CITY OF ALEXANDRIA 2026 BUDGET AND LEVY

- The City's property tax levy increase for 2026 is 5.9%, representing an approximate increase of $578,625 from 2025
- The median value home of $279,700 will pay approximately $888 in City taxes, an increase of $44 from 2025
- For residential property, the City of Alexandria's taxes comprise around 34% of your total property tax bill. The remaining is made up of the County, School District and other taxing districts like the Alexandria HRA and Alexandria Area Economic Development Commission.
- Taxes paid by commercial/industrial properties represent 31 cents of every 1 dollar in property taxes received by the City
- Commercial/Industrial properties also pay a State General Tax. That additional tax makes up about 25% of their total tax bill with the City and County each making up approximately 30% of the tax bill.
- Over the past 5 years the total tax capacity in Alexandria has increased approximately 58.5%. This increase is due to new construction and increases in property value

COMMON TERMS

Debt Service → For a household this would be the equivalent of loans taken out for items such as a vehicle or a home. Governments use debt service to pay for large capital projects such as streets or buildings

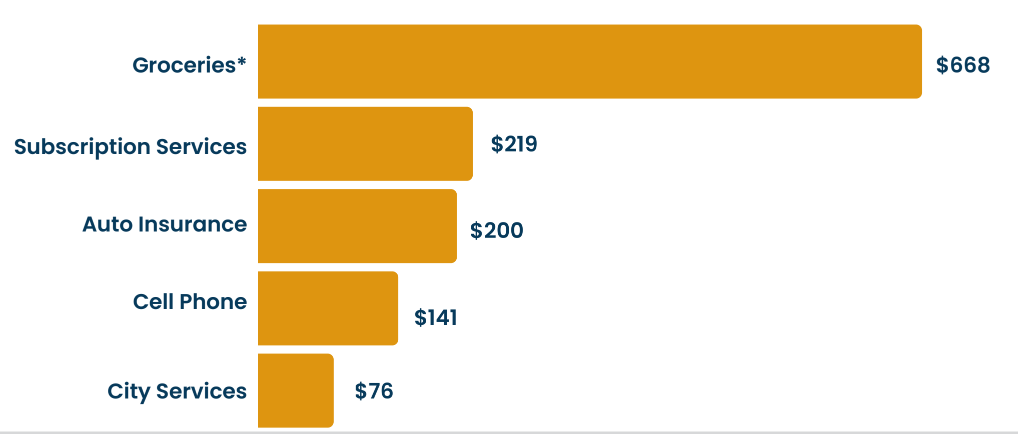
Property Tax Levy → Much like the sources of income that a household has such as a job that pays wages or investments with interest earnings. This levy is one of the main sources of income for a government

General Fund → Governments use this fund to pay for annual operating costs such as employee wages, street lights and maintenance costs. For a family this would be the main source of money used to pay for everyday items such as insurance, utilities and food.

Median Home Value → Middle number in a set of numbers with half the values higher and half lower. Analysts prefer to use this for home values because it takes into account outliers and their impact on the data

MONTHLY COST COMPARISON

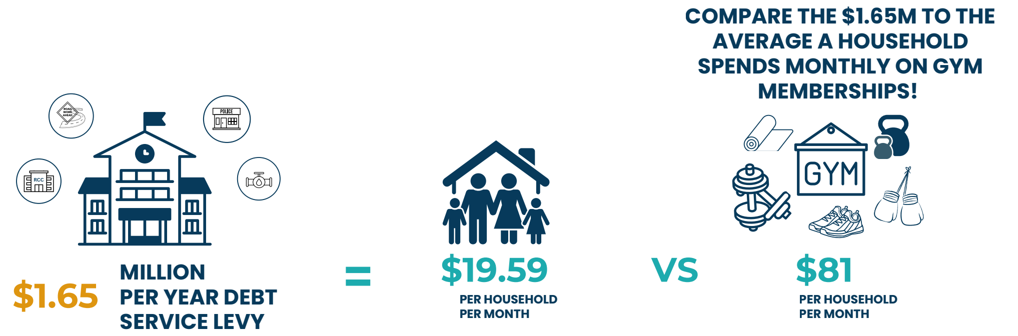
The estimated monthly cost for City services (public safety, public works, recreation, general government, ALASD, and capital/infrastructure) for a home at the median value of $279,700 is $75.50 per month. The below graphic compares that cost with estimated common monthly household expenses.



*Bureau of Labor Statistics report for a family of 4

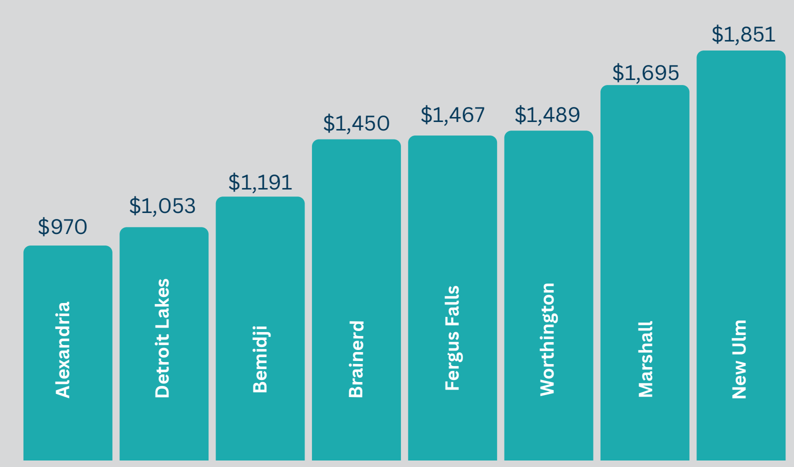
ANNUAL DEBT SERVICE LEVY

The City of Alexandria's 2026 Levy for debt service is $1,651,291. These funds are used to pay off debt for projects the City has completed such as street reconstructions, community center improvements and construction of a police station.



PEER CITY COMPARISON

Net tax capacity (NTC) is the value of taxable property in the City subject to local property taxes. This tax rate is determined by dividing the tax levy into the tax capacity. For example for the 2024 tax rate for Alexandria, we divide $9,263,170 into $25,783,561 giving us the City of Alexandria's tax rate of 35.94%. Below demonstrates, using comparable city data, what a homeowner would pay in property taxes for a home with a tax capacity (home value less homestead exclusion) at $270,000 in each of the below cities. The difference in these amounts is a result of the NTC rate of each city.



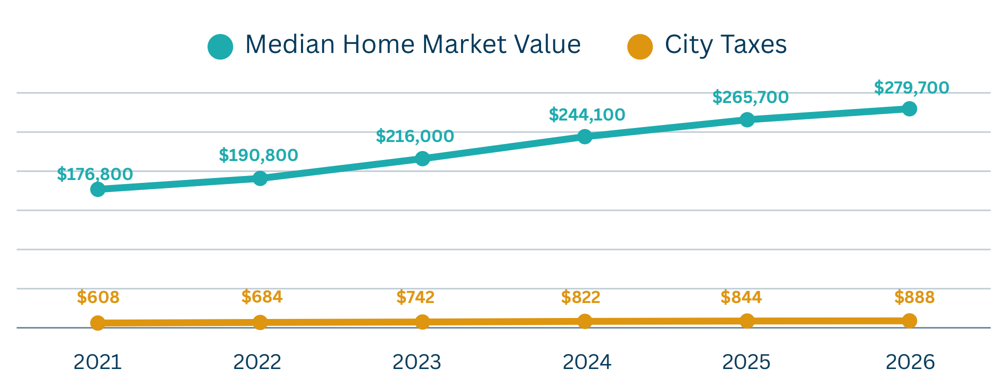
$13,719,939

2026 General Fund Operating Budget

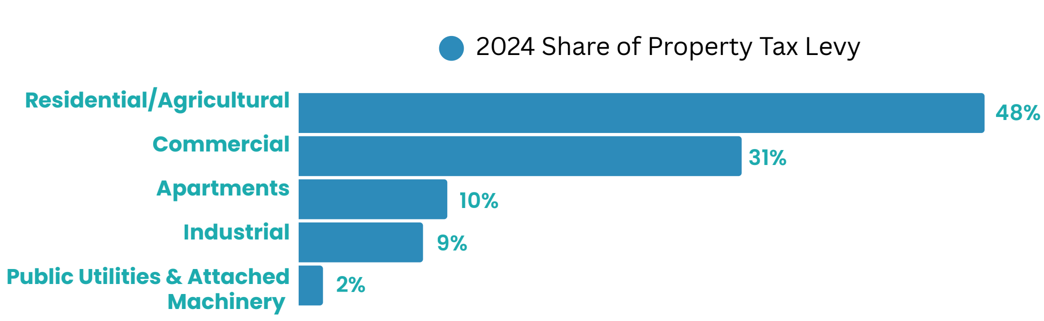
Where does my City Tax dollar go?

HISTORICAL TRENDS

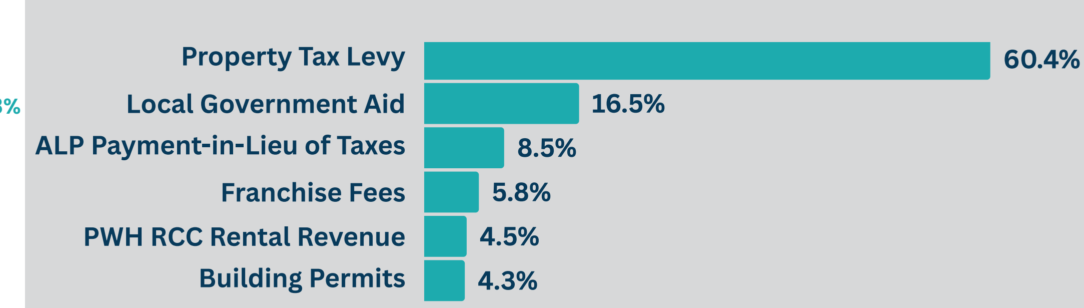
For a median value home in Alexandria over the past 6 years the value of the property has increased 58.2% while the City's share of property taxes for that same home has increased 46.1%



TOP 5 PROPERTY CLASSIFICATIONS



TOP OPERATING REVENUE SOURCES



Questions?
alexandriamn.city

SCAN

CITY OF ALEXANDRIA