

General Information

Owner B9 SELECT REN VA OWNER LLC %BLACKSTONE REAL ESTATE		Legal Description PARCEL H1 POTOMAC YARD 53,294 SQ FT	
Mailing Address P O BOX A-3956 CHICAGO IL 60690		Trade Name RENAISSANCE ARLINGTON CAPITAL VIEW	
Year Built 2008	Units 300	EU# N/A	
Property Class Code 411-Hotel - Full service	Zoning	Lot Size 53294	
Neighborhood# 980000	Map Book/Page 085-12	Polygon 34027PAA	
Site Plan N/A	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
1/1/2023	01- Annual	\$14,958,800	\$61,174,300	\$76,133,100
1/1/2022	01- Annual	\$14,958,800	\$58,779,700	\$73,738,500
9/1/2021	05- Review	\$14,958,500	\$53,184,400	\$68,142,900
1/1/2021	01- Annual	\$14,958,500	\$53,214,700	\$68,173,200
1/1/2020	01- Annual	\$14,958,500	\$74,588,000	\$89,546,500
1/1/2019	01- Annual	\$13,159,100	\$72,180,900	\$85,340,000
1/1/2018	01- Annual	\$13,200,000	\$70,716,600	\$83,916,600
1/1/2017	01- Annual	\$13,200,000	\$65,881,900	\$79,081,900
1/1/2016	01- Annual	\$11,963,000	\$57,214,400	\$69,177,400
1/1/2015	01- Annual	\$11,961,900	\$51,255,800	\$63,217,700

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
B9 SELECT REN VA OWNER LLC	7/29/2021	\$94,433,776		/	20210100026528
JBG/POTOMAC YARDS HOTEL I	9/15/2014	\$0	5-Not Market Sale	4792/2170	
POTOMAC YARDS ACQUISITION LLC	9/11/2014	\$0	D-Resub/Declaration	4791/2366	

Neighborhood 980000 Sales between 7/1/2020 and 12/31/2023

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
36-030-001	775 23rd ST S	1/23/2023	\$1,400,000		/	20230100000778
38-002-007	2445 ARMY NAVY DR	12/20/2022	\$6,000,000		/	20220100020924
21-034-019	550 S CARLIN SPRINGS RD	12/15/2022	\$0	F-Multiple RPCs Not Market Sal	/	20230100000777
21-034-020	S CARLIN SPRINGS RD	12/15/2022	\$0	F-Multiple RPCs Not Market Sal	/	20230100000777
36-041-006	536 23rd ST S	9/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100016478
36-018-007	529 23rd ST S	9/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100016478
23-028-016	716 S GLEBE RD	7/15/2022	\$8,000,000	4-Multiple RPCs, Not A Coded S	/	20220100013981
23-028-016	716 S GLEBE RD	7/8/2022	\$0	Q-Court Order/Quiet Title	/	20220100013333
23-028-016	716 S GLEBE RD	7/8/2022	\$0	Q-Court Order/Quiet Title	/	20220100014741
31-034-018	2501 SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	
31-034-037	SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	20220100013144
31-034-036	2503 SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	20220100013144
25-012-055	COLUMBIA PIKE	6/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100011842
25-012-043	COLUMBIA PIKE	6/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100011842
25-012-044	3111 COLUMBIA PIKE	6/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100011842
31-034-040	2605 SHIRLINGTON RD	5/18/2022	\$0	5-Not Market Sale	/	20220100009946
31-034-040	2605 SHIRLINGTON RD	4/5/2022	\$325,000	E-Estate Sale	/	20220100006977
32-007-018	3108 COLUMBIA PIKE	3/30/2022	\$7,550,000	8-Gov't Agencies Acquisition	/	20220100006259
31-033-318	2640 SHIRLINGTON RD	2/4/2022	\$0	5-Not Market Sale	/	20220100002577
29-002-045	S FOUR MILE RUN DR	1/4/2022	\$3,400,000	8-Gov't Agencies Acquisition	/	20220100000371
29-002-006	2701 S OAKLAND ST	1/4/2022	\$3,400,000	8-Gov't Agencies Acquisition	/	20220100000371
27-001-002	1205 S GEORGE MASON DR	12/29/2021	\$7,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040931
27-001-004	4140 COLUMBIA PIKE	12/29/2021	\$7,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040931
27-004-002	4704 COLUMBIA PIKE	12/29/2021	\$6,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040930
27-001-005	4110 COLUMBIA PIKE	12/29/2021	\$7,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040931
27-004-001	COLUMBIA PIKE	12/29/2021	\$6,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040930
36-017-006	2000 RICHMOND HWY	12/15/2021	\$25,621,700		/	20210100039867
36-017-005	2020 RICHMOND HWY	12/15/2021	\$38,690,300		/	20210100039879
29-002-025	4000 S FOUR MILE RUN	11/15/2021	\$1,550,000	M-Multiple RPCs Land	/	20210100037282

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29-002-023	DR	11/15/2021	\$4,550,000	Sale	/	20210100037282
29-002-035	S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-023	S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-023	S FOUR MILE RUN DR	11/15/2021	\$4,550,000	M-Multiple RPCs Land Sale	/	20210100037282
29-002-034	S FOUR MILE RUN DR	11/15/2021	\$4,550,000	M-Multiple RPCs Land Sale	/	20210100037282
29-002-040	S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-040	S FOUR MILE RUN DR	11/15/2021	\$4,550,000	M-Multiple RPCs Land Sale	/	20210100037282
23-040-001	3533 COLUMBIA PIKE	11/15/2021	\$1,717,000		/	20210100037159
29-002-025	4000 S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-034	S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-035	S FOUR MILE RUN DR	11/15/2021	\$4,550,000	M-Multiple RPCs Land Sale	/	20210100037282
23-040-002	919 S MONROE ST	11/5/2021	\$0	5-Not Market Sale	/	20210100036276
28-019-032	4675 S KING ST	10/22/2021	\$3,500,000		/	20210100034797
31-033-080	SHIRLINGTON RD	10/6/2021	\$0	D-Resub/Declaration	/	20210100033307
24-004-015	2100 WASHINGTON BLVD	8/19/2021	\$204,411,401	4-Multiple RPCs, Not A Coded S	/	20210100028641
24-004-016	2110 WASHINGTON BLVD	8/19/2021	\$204,411,401	4-Multiple RPCs, Not A Coded S	/	20210100028641
24-004-017	2120 WASHINGTON BLVD	8/19/2021	\$204,411,401	4-Multiple RPCs, Not A Coded S	/	20210100028641
23-040-001	3533 COLUMBIA PIKE	7/31/2021	\$0	5-Not Market Sale	/	20210100026684
25-012-001	3233 COLUMBIA PIKE	7/30/2021	\$0	5-Not Market Sale	/	20210100027039
34-027-563	2850 POTOMAC AVE	7/29/2021	\$74,806,424		/	20210100026529
34-027-564	2881 CRYSTAL DR	7/29/2021	\$2,357,700		/	20210100026530
34-027-562	2800 POTOMAC AVE	7/29/2021	\$94,433,776		/	20210100026528
23-038-021	939 S WAKEFIELD ST	7/26/2021	\$0	2-Sale or Gift to Relative	/	20210100025978
25-013-001	2919 COLUMBIA PIKE	6/22/2021	\$0	5-Not Market Sale	/	20210100023040
25-013-001	2919 COLUMBIA PIKE	6/18/2021	\$0	5-Not Market Sale	/	20210100021945
25-013-001	2919 COLUMBIA PIKE	6/11/2021	\$0	5-Not Market Sale	/	20210100021215
34-027-056	3920 POTOMAC AVE	6/9/2021	\$0	2-Sale or Gift to Relative	/	20210100025554
34-027-067	3920 POTOMAC AVE	6/9/2021	\$0	2-Sale or Gift to Relative	/	20210100025554
34-027-068	3920 POTOMAC AVE	6/9/2021	\$0	2-Sale or Gift to Relative	/	20210100025554
35-008-236	S HAYES ST	3/29/2021	\$0	D-Resub/Declaration	/	20210100011505
35-008-235	18th ST N	3/29/2021	\$0	D-Resub/Declaration	/	20210100011505
35-008-237	1710 S FERN ST	3/29/2021	\$0	D-Resub/Declaration	/	20210100011508
35-005-001	S MES ST	3/26/2021	\$0	5-Not Market Sale	/	20210100011507
35-008-236	S HAYES ST	3/26/2021	\$0	5-Not Market Sale	/	20210100011506
31-024-007	2050 S GLEBE RD	3/5/2021	\$1,500,000		/	20210100008515
32-007-018	3108 COLUMBIA PIKE	2/26/2021	\$2,000,000		/	20210100008678
32-007-018	3108 COLUMBIA PIKE	2/26/2021	\$0	5-Not Market Sale	/	20210100010135
32-006-011	2900 COLUMBIA PIKE	1/15/2021	\$2,000,000		/	20210100001740
29-002-001	3620 27th ST S	1/13/2021	\$8,000,000	8-Gov't Agencies Acquisition	/	20210100001456
23-041-011	S LINCOLN ST	12/22/2020	\$14,950,000	4-Multiple RPCs, Not A Coded S	/	20200100037517
23-041-007	3401 COLUMBIA PIKE	12/22/2020	\$14,950,000	4-Multiple RPCs, Not A Coded S	/	20200100037517
35-001-002	RICHMOND HWY	12/18/2020	\$45,000,000	4-Multiple RPCs, Not A Coded S	/	20200100037183
35-001-003	1460 RICHMOND HWY	12/18/2020	\$45,000,000	4-Multiple RPCs, Not A Coded S	/	20200100037183
25-012-048	3207 COLUMBIA PIKE	12/4/2020	\$1,590,000	4-Multiple RPCs, Not A Coded S	/	20200100035311

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25-012-047	3205 COLUMBIA PIKE	12/4/2020	\$1,590,000	4-Multiple RPCs, Not A Coded S	/	20200100035311
31-034-019	2427 SHIRLINGTON RD	11/16/2020	\$1,400,000		/	20200100032776
29-015-018	4800 31st ST S	11/11/2020	\$1,775,000		/	20200100032241
29-019-021	S QUINCY ST	10/7/2020	\$76,000,000	4-Multiple RPCs, Not A Coded S	/	20200100027510
29-019-022	2900 S QUINCY ST	10/7/2020	\$76,000,000	4-Multiple RPCs, Not A Coded S	/	20200100027510
23-033-001	4211 COLUMBIA PIKE	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-007	RICHMOND HWY	9/23/2020	\$0	7-Partial Interest	/	20200100025325
32-003-004	1031 S EDGEWOOD ST	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-001	2780 RICHMOND HWY	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-006	2400 RICHMOND HWY	9/23/2020	\$0	7-Partial Interest	/	20200100025325
37-026-001	2804 RICHMOND HWY	9/23/2020	\$0	7-Partial Interest	/	20200100025325
32-003-001	2709 11th ST S	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-004	2600 RICHMOND HWY	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-008	2333 S EADS ST	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-009	2325 S EADS ST	9/23/2020	\$0	7-Partial Interest	/	20200100025325
35-003-031	550 ARMY NAVY DR	9/17/2020	\$148,500,000	5-Not Market Sale	/	20200100024727
29-002-010	2704 S NELSON ST	9/16/2020	\$800,000		/	20200100024437
25-012-054	3209 COLUMBIA PIKE	9/8/2020	\$1,500,000		/	20200100023544
34-020-271	RICHMOND HWY	8/6/2020	\$0	5-Not Market Sale	/	20200100019485
34-027-573	S CLARK ST	7/16/2020	\$0	D-Resub/Declaration	/	20200100016810
25-017-044	2300 9th ST S	7/13/2020	\$6,500,000	4-Multiple RPCs, Not A Coded S	/	20200100016525
25-017-048	9th ST S	7/13/2020	\$6,500,000	4-Multiple RPCs, Not A Coded S	/	20200100016525
26-001-161	3532 COLUMBIA PIKE	7/1/2020	\$1,710,000		/	20200100015488

Resubdivision

Resubdivision Project Information

Project Name

RESUB H1,H2,R POTOMAC YARD

Project Year

2014

Appraiser

LAURIE

Deed Document ID#

N/A

Project ID#

1088

Deed Book/Page #

4791/2366

Project Type

RESUBDIVISIO

Date Complete

9/11/2014

Deleted/Inactive RPC(s)

34-027-561

Added RPC(s)

34-027-562, 34-027-563, 34-027-564

Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due	1st Install		2nd Install	
					Due	Status	Due	Status
2022	\$73,738,500	\$1.1980	\$883,387.20	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2022	
Levy		\$441,693.60	\$0.00	\$0.00	\$0.00	\$441,693.60		
Payment		-\$441,693.60	\$0.00	\$0.00	\$0.00	-\$441,693.60		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date 10/5/2022	
Levy		\$441,693.60	\$0.00	\$0.00	\$0.00	\$441,693.60		
Payment		-\$441,693.60	\$0.00	\$0.00	\$0.00	-\$441,693.60		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2021	\$68,142,900	\$1.1980	\$816,714.90	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2021	
Levy		\$408,357.45	\$0.00	\$0.00	\$0.00	\$408,357.45		
Payment		-\$408,175.95	\$0.00	\$0.00	\$0.00	-\$408,175.95		
Adjustment		-\$181.50	\$0.00	\$0.00	\$0.00	-\$181.50		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date 10/5/2021	
Levy		\$408,357.45	\$0.00	\$0.00	\$0.00	\$408,357.45		
Payment		-\$408,175.95	\$0.00	\$0.00	\$0.00	-\$408,175.95		
Adjustment		-\$181.50	\$0.00	\$0.00	\$0.00	-\$181.50		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2020	\$89,546,500	\$1.1940	\$1,069,185.18	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2020	
Levy		\$534,592.59	\$0.00	\$0.00	\$0.00	\$534,592.59		
Payment		-\$534,592.59	\$0.00	\$0.00	\$0.00	-\$534,592.59		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date 10/5/2020	
Levy		\$534,592.59	\$0.00	\$0.00	\$0.00	\$534,592.59		
Payment		-\$534,592.59	\$0.00	\$0.00	\$0.00	-\$534,592.59		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2019	\$85,340,000	\$1.1940	\$982,263.40	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2019	
Levy		\$491,131.70	\$0.00	\$0.00	\$0.00	\$491,131.70		
Payment		-\$491,131.70	\$0.00	\$0.00	\$0.00	-\$491,131.70		
Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date	

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2nd Install	Tax	Penalty	Interest	Fees	Total	10/5/2019
Levy	\$491,131.70	\$0.00	\$0.00	\$0.00	\$491,131.70	
Payment	-\$491,131.70	\$0.00	\$0.00	\$0.00	-\$491,131.70	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2018 \$83,916,600 \$1.1740 \$949,096.70 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2018
Levy	\$474,548.35	\$0.00	\$0.00	\$0.00	\$474,548.35	
Payment	-\$474,548.35	\$0.00	\$0.00	\$0.00	-\$474,548.35	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2018
Levy	\$474,548.35	\$0.00	\$0.00	\$0.00	\$474,548.35	
Payment	-\$474,548.35	\$0.00	\$0.00	\$0.00	-\$474,548.35	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2017 \$79,081,900 \$1.1740 \$894,416.26 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2017
Levy	\$447,208.13	\$0.00	\$0.00	\$0.00	\$447,208.13	
Payment	-\$447,208.13	\$0.00	\$0.00	\$0.00	-\$447,208.13	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2017
Levy	\$447,208.13	\$0.00	\$0.00	\$0.00	\$447,208.13	
Payment	-\$447,208.13	\$0.00	\$0.00	\$0.00	-\$447,208.13	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2016 \$69,177,400 \$1.1590 \$772,019.76 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2016
Levy	\$386,009.88	\$0.00	\$0.00	\$0.00	\$386,009.88	
Payment	-\$386,009.88	\$0.00	\$0.00	\$0.00	-\$386,009.88	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2016
Levy	\$386,009.88	\$0.00	\$0.00	\$0.00	\$386,009.88	
Payment	-\$386,009.88	\$0.00	\$0.00	\$0.00	-\$386,009.88	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2015 \$63,217,700 \$1.1640 \$708,670.40 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2015
Levy	\$354,335.20	\$0.00	\$0.00	\$0.00	\$354,335.20	
Payment	-\$354,335.20	\$0.00	\$0.00	\$0.00	-\$354,335.20	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2015
Levy	\$354,335.20	\$0.00	\$0.00	\$0.00	\$354,335.20	
Payment	-\$354,335.20	\$0.00	\$0.00	\$0.00	-\$354,335.20	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

