

General Information

Owner 4040 WILSON SUB-I LLC %THE SHOOSHAN CO LLC		Legal Description LOT 2 A FOUNDERS SQUARE 56466 SQ FT	
Mailing Address 4040 WILSON BLVD #740 ARLINGTON VA 22203		Trade Name 4040 WILSON	
Year Built 2018	Units 250	EU# N/A	
Property Class Code 112-Off bldg 7+ stories	Zoning C-O-2.5	Lot Size 56466	
Neighborhood# 950000	Map Book/Page 053-13	Polygon 14060079	
Site Plan 413NO	Rezoning N/A	Tax Exempt No	
This is the Special District description - Ballston BID Mixed Use			
Ballston 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
1/1/2024	01- Annual	\$36,105,500	\$175,744,000	\$211,849,500
10/1/2023	03- Board of Equalization	\$36,105,500	\$180,283,700	\$216,389,200
1/1/2023	01- Annual	\$36,105,500	\$186,235,500	\$222,341,000
1/1/2022	01- Annual	\$36,105,500	\$167,921,700	\$204,027,200
1/1/2021	01- Annual	\$35,589,500	\$159,443,200	\$195,032,700
1/1/2020	01- Annual	\$35,589,500	\$56,085,800	\$91,675,300
7/1/2019	05- Review	\$32,277,400	\$34,706,100	\$66,983,500
1/1/2019	01- Annual	\$34,466,000	\$34,706,100	\$69,172,100
12/31/2018	05- Review	\$30,095,300	\$5,000,000	\$35,095,300
12/31/2018	05- Review	\$34,466,000	\$5,000,000	\$39,466,000
1/1/2018	01- Annual	\$18,759,600	\$5,000,000	\$23,759,600
1/1/2017	01- Annual	\$18,759,600	\$5,000,000	\$23,759,600
1/1/2016	01- Annual	\$18,759,600	\$5,000,000	\$23,759,600
1/1/2015	01- Annual	\$18,759,600	\$5,000,000	\$23,759,600
1/1/2014	01- Annual	\$18,279,600	\$0	\$18,279,600

Mixed Use Assessment History

Effective Date	Change Reason	Use	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	Comm	\$14,605,500	\$88,863,000	\$103,468,500
1/1/2024	01- Annual	Res	\$21,500,000	\$86,881,000	\$108,381,000
10/25/2023	03- Board of Equalization	Comm	\$14,605,500	\$76,019,900	\$90,625,400
10/25/2023	03- Board of Equalization	Res	\$21,500,000	\$104,263,800	\$125,763,800
1/1/2023	01- Annual	Comm	\$14,605,500	\$81,971,700	\$96,577,200
1/1/2023	01- Annual	Res	\$21,500,000	\$104,263,800	\$125,763,800
1/1/2022	01- Annual	Comm	\$14,605,500	\$79,549,800	\$94,155,300

14-060-079 4040 WILSON BLVD ARLINGTON VA 22203

1/1/2022	01- Annual	Res	\$21,500,000	\$88,371,900	\$109,871,900
1/1/2021	01- Annual	Comm	\$14,605,500	\$77,903,000	\$92,508,500
1/1/2021	01- Annual	Res	\$20,984,000	\$81,540,200	\$102,524,200

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
4040 WILSON SUB-I LLC	7/31/2013	\$0	5-Not Market Sale	4714/2061	
ASHTON PARK ASSOCIATES IV	6/27/2011	\$0	D-Resub/Declaration	4468/1272	

Neighborhood 950000 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
14-013-022	4601 FAIRFAX DR	8/30/2023	\$25,000,000		/	20230100010178
14-013-049	1100 N GLEBE RD	11/15/2021	\$118,000,000		/	20210100037121
14-060-077	675 N RANDOLPH ST	9/9/2021	\$196,534,944		/	20210100031454
14-016-019	1005 N GLEBE RD	7/26/2021	\$50,150,000		/	20210100027702
14-045-002	4040 FAIRFAX DR	7/30/2020	\$0	D-Resub/Declaration	/	20200100018445

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1302509	8/10/2017	CNEW	\$3,200
B1800361	--	CNEW	\$5,000
B1800362	--	CNEW	\$5,000
B1800593	7/19/2018	CNEW	\$20,000
B1902763	--	CTBO	\$125,000
B1902939	--	CADD	\$600,000
B1903549	--	CTBO	\$8,000
B1903554	--	CTBO	\$5,400
B1903558	--	CTBO	\$6,000
B2000142	--	CTBO	\$10,500
B2000358	--	CTBO	\$99,000
B2101104	--	CTBO	\$650
B2200840	--	CTBO	\$3,000
B2200961	--	CTBO	\$3,000
B1402216	2/10/2015	CNEW	\$40,000
B1702823	--	CTBO	\$500,000
B1900268	--	CTBO	\$135,281
B1900567	--	CTBO	\$30,000
B1900909	--	CTBO	\$6,500,000
B1902629	--	CTBO	\$1,200,000
B1903223	--	CTBO	\$2,700
B1903264	--	CTBO	\$8,500
B1903586	--	CTBO	\$2,700
B2001856	--	CTBO	\$6,000
CTBO22-01599	--	CTBO	\$650,000
CTBO23-02066	--	CTBO	\$5,000
CTBO23-06322	--	CTBO	\$46,000
CTBO23-06324	--	CTBO	\$13,000
CTBO24-00103	--	CTBO	\$25,000
B1801472	--	CTBO	\$10,000
B1903195	--	CTBO	\$10,000
B1903289	--	CTBO	\$4,000

14-060-079 4040 WILSON BLVD ARLINGTON VA 22203

B1903548	--	CTBO	\$6,000
B1903555	--	CTBO	\$6,000
B2000339	--	CTBO	\$4,000
B2000535	--	CTBO	\$2,700
B2000547	--	CTBO	\$3,500
B2101100	--	CTBO	\$900,000
B2200978	--	CTBO	\$4,000
CTBO23-00632	--	CTBO	\$300,000
CTBO23-03774	--	CTBO	\$40,000
B1302063	8/10/2017	CNEW	\$68,000,000
B1401193	3/16/2015	CTBO	\$25,000
B1701828	--	CNEW	\$72,000,000
B1800186	7/19/2018	CNEW	\$30,000
B1900648	--	CTBO	\$4,000
B1900957	--	CTBO	\$3,500,000
B1902764	--	CTBO	\$125,000
B1903221	--	CTBO	\$2,700
B1903224	--	CTBO	\$2,700
B1903288	--	CTBO	\$4,000
B1903292	--	CTBO	\$8,500
CTBO23-02864	--	CTBO	\$4,000
CTBO23-03778	--	CTBO	\$3,000
CTBO23-04251	--	CTBO	\$8,057,648
CTBO23-06355	--	CTBO	\$3,200
CTBO23-06357	--	CTBO	\$4,575

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 FOUNDERS SQUARE NORTH OFFICE -LOT 2A		
Project Year 2011	Project ID# 786	Project Type RESUB
Appraiser CINDY	Deed Book/Page # 4468/1272	Date Complete 7/19/2011
Deed Document ID# N/A		
Deleted/Inactive RPC(s) 14-060-036, 14-060-068		
Added RPC(s) 14-060-079		

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.

Print Disclaimer Acceptance: The party who printed this document accepted the property search site disclaimers located at <http://propertysearch.arlingtonva.us>

14-060-079 4040 WILSON BLVD ARLINGTON VA 22203

Site Plan #	Name		
413NO	Founders Square North Office		
Amendment	Status	Action Date	Commercial GFA
Yes	Approved	7/19/2008	419830
Office	Retail	Hotel	Stories
191300	33400	0	20
Residential GFA	Residential Units	Town houses	Parking
0	244	0	480

Comments: 1/04/2019 - APT improvement = \$12,894,600 and Commercial improvement = \$21,811,500 12/19/18 - Change in Use of 419,830 sf office GFA and 7,670 sf retail GFA to 191,300 sf office GFA, 33,400 sf retail GFA and 244 residential units. Project is estimated to 50% complete, EB.

Note: Amendment Jan. 22, 2011; Item 25

Associated Parcels

14-060-036, 14-060-068, 14-060-079

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install Due	Status	2nd Install Due	Status																																					
2024	\$211,849,500	1.203	\$2,364,301.76	18.00	258.00	\$4,644.00	\$1,184,124.58	\$0.00	Paid	\$1,184,124.58	Due																																					
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2021 \$195,032,700 1.200 \$2,166,101.22 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2021
Levy	\$1,083,050.61	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083,050.61	
Payment	-\$1,083,050.61	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,083,050.61	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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							10/5/2021
Levy	\$1,083,050.61	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083,050.61	
Payment	-\$1,083,050.61	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,083,050.61	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$91,675,300 1.196 \$1,025,364.48 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2020
Levy	\$512,682.24	\$0.00	\$0.00	\$0.00	\$0.00	\$512,682.24	
Payment	-\$512,682.24	\$0.00	\$0.00	\$0.00	\$0.00	-\$512,682.24	
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	\$512,682.24	\$0.00	\$0.00	\$0.00	\$0.00	\$512,682.24	
Payment	-\$512,682.24	\$0.00	\$0.00	\$0.00	\$0.00	-\$512,682.24	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2019 \$66,983,500 1.196 \$790,483.78 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2019
Levy	\$395,241.89	\$0.00	\$0.00	\$0.00	\$0.00	\$395,241.89	
Payment	-\$363,205.21	\$0.00	\$0.00	\$0.00	\$0.00	-\$363,205.21	
Adjustment	-\$32,036.68	\$0.00	\$0.00	\$0.00	\$0.00	-\$32,036.68	
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	\$395,241.89	\$0.00	\$0.00	\$0.00	\$0.00	\$395,241.89	
Payment	-\$379,387.21	\$0.00	\$0.00	\$0.00	\$0.00	-\$379,387.21	
Adjustment	-\$15,854.68	\$0.00	\$0.00	\$0.00	\$0.00	-\$15,854.68	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

14-060-079 4040 WILSON BLVD ARLINGTON VA 22203

2018 \$39,466,000 1.184 \$435,056.50 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2018
Levy	\$140,656.82	\$0.00	\$0.00	\$0.00	\$0.00	\$140,656.82	
Payment	-\$112,216.97	\$0.00	\$0.00	\$0.00	\$0.00	-\$112,216.97	
Adjustment	-\$28,439.85	\$0.00	\$0.00	\$0.00	\$0.00	-\$28,439.85	
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	\$294,399.68	\$0.00	\$9,686.32	\$1,326.89	\$25.00	\$305,437.89	
Payment	-\$265,959.83	\$0.00	\$0.00	\$0.00	\$0.00	-\$265,959.83	
Adjustment	-\$28,439.85	\$0.00	-\$9,686.32	-\$1,326.89	-\$25.00	-\$39,478.06	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2017 \$23,759,600 1.176 \$279,412.88 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2017
Levy	\$139,706.44	\$0.00	\$0.00	\$0.00	\$0.00	\$139,706.44	
Payment	-\$139,706.44	\$0.00	\$0.00	\$0.00	\$0.00	-\$139,706.44	
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	\$139,706.44	\$0.00	\$0.00	\$0.00	\$0.00	\$139,706.44	
Payment	-\$139,706.44	\$0.00	\$0.00	\$0.00	\$0.00	-\$139,706.44	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

14-060-079 4040 WILSON BLVD ARLINGTON VA 22203

2016 \$23,759,600 1.161 \$275,848.94 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2016
Levy	\$137,924.47	\$0.00	\$0.00	\$0.00	\$0.00	\$137,924.47	
Payment	-\$137,924.47	\$0.00	\$0.00	\$0.00	\$0.00	-\$137,924.47	
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	\$137,924.47	\$0.00	\$0.00	\$0.00	\$0.00	\$137,924.47	
Payment	-\$137,924.47	\$0.00	\$0.00	\$0.00	\$0.00	-\$137,924.47	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2015 \$23,759,600 1.166 \$277,036.92 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2015
Levy	\$138,518.46	\$0.00	\$0.00	\$0.00	\$0.00	\$138,518.46	
Payment	-\$138,518.46	\$0.00	\$0.00	\$0.00	\$0.00	-\$138,518.46	
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	\$138,518.46	\$0.00	\$0.00	\$0.00	\$0.00	\$138,518.46	
Payment	-\$138,518.46	\$0.00	\$0.00	\$0.00	\$0.00	-\$138,518.46	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2014 \$18,279,600 1.166 \$213,140.12 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2014
Levy	\$106,570.06	\$0.00	\$0.00	\$0.00	\$0.00	\$106,570.06	
Payment	-\$106,570.06	\$0.00	\$0.00	\$0.00	\$0.00	-\$106,570.06	
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	\$106,570.06	\$0.00	\$0.00	\$0.00	\$0.00	\$106,570.06	
Payment	-\$106,570.06	\$0.00	\$0.00	\$0.00	\$0.00	-\$106,570.06	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

14-060-079 4040 WILSON BLVD ARLINGTON VA 22203

2013 \$18,279,600 1.176 \$214,968.08 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2013
Levy	\$107,484.04	\$0.00	\$0.00	\$0.00	\$0.00	\$107,484.04	
Payment	-\$107,484.04	\$0.00	\$0.00	\$0.00	\$0.00	-\$107,484.04	
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	\$107,484.04	\$0.00	\$0.00	\$0.00	\$0.00	\$107,484.04	
Payment	-\$107,484.04	\$0.00	\$0.00	\$0.00	\$0.00	-\$107,484.04	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2012 \$18,279,600 1.141 \$208,570.22 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2012
Levy	\$104,285.11	\$0.00	\$0.00	\$0.00	\$0.00	\$104,285.11	
Payment	-\$104,285.11	\$0.00	\$0.00	\$0.00	\$0.00	-\$104,285.11	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2012
Levy	\$104,285.11	\$0.00	\$0.00	\$0.00	\$0.00	\$104,285.11	
Payment	-\$104,285.11	\$0.00	\$0.00	\$0.00	\$0.00	-\$104,285.11	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	