

(Inactive)

General Information

| | | | |
|--|--------------------------------|---|--|
| Owner 1555 WILSON PROPERTY OWNER LLC % THE PENZANCE COMPANIES | | Legal Description PT LTS 1 2 ROSSLYN 5000 SQ FT | |
| Mailing Address 1680 WISCONSIN AVE NW #300 WASHINGTON DC 20007 | | Trade Name PART 1555 WILSON BLVD | |
| Year Built N/A | Units N/A | EU# N/A | |
| Property Class Code 301-MultiFam-VacLand-site plan | Zoning C-O | Lot Size 5000 | |
| Neighborhood# 910000 | Map Book/Page 044-07 | Polygon 16033009 | |
| Site Plan 445 | Rezoning N/A | Tax Exempt No | |
| This is the Special District description - Rosslyn BID Mixed Use | | | |
| Rosslyn BID Mixed Use: This property is part of a special tax district and is taxed accordingly. | | | |
| Mixed Use Property: This property has both residential and commercial use and is assessed and taxed accordingly. | | | |

Assessment History

| Effective Date | Change Reason | Land Value | Improvement Value | Total Value |
|----------------|---------------|-------------|-------------------|--------------|
| 1/1/2021 | 01- Annual | \$3,613,200 | \$12,120,000 | \$15,733,200 |
| 1/1/2020 | 01- Annual | \$3,613,200 | \$1,326,800 | \$4,940,000 |
| 12/31/2019 | 05- Review | \$3,606,300 | \$0 | \$3,606,300 |
| 1/1/2019 | 01- Annual | \$3,442,800 | \$0 | \$3,442,800 |
| 1/1/2018 | 01- Annual | \$3,442,800 | \$0 | \$3,442,800 |
| 1/1/2017 | 01- Annual | \$743,900 | \$0 | \$743,900 |
| 1/1/2016 | 01- Annual | \$743,900 | \$0 | \$743,900 |

Mixed Use Assessment History

| Effective Date | Change Reason | Use | Land Value | Improvement Value | Total Value |
|----------------|---------------|------|-------------|-------------------|--------------|
| 1/1/2021 | 01- Annual | Comm | \$89,800 | \$329,400 | \$419,200 |
| 1/1/2021 | 01- Annual | Res | \$3,523,400 | \$11,790,600 | \$15,314,000 |
| 3/6/2020 | 05- Review | Comm | \$89,800 | \$36,100 | \$125,900 |
| 3/6/2020 | 05- Review | Res | \$3,523,400 | \$1,290,700 | \$4,814,100 |
| 1/1/2020 | 01- Annual | Comm | \$85,700 | \$65,400 | \$151,100 |
| 1/1/2020 | 01- Annual | Res | \$3,363,700 | \$2,340,800 | \$5,704,500 |

16-033-009 WILSON BLVD ARLINGTON VA 22209**(Inactive)****Property Sales History**

| Grantee | Sales Date | Sales Price | Sales Code | Deed Book / Page # | Deed Doc ID# |
|--------------------------------|------------|--------------|--------------------------------|--------------------|--------------|
| 1555 WILSON PROPERTY OWNER LLC | 9/30/2011 | \$67,000,000 | 4-Multiple RPCs, Not A Coded S | 4491/2257 | |
| FIFTEEN-FIFTY-FIVE WILSON | 7/1/1978 | \$0 | 5-Not Market Sale | 1977/0481 | |
| | 7/1/1978 | \$0 | | 1977/0474 | |

Neighborhood 910000 Sales between 7/1/2021 and 12/31/2025

| RPC | Address | Sales Date | Sales Price | Sales Code | Deed Book / Page # | Deed Doc ID# |
|------------|--------------------|------------|---------------|--------------------------------|--------------------|----------------|
| 16-018-007 | 1001 19th ST N | 8/8/2024 | \$29,157,900 | 4-Multiple RPCs, Not A Coded S | / | 20240100009599 |
| 16-018-007 | 1001 19th ST N | 8/8/2024 | \$113,842,096 | 4-Multiple RPCs, Not A Coded S | / | 20240100009600 |
| 16-018-008 | 19th ST N | 8/8/2024 | \$113,842,100 | 4-Multiple RPCs, Not A Coded S | / | 20240100009600 |
| 16-018-008 | 19th ST N | 8/8/2024 | \$29,157,900 | 4-Multiple RPCs, Not A Coded S | / | 20240100009599 |
| 16-033-007 | 1525 WILSON BLVD | 3/26/2024 | \$35,000,000 | 1-Foreclosure, Auction, Bankru | / | 20240100003190 |
| 16-038-003 | 1730 N LYNN ST | 2/13/2024 | \$15,217,000 | M-Multiple RPCs Land Sale | / | 20240100001558 |
| 16-038-002 | N LYNN ST | 2/13/2024 | \$15,217,000 | M-Multiple RPCs Land Sale | / | 20240100001558 |
| 16-038-001 | 1201 WILSON BLVD | 2/13/2024 | \$15,217,000 | M-Multiple RPCs Land Sale | / | 20240100001558 |
| 17-002-015 | FAIRFAX DR | 2/7/2024 | \$0 | A-Correction Deed | / | 20240100001297 |
| 17-003-033 | 1616 FORT MYER DR | 1/5/2024 | \$0 | A-Correction Deed | / | 20240100000327 |
| 17-003-033 | 1616 FORT MYER DR | 1/5/2024 | \$25,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20240100000291 |
| 17-003-033 | 1616 FORT MYER DR | 1/5/2024 | \$0 | A-Correction Deed | / | 20240100001297 |
| 16-020-002 | 1911 FORT MYER DR | 11/14/2023 | \$52,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20230100013266 |
| 16-020-001 | 1901 FORT MYER DR | 11/14/2023 | \$52,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20230100013266 |
| 16-005-001 | 1501 LANGSTON BLVD | 6/1/2023 | \$16,250,000 | A-Correction Deed | / | 20230100012150 |
| 16-005-001 | 1501 LANGSTON BLVD | 6/1/2023 | \$19,105,100 | | / | 20230100006251 |
| 16-019-005 | 1901 N MOORE ST | 11/2/2022 | \$55,500,000 | | / | 20220100018753 |
| 17-010-195 | 1776 WILSON BLVD | 10/3/2022 | \$59,450,000 | | / | 20220100017669 |
| 16-018-007 | 1001 19th ST N | 4/4/2022 | \$123,993,200 | 4-Multiple RPCs, Not A Coded S | / | 20220100006840 |
| 16-018-008 | 19th ST N | 4/4/2022 | \$123,993,200 | 4-Multiple RPCs, Not A Coded S | / | 20220100006840 |
| 16-033-027 | 1535 WILSON BLVD | 8/11/2021 | \$8,500,000 | B-Not Previously Assessed | / | 20210100027980 |
| 17-003-031 | 17th ST N | 7/26/2021 | \$208,550,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100027706 |
| 17-002-002 | 17th ST N | 7/26/2021 | \$208,550,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100027706 |
| 17-003-032 | 1300 17th ST N | 7/26/2021 | \$208,550,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100027706 |

Site Plan and Rezoning

16-033-009 WILSON BLVD ARLINGTON VA 22209**(Inactive)**

Note: Site Plans and Rezoning are reviewed and approved by the Arlington County Board. The Site Plans and/or Rezoning listed below are considered in the property's annual assessment and may not reflect the latest amendments considered by the Board.

| | | | |
|------------------------|--------------------------|--------------------|-----------------------|
| Site Plan # | Name | | |
| 445 | 1555 Wilson Blvd | | |
| Amendment | Status | Action Date | Commercial GFA |
| No | Approved | 11/25/2017 | |
| Office | Retail | Hotel | Stories |
| | 30060 | | |
| Residential GFA | Residential Units | Town houses | Parking |
| 1153050 | 892 | | 1050 |

Comments: Approved 2/25/2017, Item #27. redevelop the site of an existing commercial office building at 1555 Wilson Blvd. and Fire Station No. 10 and Rosslyn Highlands Park located at 1559 Wilson Blvd. The development proposal includes both land owned by the applicant (1555 Wilson Blvd.) and land owned by Arlington County.

Note: East Building 561 dwelling units 18,500 sq. ft. retail 27 stories (270 ft.) West Building 331 dwelling units 6,700 sq. ft. retail 23 stories (240 ft.) Below Grade Parking (total spaces: 1,050) 714 residential use spaces 44 retail use spaces 168 flexible use spaces 24 fire station spaces 100 school use spaces

Associated Parcels

16-033-008, 16-033-009, 16-033-010, 16-033-011, 16-033-012, 16-033-013, 16-033-014, 16-033-016, 16-033-017, 16-033-018, 16-033-021, 16-033-022