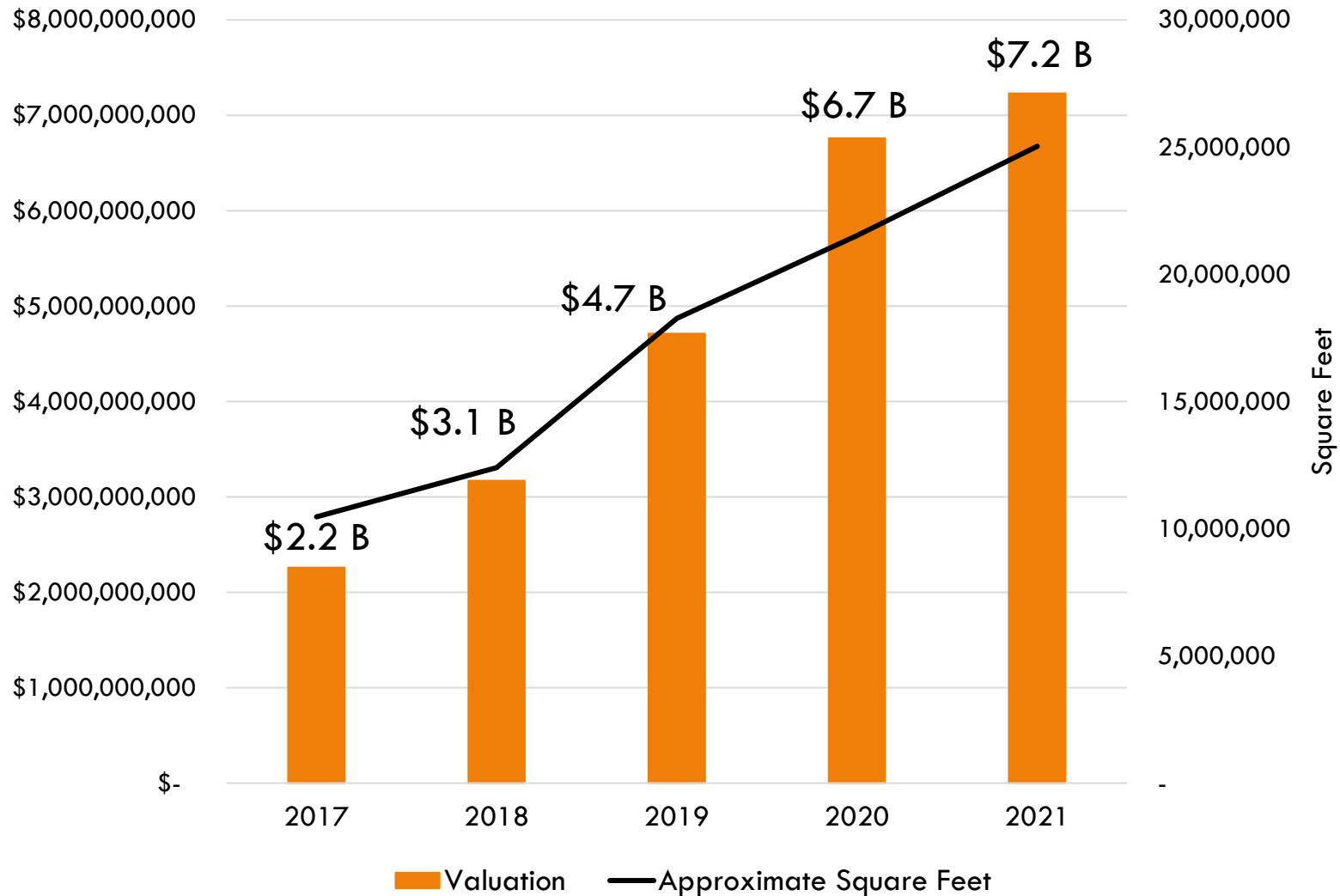
### Dulles Greenway Taxable Property



The preliminary 2021 Dulles Greenway value is the 2020 rollover value.



## Data Center Taxable Property



## QUESTIONS

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

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

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