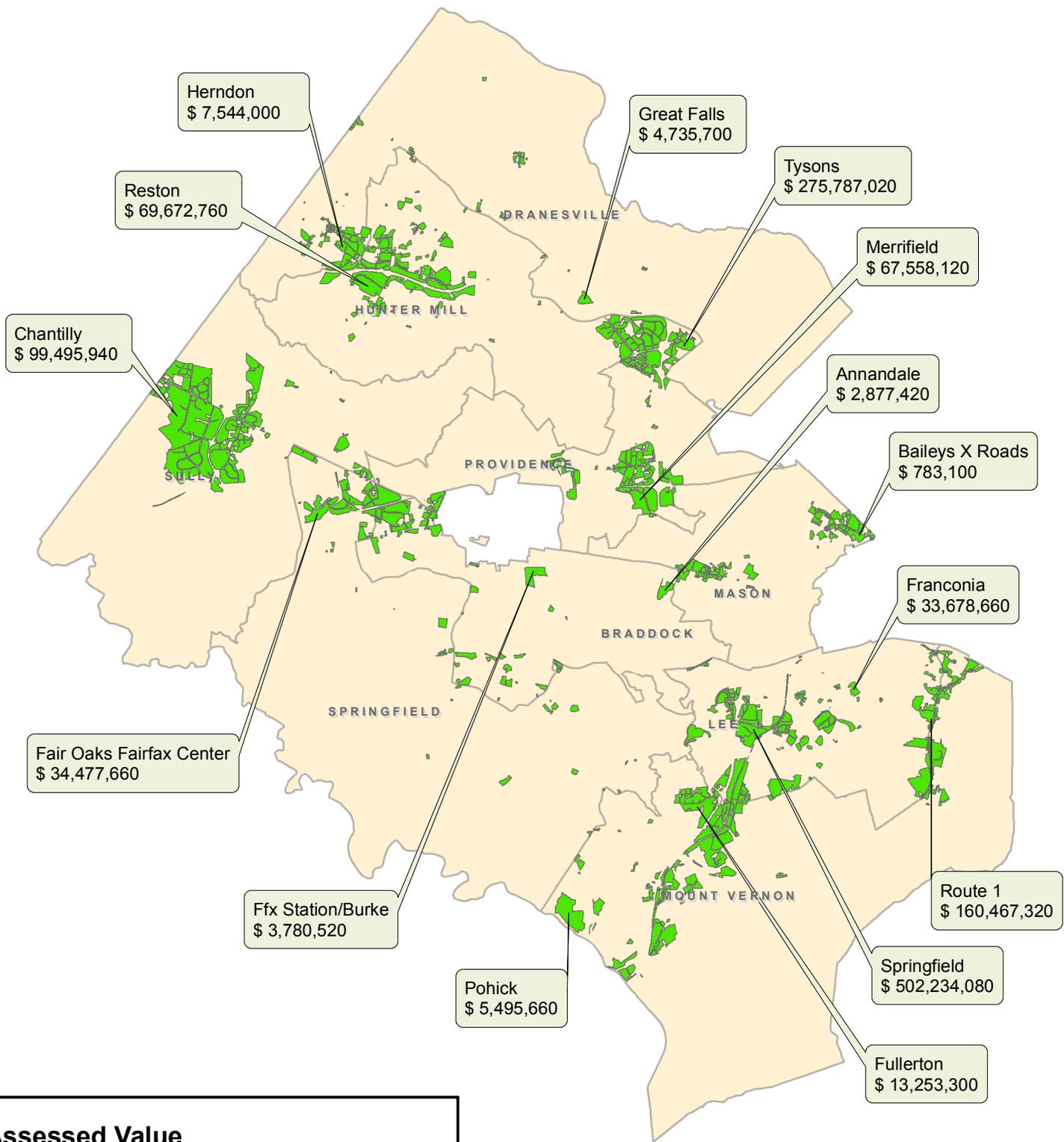


Fairfax County Non-Residential Assessments

Kevin Greenlief

Director, Dept. of Tax Administration

2015 Estimated Commercial New Construction and Rezoning by Market Area (Assessed Value Change)



Assessed Value

■ Estimated Increase

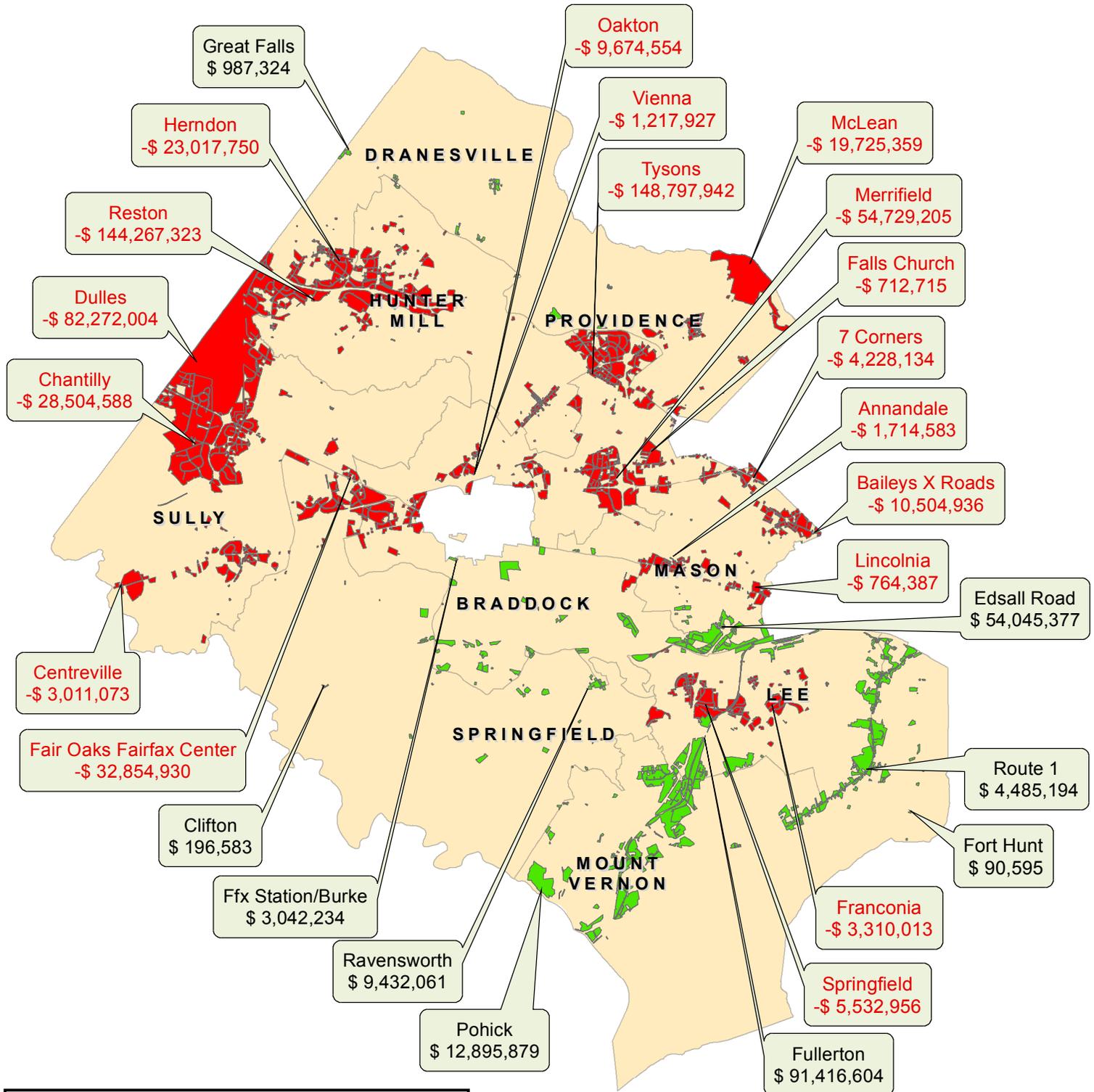
Only 50% of growth is actually assessed as of 9/30/14; remainder is estimated through 12/31/14. Map location values are estimates only and may not reflect final distribution of value based on actual assessments by year-end.

Map reflects all construction projects underway as of 9/30/14, along with preliminary estimates of additional value from future construction and rezonings in 2014.

Estimated Total Forecast from 100% of commercial elements =
 $\$ 1,281,841,260 \times \$ 0.0109 = \$ 13,972,070$ increased revenue.

Commercial Growth = 0.6% of the total County tax base.

2015 Estimated Commercial Equalization (Assessed Value Change)



Assessed Value

- Estimated Increase
- Estimated Decrease

Only 40% of commercial elements are actually assessed as of 9/30/14; remainder is estimated through 12/31/14. Map location values are estimates only and may not reflect final distribution of value based on actual assessments by year-end.

Map only depicts the following commercial elements which represent about 75% of total value: Office buildings; apartments; retail; industrial; and hotels. Values are preliminary estimates as of 9/30/14.

Estimated Total Equalization Forecast from 100% of commercial elements =

$$-\$540,440,277 \times \$ 0.0109 = \underline{-\$ 5,890,799 \text{ decreased revenue}}$$

FY 2015 Commercial Elements: Value as a % of Total Commercial Equalization

