

LOUDOUN COUNTY OFFICE OF THE COMMISSIONER OF THE REVENUE
2020 Calendar Year and 2021 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)					
	2020		2021		
<i>Property Class</i>	<i>Parcels</i>	<i>Taxable Total Value</i>	<i>Parcels</i>	<i>Taxable Total Value</i>	<i>Percent Change</i>
1-Single Family Residential Urban	1,329	706,798,360	1,390	837,854,630	19%
2-Single Family Residential Suburban	15	6,099,760	15	5,147,040	-16%
3-Multi-family Residential Apartments	17	258,006,370	18	252,236,950	-2%
4-Commercial and Industrial	841	5,898,975,270	845	5,814,187,040	-1%
5-Acreage 20-99	0	0	0	0	0%
6-Acreage 99 or above	0	0	0	0	0%
Greenway Portion	1	59,951,800	1	59,951,800	0%
Total Taxable County Valuation	2,203	6,929,831,560	2,269	6,969,377,460	1%
SCC Valuation (provided by SCC)		18,857,249		7,491,918	-60%
Total Taxable		6,948,688,809		6,976,869,378	0%
<i>Other Notes</i>					
Growth - New Lots	28	149,561,470	74	220,313,700	
Construction - New Structures	155	810,531,126	66	148,864,218	
Land Use Deferrals (class 4)	5	70,323,930	5	42,301,460	

2020 values reflect any adjustment made through December 31, 2020. This includes assessment appeals, subdivisions, valuation of the Dulles Airport Leaseholds, construction starts, or revisions to construction percent complete.

Construction - New Structures 2021 New Construction = Year Built 2020.

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).

2021 Class 4 values reflect the COVID impacts to the Dulles Airport Leaseholds. Typically, these values are rolled from prior year.

Report Date: January 27, 2021