

2021 REAL ESTATE ASSESSMENT SUMMARY

Purcellville	2020 Assessment	2020 Parcels	Construction	Growth	Revaluation	2021 Assessment	2021 Parcels	Total Value Change	Parcel Change	Equalized % Change	Value % Change	Eqlzd Avg Asmnt	Average Asmnt
Class 1 - Single Family Residential (Detached)	\$ 946,362,330	1,909	\$17,832,154	100.00	\$38,949,486	\$ 1,003,144,069.80	1,930	\$56,781,740	21	4.12%	6.00%	\$516,140	\$519,764
Class 1 - Single Family Residential (Townhouse)	\$ 263,374,760	704	\$91,140	-	\$15,711,346	\$ 279,177,245.60	704	\$15,802,486	0	5.97%	6.00%	\$396,429	\$396,559
Class 1 - Single Family Residential (Condo)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
Class 1 - Single Family Residential (Other-includes vacant land)	\$ 8,074,240	296	\$0	25,600.00	(\$3,288,310)	\$ 4,811,530.00	275	(\$3,262,710)	-21	-40.73%	-40.41%	\$16,169	\$17,496
Class 1 Total	\$1,217,811,330	2909	\$17,923,294	25,700.00	\$51,372,521	\$1,287,132,845	2909	\$69,321,515	0	4.22%	5.69%	\$436,296	\$442,466
Class 2 - Single Family Residential (Detached)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
ALL RESIDENTIAL CLASS 1 AND 2	\$1,217,811,330	2909	\$17,923,294	25,700.00	\$51,372,521	\$1,287,132,845	2909	\$69,321,515	0	4.22%	5.69%	\$436,296	\$442,466
Class 3 - Multi Family	\$ 17,197,880	7	\$0	-	\$277,540	\$ 17,475,420	6	\$277,540	-1	1.61%	1.61%	\$2,496,489	\$2,912,570
Class 4 - Commercial & Industrial	\$ 286,079,960	248	\$0	-	(\$16,946,520)	\$ 269,133,440	248	(\$16,946,520)	0	-5.92%	-5.92%	\$1,085,215	\$1,085,215
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	\$ 19,330	1	\$0	-	(\$3,670)	\$ 15,660	1	(\$3,670)	0	-18.99%	-18.99%	\$15,660	\$15,660
Class 6 - Agricultural/Undeveloped (more than 100 acres)	\$ -	-	\$0	-	\$0	\$ -	-	\$0	0				
TOTAL TAXABLE	\$1,521,108,500	3165	\$17,923,294	25,700.00	\$34,699,871	\$1,573,757,365	3164	\$52,648,865	-1	2.28%	3.46%	\$491,567	\$497,395
Class 7 - Exempt Property	\$ 270,223,550	76	\$27,000	-	(\$634,260)	\$ 269,616,290	77	(\$607,260)	1	-0.23%	-0.22%	\$3,547,228	\$3,501,510
TOTAL TAXABLE AND EXEMPT	\$1,791,332,050	3241	\$17,950,294	25,700.00	\$34,065,611	\$1,843,373,655	3241	\$52,041,605	0	1.90%	2.91%	\$563,221	\$568,767
Land Use Deferred Value (Adjusted for POSE)	\$0	4	\$0	\$0	\$0	\$0	4	\$0	0				
ADU's (value included in Class 1)	\$0	0				\$0	0	\$0	0				

PROPERTY CLASS CODE DEFINITIONS

Class 1 - Single Family Residential Urban	All parcels devoted to or available for use primarily as place of abode for a single family housing in a developed or developing area. Residential to be classed as 1 should have public water and sewer. Condominium units and townhouse are class 1.
Class 2 - Single Family Residential Suburban	Any residential parcel up to 20 acres without public water, public sewer or both.
Class 3 - Multi Family	All parcels on which there are one or more dwelling units designed for occupancy by more than one family. Generally apartments, duplex, triplex will be class 3
Class 4 - Commercial & Industrial	Any parcel vacant or developed, devoted to or zoned for business, retailing, mining, manufacturing, warehousing, etc.
Class 5 - Agricultural/Undeveloped (20 to 99.99 acres)	Any tract, pieces or parcels of land from 20 to 99.99 acres that does not qualify for any of the above classification. If a tract of land is zoned industrial with more than 20 acres, the class code
Class 6 - Agricultural/Undeveloped (more than 100 acres)	Any tract, pieces or parcels of land over 99.99 acres that does not qualify for any of the above classification.
Class 7 - Exempt Property	Any parcel designated as exempt either by classification or designation. Parcel(s) can be public or private.