

(Inactive)

General Information

<b>Owner</b> PROPERTY RESERVE INC %ATTN: TAX ADMINISTRATOR		<b>Legal Description</b> PARCEL 9A POTOMAC YARD 62753 SQ FT	
<b>Mailing Address</b> P O BOX 511196 SALT LAKE CITY UT 84151		<b>Trade Name</b>	
<b>Year Built</b> N/A	<b>Units</b> N/A	<b>EU#</b> N/A	
<b>Property Class Code</b> 266-Mixed Use	<b>Zoning</b> C-O-1.5	<b>Lot Size</b> 62753	
<b>Neighborhood#</b> 880000	<b>Map Book/Page</b> 085-12	<b>Polygon</b> 34027065	
<b>Site Plan</b> 346D west	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No	
<b>Mixed Use Property:</b> 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
1/1/2018	01- Annual	\$20,587,500	\$0	\$20,587,500
1/1/2017	01- Annual	\$25,211,500	\$0	\$25,211,500
1/1/2016	01- Annual	\$23,888,600	\$0	\$23,888,600

Mixed Use Assessment History

Effective Date	Change Reason	Use	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	Comm	\$790,900	\$0	\$790,900
1/1/2018	01- Annual	Res	\$19,796,600	\$0	\$19,796,600
1/1/2017	01- Annual	Comm	\$791,000	\$0	\$791,000
1/1/2017	01- Annual	Res	\$24,420,500	\$0	\$24,420,500
1/1/2016	01- Annual	Comm	\$790,900	\$0	\$790,900
1/1/2016	01- Annual	Res	\$23,097,700	\$0	\$23,097,700

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**Property Sales History**

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
PROPERTY RESERVE INC	12/29/2015	\$0	F-Multiple RPCs Not Market Sal	/	20150100028190
THIRD AVENUE INVESTMENTS LLC	8/3/2015	\$12,900,000	4-Multiple RPCs, Not A Coded S	/	20150100017520
TISHMAN SPEYER ARCHSTONE-SMITH	10/5/2007	\$23,692,130	4-Multiple RPCs, Not A Coded S	4146/0218	
ARCHSTONESMITH	10/5/2007	\$8,207,870	4-Multiple RPCs, Not A Coded S	4146/0211	
ARCHSTONESMITH	5/24/2007	\$28,904,268	M-Multiple RPCs Land Sale	4101/1136	
POTOMAC YARD D WEST LLC	8/25/2006	\$0	6-Quitclaim	4015/0089	
POTOMAC YARD D WEST LLC	8/25/2006	\$0	D-Resub/Declaration	4015/0071	

**Neighborhood 880000 Sales between 7/1/2021 and 12/31/2025**

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
24-031-043	2101 5th ST S	12/16/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014566
24-031-056	5th ST S	12/16/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014566
27-007-107	4301 16th ST S	11/21/2024	\$0	5-Not Market Sale	/	20240100013675
36-018-020	18th ST S	11/19/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100013363
36-018-021	18th ST S	11/19/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100013363
36-018-020	18th ST S	10/31/2024	\$0	D-Resub/Declaration	/	20240100012549
36-018-022	18th ST S	10/31/2024	\$0	D-Resub/Declaration	/	20240100012549
36-018-021	18th ST S	10/31/2024	\$0	D-Resub/Declaration	/	20240100012549
22-011-277	5519 COLUMBIA PIKE	9/30/2024	\$4,000,000	M-Multiple RPCs Land Sale	/	20240100011245
22-011-278	COLUMBIA PIKE	9/30/2024	\$0	M-Multiple RPCs Land Sale	/	20240100011245
28-003-002	4990 COLUMBIA PIKE	9/26/2024	\$51,000,000	4-Multiple RPCs, Not A Coded S	/	20240100011227
28-030-032	955 S COLUMBUS ST	9/26/2024	\$51,000,000	4-Multiple RPCs, Not A Coded S	/	20240100011227
35-004-012	1421 S HAYES ST	7/31/2024	\$0	5-Not Market Sale	/	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
35-004-012	1421 S HAYES ST	5/6/2024	\$0	5-Not Market Sale	/	20240100005054
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	3/19/2024	\$0	7-Partial Interest	/	20240100005052
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
27-007-107	4301 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
27-007-108	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

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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
32-006-035	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	
32-006-034	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
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
22-014-403	835 S GREENBRIER ST	4/22/2022	\$0	D-Resub/Declaration	/	20220100007977
22-014-402	855 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
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
27-003-001	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
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
27-002-010	4301 16th ST 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
27-004-003	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
25-021-034	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761

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25-021-051	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
25-021-039	1941 COLUMBIA PIKE	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
25-021-033	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
25-021-045	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
25-021-035	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
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
34-020-253	1515 RICHMOND HWY	9/29/2021	\$0	5-Not Market Sale	/	20210100033020
35-003-004	1411 S FERN ST	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
35-003-003	550 14th RD S	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
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

**Permits**

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1602452	--	CNEW	\$1,500,000
B1701737	10/18/2018	CTBO	\$500
B1700464	--	CNEW	\$33,420,120
B1602833	--	CNEW	\$110,000,000
B1700244	7/19/2017	CNEW	\$16,800
B1701729	--	CNEW	\$25,000

**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**

**34-027-065 3400 S CLARK ST ARLINGTON VA 22202**

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**Resubdivision Project Information**

**Project Name**

POTOMAC YARD PARCs 4A 5A 6A 9A 10A 16A 17A 20A 3D

**Project Year**

2006

**Project ID#**

465

**Project Type**

RESUB

**Appraiser**

ASHA G

**Deed Book/Page #**

4015/0071

**Date Complete**

10/10/2006

**Deed Document ID#**

N/A

**Deleted/Inactive RPC(s)**

34-027-043, 34-027-044, 34-027-045, 34-027-047, 34-027-048, 34-027-054, 34-027-055, 34-027-058, 34-027-059

**Added RPC(s)**

34-027-062, 34-027-063, 34-027-064, 34-027-065, 34-027-066, 34-027-067, 34-027-068, 34-027-069, 34-027-070

**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 #**

346D west

**Name**

Parcel 9A, Land Bay D west Final Site Plan

**Amendment**

No

**Status**

Approved

**Action Date**

4/21/2007

**Commercial GFA**

0

**Office**

0

**Retail**

15868

**Hotel**

0

**Stories**

12

**Residential GFA**

398435

**Residential Units**

331

**Town houses**

0

**Parking**

438

**Comments:** n/a

**Note:** parking 374 residential, 64 retail.

**Associated Parcels**

34-027-065