

(Inactive)

## General Information

|                                                                            |                                |                                                                 |
|----------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------|
| <b>Owner</b><br>LOADSTAR INC<br>% USAA REAL ESTATE COMPANY                 |                                | <b>Legal Description</b><br>PARCEL 2 WASHINGTON VIEW 4763 SQ FT |
| <b>Mailing Address</b><br>9830 COLONNADE BLVD #600<br>SAN ANTONIO TX 78230 |                                | <b>Trade Name</b>                                               |
| <b>Year Built</b><br>N/A                                                   | <b>Units</b><br>N/A            | <b>EU#</b><br>N/A                                               |
| <b>Property Class Code</b><br>312-Apartment - Mid-rise                     | <b>Zoning</b><br>C-2           | <b>Lot Size</b><br>4763                                         |
| <b>Neighborhood#</b><br>870000                                             | <b>Map Book/Page</b><br>044-10 | <b>Polygon</b><br>17011060                                      |
| <b>Site Plan</b><br>411                                                    | <b>Rezoning</b><br>N/A         | <b>Tax Exempt</b><br>No                                         |

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 |
|----------------|----------------------|-------------|-------------------|-------------|
| 6/1/2014       | 09- New Construction | \$1,065,400 | \$2,759,400       | \$3,824,800 |
| 1/1/2014       | 01- Annual           | \$1,065,400 | \$1,349,800       | \$2,415,200 |

## Mixed Use Assessment History

| Effective Date | Change Reason | Use  | Land Value | Improvement Value | Total Value |
|----------------|---------------|------|------------|-------------------|-------------|
| 1/1/2014       | 01- Annual    | Comm | \$77,800   | \$121,500         | \$199,300   |
| 1/1/2014       | 01- Annual    | Res  | \$987,600  | \$1,228,300       | \$2,215,900 |

(Inactive)

## Property Sales History

| Grantee      | Sales Date | Sales Price | Sales Code          | Deed Book / Page # | Deed Doc ID# |
|--------------|------------|-------------|---------------------|--------------------|--------------|
| LOADSTAR INC | 6/15/2011  | \$0         | D-Resub/Declaration | 4466/0145          |              |

## Neighborhood 870000 Sales between 7/1/2020 and 12/31/2024

| RPC        | Address                | Sales Date | Sales Price   | Sales Code                     | Deed Book / Page # | Deed Doc ID#   |
|------------|------------------------|------------|---------------|--------------------------------|--------------------|----------------|
| 17-038-007 | 1200 N QUEEN ST        | 4/17/2024  | \$14,332,500  |                                | /                  | 20240100004155 |
| 17-033-012 | 1201 N PIERCE ST       | 4/17/2024  | \$31,167,500  | 4-Multiple RPCs, Not A Coded S | /                  | 20240100004154 |
| 17-033-013 | 1225 N PIERCE ST       | 4/17/2024  | \$31,167,500  | 4-Multiple RPCs, Not A Coded S | /                  | 20240100004154 |
| 09-066-015 | 1200 N KENILWORTH ST   | 3/7/2024   | \$0           | W-Will / R.O.S/L O H           | /                  | 20240400037642 |
| 09-066-019 | 1124 N KENILWORTH ST   | 3/7/2024   | \$0           | W-Will / R.O.S/L O H           | /                  | 20240400037642 |
| 11-012-032 | 2121 N WESTMORELAND ST | 2/15/2024  | \$100,000,000 | 4-Multiple RPCs, Not A Coded S | /                  | 20240100001658 |
| 11-012-031 | 2121 N WESTMORELAND ST | 2/15/2024  | \$100,000,000 | 4-Multiple RPCs, Not A Coded S | /                  | 20240100001658 |
| 09-070-001 | 5723 10th RD N         | 2/15/2024  | \$0           | W-Will / R.O.S/L O H           | 2515/1854          |                |
| 11-012-030 | 2121 N WESTMORELAND ST | 2/15/2024  | \$100,000,000 | 4-Multiple RPCs, Not A Coded S | /                  | 20240100001658 |
| 15-021-007 | 2400 LANGSTON BLVD     | 12/23/2023 | \$0           | A-Correction Deed              | /                  | 20240100001139 |
| 15-078-027 | 3275 WASHINGTON BLVD   | 10/24/2023 | \$0           |                                | /                  | 20230100012376 |
| 17-033-332 | 1300 N PIERCE ST       | 8/24/2023  | \$0           | D-Resub/Declaration            | /                  | 20230100009873 |
| 17-033-333 | 1300 N PIERCE ST       | 8/24/2023  | \$0           | D-Resub/Declaration            | /                  | 20230100009873 |
| 17-033-332 | 1300 N PIERCE ST       | 8/22/2023  | \$6,430,000   | B-Not Previously Assessed      | /                  | 20230100010175 |
| 17-033-333 | 1300 N PIERCE ST       | 8/22/2023  | \$9,250,000   | B-Not Previously Assessed      | /                  | 20230100010176 |
| 20-028-091 | N THOMAS ST            | 6/28/2023  | \$0           |                                | /                  | 20230100007391 |
| 20-028-090 | N THOMAS ST            | 6/28/2023  | \$0           | D-Resub/Declaration            | /                  | 20230100007391 |
| 14-051-019 | 4420 FAIRFAX DR        | 5/22/2023  | \$11,150,000  |                                | /                  | 20230100005625 |
| 16-028-017 | 18th ST N              | 5/2/2023   | \$0           | 2-Sale or Gift to Relative     | /                  | 20230100004625 |
| 17-005-005 | 1621 N ODE ST          | 4/20/2023  | \$66,000      | 7-Partial Interest             | /                  | 20230100004179 |
| 17-005-005 | 1621 N ODE ST          | 4/20/2023  | \$100,000     | 7-Partial Interest             | /                  | 20230100004178 |
| 20-015-002 | 4304 HENDERSON RD      | 4/7/2023   | \$0           | 7-Partial Interest             | /                  | 20230100003825 |
| 20-015-002 | 4304 HENDERSON RD      | 4/4/2023   | \$0           | 7-Partial Interest             | /                  | 20230100003826 |
| 20-015-002 | 4304 HENDERSON RD      | 2/10/2023  | \$0           | 7-Partial Interest             | /                  | 20230100003149 |
| 09-064-001 | 5721 11th ST N         | 1/12/2023  | \$2,050,000   |                                | /                  | 20230100000557 |
| 34-020-292 | 2050 S BELL ST         | 1/9/2023   | \$0           | D-Resub/Declaration            | /                  | 20230100000229 |
| 34-020-293 | 2051 S BELL ST         | 1/9/2023   | \$0           | D-Resub/Declaration            | /                  | 20230100000229 |
| 17-005-005 | 1621 N ODE ST          | 12/27/2022 | \$0           | 5-Not Market Sale              | /                  | 20230100000679 |
| 17-033-005 | 1318 N PIERCE ST       | 12/22/2022 | \$11,800,000  | 4-Multiple RPCs, Not A Coded S | /                  | 20220100020933 |
| 17-038-006 | 1220 N QUEEN ST        | 12/22/2022 | \$11,800,000  | 4-Multiple RPCs, Not A Coded S | /                  | 20220100020933 |
| 17-033-003 | 1240 N QUINN ST        | 12/22/2022 | \$11,800,000  | 4-Multiple RPCs, Not A Coded S | /                  | 20220100020933 |
| 34-020-290 | 2100 CRYSTAL DR        | 12/19/2022 | \$0           | D-Resub/Declaration            | /                  | 2022010020601  |
| 34-020-293 | 2051 S BELL ST         | 12/19/2022 | \$0           | D-Resub/Declaration            | /                  | 20220100020601 |
| 34-020-289 | 220 S 20th ST          | 12/19/2022 | \$0           | D-Resub/Declaration            | /                  | 2022010020601  |

**17-011-060 1916 WILSON BLVD ARLINGTON VA 22202**

(Inactive)

|            |                      |            |               |                                |   |                |
|------------|----------------------|------------|---------------|--------------------------------|---|----------------|
| 34-020-292 | 2050 S BELL ST       | 12/19/2022 | \$0           | D-Resub/Declaration            | / | 20220100020601 |
| 34-020-291 | CRYSTAL DR           | 12/19/2022 | \$0           | D-Resub/Declaration            | / | 20220100020601 |
| 12-042-062 | 6160 WILSON BLVD     | 8/17/2022  | \$30,250,000  | 4-Multiple RPCs, Not A Coded S | / | 20220100015199 |
| 12-042-063 | 6152 WILSON BLVD     | 8/17/2022  | \$30,250,000  | 4-Multiple RPCs, Not A Coded S | / | 20220100015199 |
| 16-033-025 | 1771 N PIERCE ST     | 7/12/2022  | \$334,642,240 |                                | / | 20220100013307 |
| 17-006-006 | CLARENDON BLVD       | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-006-007 | 1555 16th RD N       | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-006-003 | 1558 CLARENDON BLVD  | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-006-005 | 1542 CLARENDON BLVD  | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-006-001 | 1550 CLARENDON BLVD  | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-006-002 | 16th RD N            | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-006-004 | 1550 CLARENDON BLVD  | 6/28/2022  | \$100,400,000 | 4-Multiple RPCs, Not A Coded S | / | 20220100012879 |
| 17-032-023 | 1515 12th ST N       | 5/20/2022  | \$2,500,000   |                                | / | 20220100010270 |
| 17-032-022 | 1509 12th ST N       | 5/20/2022  | \$1,250,000   | L-Land Sale                    | / | 20220100010286 |
| 06-001-005 | 4320 LANGSTON BLVD   | 4/29/2022  | \$89,000,000  | 4-Multiple RPCs, Not A Coded S | / | 20220100008536 |
| 06-001-006 | 4300 LANGSTON BLVD   | 4/28/2022  | \$89,000,000  | 4-Multiple RPCs, Not A Coded S | / | 20220100008636 |
| 17-003-001 | 1501 N PIERCE ST     | 3/28/2022  | \$3,250,000   |                                | / | 20220100006104 |
| 17-003-003 | 1523 FAIRFAX DR      | 3/15/2022  | \$0           | F-Multiple RPCs Not Market Sal | / | 20220100005283 |
| 17-003-003 | 1523 FAIRFAX DR      | 3/14/2022  | \$0           | F-Multiple RPCs Not Market Sal | / | 20220100005282 |
| 17-037-020 | 1310 N MEADE ST      | 2/28/2022  | \$6,750,000   |                                | / | 20220100004116 |
| 20-003-004 | 730 N OAKLAND ST     | 12/18/2021 | \$2,800,000   | 1-Foreclosure, Auction, Bankru | / | 20220100001205 |
| 18-084-003 | 2525 10th ST N       | 12/15/2021 | \$75,000,000  |                                | / | 20210100039711 |
| 15-016-005 | 2634 LANGSTON BLVD   | 12/10/2021 | \$4,150,000   |                                | / | 20210100039523 |
| 16-026-078 | 2122 19th ST N       | 12/3/2021  | \$0           | 5-Not Market Sale              | / | 20210100038749 |
| 15-003-009 | 1919 N VEITCH ST     | 11/22/2021 | \$106,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100038454 |
| 15-005-010 | 1947 N UHLE ST       | 11/22/2021 | \$106,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100038454 |
| 15-003-009 | 1919 N VEITCH ST     | 11/19/2021 | \$0           | F-Multiple RPCs Not Market Sal | / | 20210100038453 |
| 15-005-010 | 1947 N UHLE ST       | 11/19/2021 | \$0           | F-Multiple RPCs Not Market Sal | / | 20210100038453 |
| 15-003-010 |                      | 11/19/2021 | \$0           | F-Multiple RPCs Not Market Sal | / | 20210100038453 |
| 20-028-088 | 20 N THOMAS ST       | 11/1/2021  | \$2,191,709   | 7-Partial Interest             | / | 20210100035866 |
| 15-078-024 | 3275 WASHINGTON BLVD | 8/4/2021   | \$0           | A-Correction Deed              | / | 20210100027174 |
| 15-078-006 | 3251 WASHINGTON BLVD | 8/4/2021   | \$0           | A-Correction Deed              | / | 20210100027174 |
| 17-010-210 | 1600 WILSON BLVD     | 7/26/2021  | \$42,700,000  |                                | / | 20210100027698 |

**17-011-060 1916 WILSON BLVD ARLINGTON VA 22202**

(Inactive)

|            |                      |            |               |                                |   |                 |
|------------|----------------------|------------|---------------|--------------------------------|---|-----------------|
| 17-010-210 | 1600 WILSON BLVD     | 7/23/2021  | \$0           | D-Resub/Declaration            | / | 20210100025831  |
| 17-010-211 | 1650 WILSON BLVD     | 7/23/2021  | \$0           | D-Resub/Declaration            | / | 20210100025831  |
| 17-010-212 | 1601 CLARENDON BLVD  | 7/23/2021  | \$0           | D-Resub/Declaration            | / | 20210100025831  |
| 17-010-037 | 1650 WILSON BLVD     | 7/23/2021  | \$0           | D-Resub/Declaration            | / | 20210100025831  |
| 15-075-011 | 1229 N IRVING ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-013 | 1220 N HUDSON ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-019 | 1123 N IRVING ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-007 | 1126 N HUDSON ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-012 | 1237 N IRVING ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-016 | N HUDSON ST          | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-008 | N IRVING ST          | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-014 | N HUDSON ST          | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-017 | 1125 N IRVING ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-018 | 1205 N IRVING ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-075-020 | 1200 N HUDSON ST     | 7/22/2021  | \$192,000,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100025924  |
| 15-078-006 | 3251 WASHINGTON BLVD | 6/30/2021  | \$21,047,490  | 4-Multiple RPCs, Not A Coded S | / | 20210100023397  |
| 15-078-026 | 1227 N IVY ST        | 6/30/2021  | \$21,047,490  | 4-Multiple RPCs, Not A Coded S | / | 20210100023397  |
| 15-078-024 | 3275 WASHINGTON BLVD | 6/30/2021  | \$21,047,490  | 4-Multiple RPCs, Not A Coded S | / | 20210100023397  |
| 20-012-009 | 525 N THOMAS ST      | 6/7/2021   | \$0           | 6-Quitclaim                    | / | 20210100020541  |
| 17-033-253 | 1325 N PIERCE ST     | 5/6/2021   | \$8,600,000   |                                | / | 20210100017181  |
| 16-028-017 | 18th ST N            | 5/5/2021   | \$0           | D-Resub/Declaration            | / | 20210100016798  |
| 06-001-034 | N TAYLOR ST          | 5/3/2021   | \$0           | 6-Quitclaim                    | / | 20210100016728  |
| 06-001-034 | N TAYLOR ST          | 5/3/2021   | \$0           | 6-Quitclaim                    | / | 20210100016727  |
| 16-033-025 | 1771 N PIERCE ST     | 4/1/2021   | \$0           | D-Resub/Declaration            | / | 20210100012225  |
| 08-010-024 | 2122 N CAMERON ST    | 3/31/2021  | \$1,730,000   |                                | / | 20210100012145  |
| 16-028-009 | 1731 N VEITCH ST     | 3/5/2021   | \$2,350,000   | B-Not Previously Assessed      | / | 20210100008271  |
| 16-028-008 | 2111 KEY BLVD        | 2/19/2021  | \$0           | D-Resub/Declaration            | / | 202010100006048 |
| 16-028-009 | 1731 N VEITCH ST     | 2/1/2021   | \$0           | D-Resub/Declaration            | / | 20210100006048  |
| 17-037-020 | 1310 N MEADE ST      | 1/5/2021   | \$0           | 7-Partial Interest             | / | 20210100000903  |
| 17-003-001 | 1501 N PIERCE ST     | 12/18/2020 | \$6,500,000   | 5-Not Market Sale              | / | 20200100037384  |
| 15-020-008 | N BARTON ST          | 11/27/2020 | \$2,925,000   | 4-Multiple RPCs, Not A Coded S | / | 20200100034569  |
| 15-020-012 | 1814 N BARTON ST     | 11/27/2020 | \$2,925,000   | 4-Multiple RPCs, Not A Coded S | / | 20200100034569  |
| 20-015-002 | 4304 HENDERSON RD    | 11/27/2020 | \$0           | W-Will / R.O.S/L O H           | / | 20210400017042  |
| 15-020-007 | 2500 LANGSTON BLVD   | 11/27/2020 | \$2,925,000   | 4-Multiple RPCs, Not A Coded S | / | 20200100034569  |
| 20-031-006 | 210 N GLEBE RD       | 10/29/2020 | \$700,000     | 7-Partial Interest             | / | 20200100031372  |
| 17-037-020 | 1310 N MEADE ST      | 8/26/2020  | \$0           | 5-Not Market Sale              | / | 20200100022053  |
| 14-045-003 | 4000 FAIRFAX DR      | 7/30/2020  | \$0           | D-Resub/Declaration            | / | 20200100018449  |

## Permits

| Permit # | Project Completion Date | Permit Type | *Cost Estimate |
|----------|-------------------------|-------------|----------------|
| B1200096 | 7/14/2014               | CADD        | \$2,000        |
| B1201508 | 6/3/2014                | CNEW        | \$5,000        |
| B1302813 | 2/13/2015               | CTBO        | \$13,684       |
| B1201808 | 1/19/2016               | CADD        | \$1            |

**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

|                                        |                                      |                                   |
|----------------------------------------|--------------------------------------|-----------------------------------|
| <b>Project Name</b><br>WASHINGTON VIEW |                                      |                                   |
| <b>Project Year</b><br>2011            | <b>Project ID#</b><br>873            | <b>Project Type</b><br>RESUB      |
| <b>Appraiser</b><br>DEIDRA             | <b>Deed Book/Page #</b><br>4466/0145 | <b>Date Complete</b><br>6/15/2011 |
| <b>Deed Document ID#</b><br>N/A        |                                      |                                   |

## Deleted/Inactive RPC(s)

17-011-009, 17-011-013, 17-011-015, 17-011-016, 17-011-017, 17-011-018, 17-011-069

## Added RPC(s)

17-011-059, 17-011-060, 17-011-061, 17-011-062, 17-011-063, 17-011-064

## 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>Site Plan #</b><br>411   | <b>Name</b><br>19 Nineteen      |                                 |                            |
| <b>Amendment</b><br>Yes     | <b>Status</b><br>Approved       | <b>Action Date</b><br>6/15/2010 | <b>Commercial GFA</b><br>0 |
| <b>Office</b><br>0          | <b>Retail</b><br>24657          | <b>Hotel</b><br>0               | <b>Stories</b><br>0        |
| <b>Residential GFA</b><br>0 | <b>Residential Units</b><br>198 | <b>Town houses</b><br>0         | <b>Parking</b><br>0        |

**Comments:** Approved 06/15/2010 item 40.

**Note:** 1919 Clarendon Blvd (formerly 1919 Clarendon Boulevard and Hollywood Video Site)

## Associated Parcels

17-011-006, 17-011-007, 17-011-008, 17-011-058, 17-011-059, 17-011-060, 17-011-061