

**32-006-012 1028 S WALTER REED DR ARLINGTON VA 22204**

(Inactive)

General Information

<b>Owner</b> DSF COLUMBIA CENTER LLC	<b>Legal Description</b> LOTS 13 14 & 15 SEC 2 ARLINGTON 12454 SQ FT	
<b>Mailing Address</b> 950 WINTER ST #4300 WALTHAM MA 02451	<b>Trade Name</b> DSF COLUMBIA CENTER LLC	
<b>Year Built</b> N/A	<b>Units</b> N/A	<b>EU#</b> N/A
<b>Property Class Code</b> 312-Apartment - Mid-rise	<b>Zoning</b> C-2	<b>Lot Size</b> 12454
<b>Neighborhood#</b> 880000	<b>Map Book/Page</b> 074-05	<b>Polygon</b> 32006012
<b>Site Plan</b> N/A	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No

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**Property Sales History**

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
DSF COLUMBIA CENTER LLC	5/10/2006	\$24,882,500	4-Multiple RPCs, Not A Coded S	3978/1858	
COLUMBIA STATION LLC	2/16/2006	\$1,000	6-Quitclaim	3978/1855	
COLUMBIA STATION LLC	10/8/2004	\$733,000	5-Not Market Sale	3766/1957	
VEPCO	1/1/1900	\$0		/	

**Neighborhood 880000 Sales between 7/1/2020 and 12/31/2024**

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
35-004-012	1421 S HAYES ST	7/31/2024	\$0		/	20240100008860
35-005-022	801 15th ST S	7/23/2024	\$104,250,000		/	20240100008791
35-001-019	1201 S EADS ST	5/13/2024	\$113,500,000		/	20240100005874
35-009-008	400 15th ST S	5/6/2024	\$48,500,000		/	20240100005082
35-004-012	1421 S HAYES ST	5/6/2024	\$0	D-Resub/Declaration	/	20240100005053
35-004-012	1421 S HAYES ST	5/6/2024	\$0		/	20240100005054
35-001-028	400 11th ST S	2/21/2024	\$0		/	20240100001778
28-006-054	5105 10th PL S	1/8/2024	\$3,583,700		/	20240100000217
32-001-012	1701 S EDGEWOOD ST	1/2/2024	\$2,400,000		/	20240100000029
27-007-108	16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-109	4201 S FOUR MILE RUN DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-107	4301 16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-110	S FOUR MILE RUN DR	12/27/2023	\$0	D-Resub/Declaration	/	20230100014799
31-001-034	17th ST S	12/5/2023	\$0	5-Not Market Sale	/	20230100014060
24-033-001	129 S COURTHOUSE RD	10/16/2023	\$2,170,000		/	20230100012177
22-010-001	S CARLIN SPRINGS RD	9/22/2023	\$49,525,000	J-Property in 2 Jurisdictions	/	20230100011593
32-006-034	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-035	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	
29-003-009	4501 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
29-018-003	4510 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
31-001-034	17th ST S	3/31/2023	\$260,000	L-Land Sale	/	20230100003379
31-001-034	17th ST S	3/31/2023	\$0	2-Sale or Gift to Relative	/	20230100003331
37-027-006	2868 FORT SCOTT DR	3/17/2023	\$5,500,000	5-Not Market Sale	/	20230100002611
38-011-006	2300 25th ST S	12/22/2022	\$20,800,000		/	20220100020932
28-004-212	5500 COLUMBIA PIKE	11/2/2022	\$0	A-Correction Deed	/	20220100018747
35-001-376	1221 S EADS ST	5/17/2022	\$305,200,000	4-Multiple RPCs, Not A Coded S	/	20220100010734
35-001-374	1331 S EADS ST	5/17/2022	\$305,200,000	4-Multiple RPCs, Not A Coded S	/	20220100010734
22-014-402	855 S GREENBRIER ST	4/22/2022	\$0	D-Resub/Declaration	/	20220100007977
22-014-403	835 S GREENBRIER ST	4/22/2022	\$0	D-Resub/Declaration	/	20220100007977
32-001-007	1200 S COURTHOUSE RD	4/19/2022	\$91,500,000		/	20220100007716
36-018-014	550 18TH ST S	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
36-018-014	550 18TH ST S	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349

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35-003-006	1311 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499
35-003-007	1301 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499
35-003-008	1221 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499
24-031-015	323 S VEITCH ST	1/14/2022	\$2,200,000		/	20220100001221
27-002-006	4200 13th RD S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-010	4301 16th ST S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-004-003	4419 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-001	1100 S THOMAS ST	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-004	4200 COLUMBIA PIKE	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-005	4202 12th RD S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-003-001	4501 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-007-077	4201 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
25-021-037	1957 COLUMBIA PIKE	12/25/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-035	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-034	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-040	914 S TAFT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-044	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-051	S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-031	911 S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-038	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-045	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-032	S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-033	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-039	1941 COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
34-020-284	2051 S BELL ST	12/2/2021	\$0	D-Resub/Declaration	/	20210100038593
34-020-283	2050 S BELL ST	12/2/2021	\$0	D-Resub/Declaration	/	20210100038593
34-020-282	2050 S BELL ST	11/8/2021	\$0	5-Not Market Sale	/	20210100036390
34-020-282	2050 S BELL ST	10/8/2021	\$0	D-Resub/Declaration	/	20210100031980
34-020-030	320 23rd ST S	9/30/2021	\$0	5-Not Market Sale	/	20210100033009
34-024-457	305 10th ST S	9/29/2021	\$0	5-Not Market Sale	/	20210100033014

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35-003-003	550 14th RD S	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
35-003-004	1411 S FERN ST	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
35-003-005	1401 S FERN ST	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
34-020-253	1515 RICHMOND HWY	9/29/2021	\$0	5-Not Market Sale	/	20210100033020
25-017-098	2301 COLUMBIA PIKE	8/26/2021	\$80,100,000		/	20210100030403
22-004-015	5309 8th RD S	8/13/2021	\$16,500,000		/	20210100028396
33-006-032	1420 S ROLFE ST	7/14/2021	\$2,300,000		/	20210100025193
36-018-019	S EADS ST	5/5/2021	\$6,996,000		/	20210100017424
33-006-032	1420 S ROLFE ST	4/27/2021	\$0	D-Resub/Declaration	/	20210100015463
22-011-159	5551 COLUMBIA PIKE	3/31/2021	\$7,500,000		/	20210100012179
36-018-014	550 18TH ST S	12/31/2020	\$376,600,000		/	20210100000724
37-027-006	2868 FORT SCOTT DR	12/18/2020	\$5,000,000	5-Not Market Sale	/	20200100037236
23-034-149	952 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
23-034-150	948 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
23-034-152	950 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
23-034-151	925 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
32-001-065	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	/	20200100022478
32-001-064	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	/	20200100022478
26-001-112	3400 COLUMBIA PIKE	8/11/2020	\$107,800,000		/	20200100020845
35-001-028	400 11th ST S	7/28/2020	\$0	D-Resub/Declaration	/	20200100018065
34-027-572	RICHMOND HWY	7/16/2020	\$0	D-Resub/Declaration	/	20200100016810

**Permits**

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B0700360	2/19/2015	CMIS	\$200,000
B0701966	1/25/2016	CNEW	\$1,000
B0700856	2/19/2015	CMIS	\$50,000
B0500436	1/25/2016	CNEW	\$7,000,000
B0500881	1/25/2016	CNEW	\$900,000
B0500823	1/25/2016	CNEW	\$2,750,000

**Note:** Permits are issued and tracked by the [Community Planning, Housing & Development Department](#). The permits reflected above are considered in the property's assessment. \*Cost Estimates are provided by the permit applicants.

**Resubdivision**

Resubdivision Project Information		
Project Name		
PARCEL A DSF COLUMBIA CENTER LLC		
Project Year	Project ID#	Project Type
2007	550	RESUB

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<b>Appraiser</b> CINDY B	<b>Deed Book/Page #</b> 4136/1600	<b>Date Complete</b> 10/31/2007
<b>Deed Document ID#</b> N/A		

**Deleted/Inactive RPC(s)**

32-006-009, 32-006-010, 32-006-012, 32-006-013, 32-006-015, 32-006-016, 32-006-020, 32-006-027

**Added RPC(s)**

32-006-028

**Site Plan and Rezoning**

**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.

<b>Rezoning #</b>	<b>Case</b>	<b>Status</b>	<b>Action Date</b>
3079	U-3079-04-01	Approved	6/14/2004

**Comments**

Columbia Station. item 46. Includes pt of vacated alley, bordered by rpc's 32-006-015 & 010.

**Notes**

Approved 06/14/2004 item 46. Total GFA 330,750. Form Base Code Use Permit. Permits: 257 condo units, 42,350 GFA retail, 449 pk spaces that include 128 open unreserved spaces.

**Associated Parcels**

32-006-009, 32-006-010, 32-006-012, 32-006-013, 32-006-015, 32-006-016, 32-006-020, 32-006-027