

LOUDOUN COUNTY OFFICE OF THE COMMISSIONER OF THE REVENUE
2021 Calendar Year and 2022 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)					
	2021		2022		
Property Class	Parcels	Taxable Total Value	Parcels	Taxable Total Value	Percent Change
1-Single Family Residential Urban	1,468	847,108,730	1,610	1,017,014,610	20%
2-Single Family Residential Suburban	15	6,539,600	14	5,158,950	-21%
3-Multi-family Residential Apartments	18	245,754,390	18	259,419,460	6%
4-Commercial and Industrial	842	5,990,384,480	847	8,287,639,840	38%
5-Acreage 20-99	0	0	0	0	0%
6-Acreage 99 or above	0	0	0	0	0%
Greenway Portion	1	29,601,400	1	29,601,400	0%
Total Taxable County Valuation	2,344	7,119,388,600	2,490	9,598,834,260	35%
SCC Valuation (provided by SCC)		7,491,918		17,213,345	130%
Total Taxable		7,126,880,518		9,616,047,605	35%
Other Notes					
Growth - New Lots	77	220,517,400	247	142,270,340	
Construction - New Structures	66	150,120,709	167	407,957,240	
Land Use Deferrals (class 4)	5	42,301,460	4	28,281,970	

2021 values reflect any adjustment made through December 31, 2021. This includes assessment appeals, subdivisions, valuation of the Dulles Airport Leaseholds, construction starts, or revisions to construction percent complete.

Construction - New Structures 2022 New Construction = Year Built 2021.

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).

2022 Class 4 values include the 2021 carryover values for the Dulles Airport Leaseholds which are not valued until March of the current calendar year.

Report Date: January 26, 2022