

35-003-023 12th ST S ARLINGTON VA 22202

(Inactive)

General Information

Owner ACORN DEVELOPMENT LLC % AMAZON.COM INC		Legal Description PARCEL D PENTAGON INDUSTRIAL CENTER 15779 SQ FT	
Mailing Address P O BOX 80416 SEATTLE WA 98108		Trade Name AMAZON HQ2	
Year Built N/A	Units N/A	EU# N/A	
Property Class Code 101-Off Bldg-VacLand-site plan	Zoning C-O-2.5	Lot Size 15779	
Neighborhood# 880000	Map Book/Page 075-07	Polygon 35003023	
Site Plan 9	Rezoning N/A	Tax Exempt No	
National Landing BID Commercial 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
1/1/2021	01- Annual	\$8,124,900	\$993,400	\$9,118,300
1/1/2020	01- Annual	\$8,124,900	\$0	\$8,124,900
1/1/2019	01- Annual	\$6,472,700	\$0	\$6,472,700
1/1/2018	01- Annual	\$6,472,700	\$0	\$6,472,700
1/1/2017	01- Annual	\$6,472,700	\$0	\$6,472,700
5/1/2016	05- Review	\$100	\$0	\$100
1/1/2016	01- Annual	\$8,222,500	\$11,609,100	\$19,831,600
1/1/2015	01- Annual	\$6,784,900	\$1,571,800	\$8,356,700

Mixed Use Assessment History

Effective Date	Change Reason	Use	Land Value	Improvement Value	Total Value
1/1/2020	01- Annual	Comm	\$81,000	\$0	\$81,000
1/1/2020	01- Annual	Res	\$6,397,900	\$0	\$6,397,900
1/1/2019	01- Annual	Comm	\$74,800	\$0	\$74,800
1/1/2019	01- Annual	Res	\$6,397,900	\$0	\$6,397,900
1/1/2018	01- Annual	Comm	\$74,800	\$0	\$74,800
1/1/2018	01- Annual	Res	\$6,397,900	\$0	\$6,397,900
1/1/2017	01- Annual	Comm	\$74,800	\$0	\$74,800
1/1/2017	01- Annual	Res	\$6,397,900	\$0	\$6,397,900
5/16/2016	05- Review	Comm	\$0	\$0	\$0
5/16/2016	05- Review	Res	\$100	\$0	\$100
4/5/2016	05- Review	Comm	\$295,800	\$429,800	\$725,600
4/5/2016	05- Review	Res	\$7,926,700	\$11,179,300	\$19,106,000

35-003-023 12th ST S ARLINGTON VA 22202

(Inactive)

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
ACORN DEVELOPMENT LLC	1/15/2020	\$154,951,992	4-Multiple RPCs, Not A Coded S	/	20200100001113
1400 EADS STREET SUB LLC	12/28/2016	\$0	F-Multiple RPCs Not Market Sal	/	20160100028678
1400 EADS ST INC	12/28/2016	\$0	F-Multiple RPCs Not Market Sal	/	20160100028677
VNO PENTAGON PLAZA LLC	12/28/2016	\$0	F-Multiple RPCs Not Market Sal	/	20160100028676
1200 EADS ST INC	5/6/2014	\$0	D-Resub/Declaration	4767/1496	

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#
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
35-003-008	1221 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
24-031-015	323 S VEITCH ST	1/14/2022	\$2,200,000		/	20220100001221
27-002-010	4301 16th ST S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
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
27-002-001	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
27-002-005	4202 12th RD S	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
25-021-031	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
25-021-038	COLUMBIA PIKE	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761

35-003-023 12th ST S ARLINGTON VA 22202

(Inactive)

25-021-000	COLUMBIA PIKE	12/15/2021	\$110,975,000	Coded S	/	20210100040761
25-021-051	S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-032	S SCOTT ST	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
25-021-039	1941 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
25-021-033	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
25-021-045	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
34-020-253	1515 RICHMOND HWY	9/29/2021	\$0	5-Not Market Sale	/	20210100033020
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
35-003-004	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
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
23-034-152	950 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
23-034-150	948 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
23-034-151	925 S GEORGE MASON DR	9/21/2020	\$0	D-Resub/Declaration	/	20200100024993
32-001-065	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	/	20200100022478
32-001-064	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

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1600708	7/14/2016	CTBO	\$6,100
B1600753	7/14/2016	CTBO	\$12,200
B1600754	7/14/2016	CTBO	\$12,200

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35-003-023 12th ST S ARLINGTON VA 22202

(Inactive)

B1600758	7/14/2016	CTBO	\$12,200
B1600759	7/14/2016	CTBO	\$12,200

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 Pentagon Industrial Center Lot C and Parcel D		
Project Year 2014	Project ID# 1028	Project Type RESUB
Appraiser IRVWING	Deed Book/Page # 4767/1496	Date Complete 5/6/2014
Deed Document ID# N/A		
Deleted/Inactive RPC(s) 35-003-011, 35-003-035		
Added RPC(s) 35-003-022, 35-003-023		

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 # 9	Name Phase 6 & 7/8 Amazon HQ2		
Amendment Yes	Status Approved	Action Date 12/11/2019	Commercial GFA 2152111
Office 2082566	Retail 69545	Hotel	Stories
Residential GFA	Residential Units	Town houses	Parking 1933

Comments: This proposal for new office/retail development will supersede the 2016 site plan approval for Metropolitan Park 6. The proposed amendment to the Pentagon City Phased Development Site Plan (PDSP) to convert the allocated residential density to office density, to permit office buildings at heights of up to 22 stories and additional commercial/retail density on Parcel 3 (Metropolitan Park). - Two (2) new 22-story office buildings consisting of: - 2,082,566 sf of Office space - 69,545 sf of ground floor retail - 1,933 parking spaces in a shared underground parking garage.

Note: Met Park Phase 6: Office GFA = 898,687 sf Retail GFA = 27,878 sf Met Park Phase 7/8: Office GFA = 1,183,879 sf Retail GFA = 41,667 sf If a Footing to Grade Permit has not been issued for the first building to be constructed pursuant to the approved site plan then the this site plan approval expires 12/14/2022.

Associated Parcels
35-003-001, 35-003-002, 35-003-015, 35-003-016, 35-003-017, 35-003-018, 35-003-019, 35-003-020, 35-003-021, 35-003-023

35-003-023 12th ST S ARLINGTON VA 22202

(Inactive)

Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due		1st Install		2nd Install	
						Due	Status	Due	Status
2021	\$9,118,300	\$1.1980	\$109,237.18	\$0.00	\$0.00	\$0.00	Paid	\$0.00	Paid
	1st Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$54,618.59	\$0.00	\$0.00	\$0.00	\$54,618.59		6/15/2021	
	Payment	-\$54,618.59	\$0.00	\$0.00	\$0.00	-\$54,618.59			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
	2nd Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$54,618.59	\$0.00	\$0.00	\$0.00	\$54,618.59		10/5/2021	
	Payment	-\$54,618.59	\$0.00	\$0.00	\$0.00	-\$54,618.59			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2020	\$8,124,900	\$1.1940	\$97,011.26	\$0.00	\$0.00	\$0.00	Paid	\$0.00	Paid
	1st Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$48,505.63	\$0.00	\$0.00	\$0.00	\$48,505.63		6/15/2020	
	Payment	-\$48,505.63	\$0.00	\$0.00	\$0.00	-\$48,505.63			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
	2nd Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$48,505.63	\$0.00	\$0.00	\$0.00	\$48,505.63		10/5/2020	
	Payment	-\$48,505.63	\$0.00	\$0.00	\$0.00	-\$48,505.63			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2019	\$6,472,700	\$1.1940	\$66,503.38	\$0.00	\$0.00	\$0.00	Paid	\$0.00	Paid
	1st Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$33,251.69	\$0.00	\$0.00	\$0.00	\$33,251.69		6/15/2019	
	Payment	-\$33,251.69	\$0.00	\$0.00	\$0.00	-\$33,251.69			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
	2nd Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$33,251.69	\$0.00	\$0.00	\$0.00	\$33,251.69		10/5/2019	
	Payment	-\$33,251.69	\$0.00	\$0.00	\$0.00	-\$33,251.69			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2018	\$6,472,700	\$1.1740	\$65,208.84	\$0.00	\$0.00	\$0.00	Paid	\$0.00	Paid
	1st Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$32,604.42	\$0.00	\$0.00	\$0.00	\$32,604.42		6/15/2018	
	Payment	-\$32,604.42	\$0.00	\$0.00	\$0.00	-\$32,604.42			
	Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
	2nd Install	Tax	Penalty	Interest	Fees	Total		Due date	
	Levy	\$32,604.42	\$0.00	\$0.00	\$0.00	\$32,604.42		10/5/2018	

35-003-023 12th ST S ARLINGTON VA 22202

(Inactive)

Payment	-\$32,604.42	\$0.00	\$0.00	\$0.00	-\$32,604.42
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2017 \$6,472,700 \$1.1740 \$65,208.84 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2017
Levy	\$32,604.42	\$0.00	\$0.00	\$0.00	\$32,604.42	
Payment	-\$32,604.42	\$0.00	\$0.00	\$0.00	-\$32,604.42	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2017
Levy	\$32,604.42	\$0.00	\$0.00	\$0.00	\$32,604.42	
Payment	-\$32,604.42	\$0.00	\$0.00	\$0.00	-\$32,604.42	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2016 \$100 \$1.1590 \$196,531.14 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2016
Levy	\$98,265.57	\$0.48	\$0.00	\$0.00	\$98,266.05	
Adjustment	-\$98,265.57	-\$0.48	\$0.00	\$0.00	-\$98,266.05	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2016
Levy	\$98,265.57	\$0.48	\$0.00	\$0.00	\$98,266.05	
Adjustment	-\$98,265.57	-\$0.48	\$0.00	\$0.00	-\$98,266.05	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2015 \$8,356,700 \$1.1640 \$83,796.84 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2015
Levy	\$41,898.42	\$0.00	\$0.00	\$0.00	\$41,898.42	
Payment	-\$41,898.42	\$0.00	\$0.00	\$0.00	-\$41,898.42	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2015
Levy	\$41,898.42	\$0.00	\$0.00	\$0.00	\$41,898.42	
Payment	-\$41,898.42	\$0.00	\$0.00	\$0.00	-\$41,898.42	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	