

**32-005-018 S WALTER REED DR ARLINGTON VA 22204****(Inactive)****General Information**

<b>Owner</b> EVG-CP LLC	<b>Legal Description</b> LOT 4 CAPSTONE'S ADD ARLINGTON 6270 SQ FT	
<b>Mailing Address</b> 3684 CENTERVIEW DRIVE #120 CHANTILLY VA 20151	<b>Trade Name</b> COLUMBIA PLACE	
<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> CP-FBC	<b>Lot Size</b> 6270
<b>Neighborhood#</b> 880000	<b>Map Book/Page</b> 074-05	<b>Polygon</b> 32005018
<b>Site Plan</b> FBC 3223	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No

**Assessment History**

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2015	01- Annual	\$427,700	\$262,200	\$689,900
1/1/2014	01- Annual	\$413,200	\$26,900	\$440,100

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Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
EVG-CP LLC	1/9/2013	\$1,948,000	4-Multiple RPCs, Not A Coded S	4643/1628	
COLUMBIA PLACE LLC	5/21/2004	\$0	F-Multiple RPCs Not Market Sal	3710/2133	
COLUMBIA STATION LLC	3/25/2004	\$2,500,000	4-Multiple RPCs, Not A Coded S	3673/1980	
CAPSTONE PROPERTIES LC	5/3/2001	\$0	D-Resub/Declaration	3142/0122	
CAPSTONE PROPERTIES LC	12/15/2000	\$260,000		3104/1861	

Neighborhood 880000 Sales between 7/1/2020 and 12/31/2023

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
29-018-003	4510 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
29-003-009	4501 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		/	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
35-001-374	1331 S EADS ST	5/17/2022	\$305,200,000	4-Multiple RPCs, Not A Coded S	/	20220100010734
35-001-376	1221 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	1900 S EADS ST	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
36-018-014	1900 S EADS ST	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
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
27-002-005	4202 12th RD S	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
27-002-010	4301 16th ST S	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
27-003-001	4501 S FOUR MILE RUN DR	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183

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27-004-003	4419 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
25-021-033	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
25-021-045	COLUMBIA PIKE	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
25-021-032	S SCOTT ST	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
25-021-034	COLUMBIA PIKE	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
25-021-051	S SCOTT ST	12/15/2021	\$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
34-020-283	2050 S BELL ST	12/2/2021	\$0	D-Resub/Declaration	/	20210100038593
34-020-284	2051 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
35-003-003	550 14th RD S	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
34-024-457	305 10th ST S	9/29/2021	\$0	5-Not Market Sale	/	20210100033014
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	1900 S EADS ST	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
23-034-150	948 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
23-034-149	952 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

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23-034-151	925 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
32-001-064	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	/	20200100022478
32-001-065	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

**Resubdivision****Resubdivision Project Information****Project Name**

CAPSTONE'S ADDN

**Project Year**

2001

**Project ID#**

121

**Project Type**

RESUB

**Appraiser**

CINDY

**Deed Book/Page #**

3142/0122

**Date Complete**

6/12/2001

**Deed Document ID#**

N/A

**Deleted/Inactive RPC(s)**

32-005-002, 32-005-003, 32-005-012

**Added RPC(s)**

32-005-013, 32-005-014, 32-005-015, 32-005-016, 32-005-017, 32-005-018

**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.

**Site Plan #**

FBC 3223

**Name**

Columbia PL., Use Permit U-3223-09-01

**Amendment**

No

**Status**

Approved

**Action Date**

7/11/2009

**Commercial GFA**

0

**Office**

0

**Retail**

2960

**Hotel**

0

**Stories**

5

**Residential GFA**

42005

**Residential Units**

14

**Town houses**

8

**Parking**

38

**Comments:** Columbia Place, 22 total residential units. 8 townhouses at 3.5 stories. 5 story, 14 unit, mid-rise condo/apartment with first floor retail, total GFA 44,965, 30 reserved resid. spaces, 4 shared resid. spaces, 4 shared commercial spaces.

**Note:** n/a

**Associated Parcels**

32-005-006, 32-005-007, 32-005-013, 32-005-016, 32-005-018

**Rezoning #**

2496

**Case**

Z-2496-03-1

**Status**

Approved

**Action Date**

2/25/2003

**Comments**

Rz from R-5 to CP-FBC. (Columbia Pike Form Based Code Districts)

**Notes**

Sit area = 36,237sf. 16 live-work Townhouse residential units 15,400 sf ground floor retail. 11,700 sf flex space. 28,000 sf residential of space. 14 garage spaces, 4 reserved spaces, 10 general surface spaces.

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**Associated Parcels**

32-005-013, 32-005-014, 32-005-006, 32-005-007, 32-005-015, 32-005-016, 32-005-018

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**Tax Balance Information**

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due		1st Install		2nd Install																													
				Due	Status	Due	Status																														
2015	\$689,900	\$1.1210	\$6,871.38	\$0.00	\$0.00	Paid	\$0.00	Paid																													
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1st Install	Tax	Penalty	Interest	Fees	Total	Due date																															
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Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																
2014	\$440,100	\$1.1210	\$4,383.38	\$0.00	\$0.00	Paid	\$0.00	Paid																													
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2013	\$294,400	\$1.1310	\$2,961.64	\$0.00	\$0.00	Paid	\$0.00	Paid																													
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2012	\$294,400	\$1,0960	\$2,858.60	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2012		
Levy	\$1,429.30	\$0.00	\$0.00	\$0.00	\$1,429.30			
Payment	-\$1,429.30	\$0.00	\$0.00	\$0.00	-\$1,429.30			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2012		
Levy	\$1,429.30	\$0.00	\$0.00	\$0.00	\$1,429.30			
Payment	-\$1,429.30	\$0.00	\$0.00	\$0.00	-\$1,429.30			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

2011	\$294,400	\$1,0830	\$2,820.34	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2011		
Levy	\$1,410.17	\$141.02	\$19.70	\$0.00	\$1,570.89			
Payment	-\$1,410.09	-\$141.02	-\$19.70	\$0.00	-\$1,570.81			
Adjustment	-\$0.08	\$0.00	\$0.00	\$0.00	-\$0.08			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2011		
Levy	\$1,410.17	\$139.10	\$12.57	\$0.00	\$1,561.84			
Payment	-\$1,410.17	-\$139.10	-\$12.57	\$0.00	-\$1,561.84			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

2010	\$294,400	\$1,0830	\$2,820.34	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2010		
Levy	\$1,410.17	\$0.00	\$0.00	\$0.00	\$1,410.17			
Payment	-\$1,410.17	\$0.00	\$0.00	\$0.00	-\$1,410.17			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2010		
Levy	\$1,410.17	\$141.02	\$0.00	\$0.00	\$1,551.19			
Payment	-\$1,410.17	-\$141.02	\$0.00	\$0.00	-\$1,551.19			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

**32-005-018 S WALTER REED DR ARLINGTON VA 22204**

(Inactive)

2009      \$303,600      \$1,0000      \$2,656.50      \$0.00      \$0.00      Paid      \$0.00      Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date
						6/15/2009
Levy	\$1,328.25	\$0.00	\$0.00	\$0.00	\$1,328.25	
Payment	-\$1,328.25	\$0.00	\$0.00	\$0.00	-\$1,328.25	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
						10/5/2009
Levy	\$1,328.25	\$0.00	\$0.00	\$0.00	\$1,328.25	
Payment	-\$1,328.25	\$0.00	\$0.00	\$0.00	-\$1,328.25	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2008      \$322,000      \$0.9730      \$2,730.56      \$0.00      \$0.00      Paid      \$0.00      Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date
						6/16/2008
Levy	\$1,365.28	\$0.00	\$0.00	\$0.00	\$1,365.28	
Payment	-\$1,365.28	\$0.00	\$0.00	\$0.00	-\$1,365.28	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
						10/6/2008
Levy	\$1,365.28	\$0.00	\$0.00	\$0.00	\$1,365.28	
Payment	-\$1,365.28	\$0.00	\$0.00	\$0.00	-\$1,365.28	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2007      \$322,000      \$0.8180      \$2,633.96      \$0.00      \$0.00      Paid      \$0.00      Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date
						6/15/2007
Levy	\$1,316.98	\$0.00	\$0.00	\$0.00	\$1,316.98	
Payment	-\$1,316.98	\$0.00	\$0.00	\$0.00	-\$1,316.98	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
						10/5/2007
Levy	\$1,316.98	\$0.00	\$0.00	\$0.00	\$1,316.98	
Payment	-\$1,316.98	\$0.00	\$0.00	\$0.00	-\$1,316.98	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	



**32-005-018 S WALTER REED DR ARLINGTON VA 22204**

(Inactive)

2006	\$322,000	\$0.8180	\$2,633.96	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2006		
Levy	\$1,316.98	\$0.00	\$0.00	\$0.00	\$1,316.98			
Payment	-\$1,316.98	\$0.00	\$0.00	\$0.00	-\$1,316.98			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2006		
Levy	\$1,316.98	\$0.00	\$0.00	\$0.00	\$1,316.98			
Payment	-\$1,316.98	\$0.00	\$0.00	\$0.00	-\$1,316.98			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

2005	\$285,200	\$0.8780	\$2,504.04	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2005		
Levy	\$1,252.02	\$0.00	\$0.00	\$0.00	\$1,252.02			
Payment	-\$1,252.02	\$0.00	\$0.00	\$0.00	-\$1,252.02			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2005		
Levy	\$1,252.02	\$0.00	\$0.00	\$0.00	\$1,252.02			
Payment	-\$1,252.02	\$0.00	\$0.00	\$0.00	-\$1,252.02			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

2004	\$202,400	\$0.9580	\$1,938.98	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2004		
Levy	\$969.49	\$0.00	\$0.00	\$0.00	\$969.49			
Payment	-\$969.49	\$0.00	\$0.00	\$0.00	-\$969.49			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2004		
Levy	\$969.49	\$0.00	\$0.00	\$0.00	\$969.49			
Payment	-\$969.49	\$0.00	\$0.00	\$0.00	-\$969.49			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

**32-005-018 S WALTER REED DR ARLINGTON VA 22204**

(Inactive)

2003	\$157,500	\$1,9560	\$1,540.34	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/16/2003		
Levy	\$770.17	\$0.00	\$0.00	\$0.00	\$770.17			
Payment	-\$770.17	\$0.00	\$0.00	\$0.00	-\$770.17			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/6/2003		
Levy	\$770.17	\$77.02	\$3.05	\$0.00	\$850.24			
Payment	-\$770.17	-\$77.02	-\$3.05	\$0.00	-\$850.24			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2002	\$98,500	\$1,9860	\$1,956.20	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/17/2002		
Levy	\$489.05	\$48.91	\$0.00	\$0.00	\$537.96			
Adjustment	-\$489.05	-\$48.91	\$0.00	\$0.00	-\$537.96			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/7/2002		
Levy	\$1,467.15	\$97.81	\$5.17	\$0.00	\$1,570.13			
Payment	-\$1,123.09	\$0.00	\$0.00	\$0.00	-\$1,123.09			
Adjustment	-\$344.06	-\$97.81	-\$5.17	\$0.00	-\$447.04			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			