

General Information

Owner HAZEL AND AZURE APARTMENTS OWNER LLC		Legal Description PARCEL 4B POTOMAC YARD 88418 SQ FT	
Mailing Address 2001 SUMMIT PARK DRIVE #300 ORLANDO FL 32810		Trade Name HAZEL & AZURE APARTMENTS	
Year Built N/A	Units 0	EU# N/A	
Property Class Code 313-Apartment - High-rise	Zoning C-O-1.5	Lot Size 88418	
Neighborhood# 960000	Map Book/Page 085-12	Polygon 34027071	
Site Plan 346C east	Rezoning N/A	Tax Exempt No	
This is the Special District description - National Landing BID Residential Rate			
National Landing BID Residential Rate: This property is part of a special tax district and is taxed accordingly.			

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	\$30,213,500	\$92,732,900	\$122,946,400
1/1/2023	01- Annual	\$30,213,500	\$19,683,400	\$49,896,900
1/1/2022	01- Annual	\$30,130,500	\$0	\$30,130,500
1/1/2021	01- Annual	\$28,421,100	\$0	\$28,421,100
1/1/2020	01- Annual	\$28,421,100	\$0	\$28,421,100
1/1/2019	01- Annual	\$25,826,400	\$0	\$25,826,400
1/1/2018	01- Annual	\$25,826,400	\$0	\$25,826,400
1/1/2017	01- Annual	\$25,829,200	\$0	\$25,829,200
1/1/2016	01- Annual	\$25,829,200	\$0	\$25,829,200
1/1/2015	01- Annual	\$25,826,800	\$0	\$25,826,800
10/1/2014	03- Board of Equalization	\$25,474,500	\$0	\$25,474,500
1/1/2014	01- Annual	\$30,569,400	\$0	\$30,569,400

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
HAZEL AND AZURE APARTMENTS OWNER LLC	12/15/2021	\$32,127,284		/	20210100039747
POTOMAC YARD LAND VENTURE LLC	11/23/2010	\$15,882,379	1-Foreclosure, Auction, Bankru	4415/2640	
POTOMAC YARD C LLC	8/25/2006	\$0	D-Resub/Declaration	4015/0096	

Neighborhood 960000 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
34-027-583	2733 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-584	2777 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-583	2733 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-027-584	2777 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-020-286	2351 RICHMOND HWY	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
34-020-287	2450 CRYSTAL DR	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
18-054-008	2716 WASHINGTON BLVD	1/27/2023	\$1,150,000		/	20230100000892
34-024-340	1400 CRYSTAL DR	12/28/2021	\$188,500,000		/	20220100000068
34-024-352	S CLARK ST	12/28/2021	\$14,500,000		/	20220100000895
34-024-352	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-024-353	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-027-071	CRYSTAL DR	12/15/2021	\$32,127,284		/	20210100039747
34-020-281	CRYSTAL DR	9/23/2021	\$0	D-Resub/Declaration	/	20210100031980
35-003-842	525 14TH ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
35-003-843	510 15th ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
34-020-032	2351 RICHMOND HWY	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-035	2461 S CLARK ST	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-034	2450 CRYSTAL DR	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-032	2351 RICHMOND HWY	8/10/2021	\$0	5-Not Market Sale	/	20210100027857
34-020-034	2450 CRYSTAL DR	8/10/2021	\$0	5-Not Market Sale	/	20210100027858
15-086-012	3461 WASHINGTON BLVD	11/20/2020	\$5,500,000	4-Multiple RPCs, Not A Coded S	/	20200100033381
34-026-037	1901 S BELL ST	10/29/2020	\$0	D-Resub/Declaration	/	20200100030154
34-026-037	1901 S BELL ST	10/29/2020	\$0	D-Resub/Declaration	/	20200100030153
34-020-274	1750 CRYSTAL DR	10/7/2020	\$0	D-Resub/Declaration	/	20200100027204
18-054-008	2716 WASHINGTON BLVD	9/29/2020	\$0	7-Partial Interest	/	20200100026950
34-020-274	1750 CRYSTAL DR	9/2/2020	\$0	D-Resub/Declaration	/	20200100022805

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B2200834	--	CTBO	\$16,400,000
B2200833	--	CTBO	\$16,400,000
CNEW22-01211	--	CNEW	\$500,000

34-027-071 CRYSTAL DR ARLINGTON VA 22202

B2102136	--	CNEW	\$79,800,000
B2201047	--	RNEW	\$300,000
B2102121	--	CNEW	\$54,700,000
B2200746	2/6/2023	CTBO	\$0
CADD24-00172	--	Addi	\$163,500

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 POTOMAC YARD PARCELS 4B and 4C		
Project Year 2006	Project ID# 466	Project Type RESUB
Appraiser ASHA G	Deed Book/Page # 4015/0096	Date Complete 10/11/2006
Deed Document ID# N/A		
Deleted/Inactive RPC(s) 34-027-064		
Added RPC(s) 34-027-071, 34-027-072		

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 # 346C east	Name Parcel 4B, Land Bay C east Final Site Plan.		
Amendment No	Status Approved	Action Date 12/18/2007	Commercial GFA 0
Office 503027	Retail 15155	Hotel 0	Stories 12
Residential GFA 0	Residential Units 0	Town houses 0	Parking 0
Comments: Buildings 1 & 2. Office 235,486 & 267,541, 1 & 2. Retail 7,720 & 7,435, 1 & 2.			
Note: 1775 spaces on land bay C east and west combined.			
Associated Parcels 34-027-071			

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install		2nd Install																																						
								Due	Status	Due	Status																																					
2024	\$122,946,400	1.076	\$1,322,903.24	29.00	258.00	\$7,482.00	\$665,192.62	\$0.00	Paid	\$665,192.62	Due																																					
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2023	\$49,896,900	1.073	\$535,393.70	--	--	--		\$0.00	\$0.00	Paid	\$0.00	Paid																																				
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34-027-071 CRYSTAL DR ARLINGTON VA 22202

2021 \$28,421,100 1.073 \$340,484.74 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2021
Levy	\$170,242.37	\$0.00	\$0.00	\$0.00	\$0.00	\$170,242.37	
Payment	-\$170,242.37	\$0.00	\$0.00	\$0.00	\$0.00	-\$170,242.37	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2021
Levy	\$170,242.37	\$0.00	\$0.00	\$0.00	\$0.00	\$170,242.37	
Payment	-\$170,242.37	\$0.00	\$0.00	\$0.00	\$0.00	-\$170,242.37	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$28,421,100 1.069 \$339,347.90 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2020
Levy	\$169,673.95	\$0.00	\$0.00	\$0.00	\$0.00	\$169,673.95	
Payment	-\$169,673.95	\$0.00	\$0.00	\$0.00	\$0.00	-\$169,673.95	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2020
Levy	\$169,673.95	\$0.00	\$0.00	\$0.00	\$0.00	\$169,673.95	
Payment	-\$169,673.95	\$0.00	\$0.00	\$0.00	\$0.00	-\$169,673.95	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2019 \$25,826,400 1.069 \$297,261.84 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2019
Levy	\$148,630.92	\$0.00	\$0.00	\$0.00	\$0.00	\$148,630.92	
Payment	-\$148,630.92	\$0.00	\$0.00	\$0.00	\$0.00	-\$148,630.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2019
Levy	\$148,630.92	\$0.00	\$0.00	\$0.00	\$0.00	\$148,630.92	
Payment	-\$148,630.92	\$0.00	\$0.00	\$0.00	\$0.00	-\$148,630.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2018 \$25,826,400 1.049 \$292,096.56 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2018
Levy	\$146,048.28	\$0.00	\$0.00	\$0.00	\$0.00	\$146,048.28	
Payment	-\$146,048.28	\$0.00	\$0.00	\$0.00	\$0.00	-\$146,048.28	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2018
Levy	\$146,048.28	\$0.00	\$0.00	\$0.00	\$0.00	\$146,048.28	
Payment	-\$146,048.28	\$0.00	\$0.00	\$0.00	\$0.00	-\$146,048.28	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2017 \$25,829,200 1.049 \$292,128.22 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2017
Levy	\$146,064.11	\$0.00	\$0.00	\$0.00	\$0.00	\$146,064.11	
Payment	-\$146,064.11	\$0.00	\$0.00	\$0.00	\$0.00	-\$146,064.11	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2017
Levy	\$146,064.11	\$0.00	\$0.00	\$0.00	\$0.00	\$146,064.11	
Payment	-\$146,064.11	\$0.00	\$0.00	\$0.00	\$0.00	-\$146,064.11	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2016 \$25,829,200 1.034 \$288,253.84 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2016
Levy	\$144,126.92	\$0.00	\$0.00	\$0.00	\$0.00	\$144,126.92	
Payment	-\$144,126.92	\$0.00	\$0.00	\$0.00	\$0.00	-\$144,126.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2016
Levy	\$144,126.92	\$0.00	\$0.00	\$0.00	\$0.00	\$144,126.92	
Payment	-\$144,126.92	\$0.00	\$0.00	\$0.00	\$0.00	-\$144,126.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2015 \$25,826,800 1.039 \$289,518.42 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2015
Levy	\$144,759.21	\$0.00	\$0.00	\$0.00	\$0.00	\$144,759.21	
Payment	-\$144,759.21	\$0.00	\$0.00	\$0.00	\$0.00	-\$144,759.21	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2015
Levy	\$144,759.21	\$0.00	\$0.00	\$0.00	\$0.00	\$144,759.21	
Payment	-\$144,759.20	\$0.00	\$0.00	\$0.00	\$0.00	-\$144,759.20	
Adjustment	-\$0.01	\$0.00	\$0.00	\$0.00	\$0.00	-\$0.01	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2014 \$25,474,500 1.039 \$342,682.96 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2014
Levy	\$171,341.48	\$0.00	\$0.00	\$0.00	\$0.00	\$171,341.48	
Payment	-\$142,784.56	\$0.00	\$0.00	\$0.00	\$0.00	-\$142,784.56	
Adjustment	-\$28,556.92	\$0.00	\$0.00	\$0.00	\$0.00	-\$28,556.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2014
Levy	\$171,341.48	\$0.00	\$0.00	\$0.00	\$0.00	\$171,341.48	
Payment	-\$142,784.56	\$0.00	\$0.00	\$0.00	\$0.00	-\$142,784.56	
Adjustment	-\$28,556.92	\$0.00	\$0.00	\$0.00	\$0.00	-\$28,556.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2013 \$30,569,800 1.049 \$345,744.40 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2013
Levy	\$172,872.20	\$0.00	\$0.00	\$0.00	\$0.00	\$172,872.20	
Payment	-\$172,872.20	\$0.00	\$0.00	\$0.00	\$0.00	-\$172,872.20	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2013
Levy	\$172,872.20	\$0.00	\$0.00	\$0.00	\$0.00	\$172,872.20	
Payment	-\$172,872.20	\$0.00	\$0.00	\$0.00	\$0.00	-\$172,872.20	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2012 \$30,569,800 1.014 \$335,044.98 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2012
Levy	\$167,522.49	\$0.00	\$0.00	\$0.00	\$0.00	\$167,522.49	
Payment	-\$167,522.49	\$0.00	\$0.00	\$0.00	\$0.00	-\$167,522.49	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2012
Levy	\$167,522.49	\$0.00	\$0.00	\$0.00	\$0.00	\$167,522.49	
Payment	-\$167,522.49	\$0.00	\$0.00	\$0.00	\$0.00	-\$167,522.49	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2011 \$27,964,400 1.001 \$302,854.44 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2011
Levy	\$151,427.22	\$0.00	\$15,142.72	\$0.00	\$0.00	\$166,569.94	
Payment	-\$151,427.22	\$0.00	\$0.00	\$0.00	\$0.00	-\$151,427.22	
Adjustment	\$0.00	\$0.00	-\$15,142.72	\$0.00	\$0.00	-\$15,142.72	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2011
Levy	\$151,427.22	\$0.00	\$0.00	\$0.00	\$0.00	\$151,427.22	
Payment	-\$151,427.22	\$0.00	\$0.00	\$0.00	\$0.00	-\$151,427.22	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2010 \$24,351,600 1.001 \$263,727.82 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2010
Levy	\$131,863.91	\$0.00	\$0.00	\$0.00	\$0.00	\$131,863.91	
Payment	-\$131,863.91	\$0.00	\$0.00	\$0.00	\$0.00	-\$131,863.91	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2010
Levy	\$131,863.91	\$0.00	\$0.00	\$0.00	\$0.00	\$131,863.91	
Payment	-\$131,863.91	\$0.00	\$0.00	\$0.00	\$0.00	-\$131,863.91	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2009 \$30,888,000 0.918 \$308,880.00 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2009
Levy	\$154,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,440.00	
Payment	-\$154,440.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$154,440.00	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2009
Levy	\$154,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,440.00	
Payment	-\$154,440.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$154,440.00	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2008 \$26,501,700 0.891 \$257,861.52 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/16/2008
Levy	\$128,930.76	\$0.00	\$0.00	\$0.00	\$0.00	\$128,930.76	
Payment	-\$128,930.76	\$0.00	\$0.00	\$0.00	\$0.00	-\$128,930.76	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/6/2008
Levy	\$128,930.76	\$0.00	\$0.00	\$0.00	\$0.00	\$128,930.76	
Payment	-\$128,930.76	\$0.00	\$0.00	\$0.00	\$0.00	-\$128,930.76	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2007 \$24,249,700 0.863 \$198,362.54 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2007
Levy	\$99,181.27	\$0.00	\$0.00	\$0.00	\$0.00	\$99,181.27	
Payment	-\$99,181.27	\$0.00	\$0.00	\$0.00	\$0.00	-\$99,181.27	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2007
Levy	\$99,181.27	\$0.00	\$0.00	\$0.00	\$0.00	\$99,181.27	
Payment	-\$99,181.27	\$0.00	\$0.00	\$0.00	\$0.00	-\$99,181.27	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	