

General Information

Owner B9 SELECT RESI VA OWNER LLC %BLACKSTONE REAL ESTATE		Legal Description PARCEL H2 POTOMAC YARD 11,279 SQ FT	
Mailing Address P O BOX 3956 CHICAGO IL 60690		Trade Name RESIDENCE INN ARLINGTON CAPITAL VIEW	
Year Built 2011	Units 325	EU# N/A	
Property Class Code 410-Hotel Residence Suites	Zoning	Lot Size 11279	
Neighborhood# 980000	Map Book/Page 085-12	Polygon 34027PAA	
Site Plan N/A	Rezoning N/A	Tax Exempt No	
This is the Special District description - National Landing BID Commercial Rate			
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
7/1/2023	03- Board of Equalization	\$16,205,300	\$44,580,900	\$60,786,200
1/1/2023	01- Annual	\$16,205,300	\$44,600,700	\$60,806,000
8/1/2022	03- Board of Equalization	\$16,205,300	\$43,000,300	\$59,205,600
1/1/2022	01- Annual	\$16,205,300	\$50,249,100	\$66,454,400
8/1/2021	05- Review	\$16,250,000	\$38,468,600	\$54,718,600
1/1/2021	01- Annual	\$16,250,000	\$39,072,100	\$55,322,100
9/1/2020	03- Board of Equalization	\$16,255,000	\$59,547,100	\$75,802,100
1/1/2020	01- Annual	\$16,255,000	\$64,736,700	\$80,991,700
1/1/2019	01- Annual	\$14,255,700	\$63,780,700	\$78,036,400
1/1/2018	01- Annual	\$14,300,000	\$64,099,500	\$78,399,500
1/1/2017	01- Annual	\$14,300,000	\$58,315,200	\$72,615,200
1/1/2016	01- Annual	\$12,959,900	\$44,704,500	\$57,664,400
8/1/2015	05- Review	\$12,958,700	\$43,482,800	\$56,441,500
1/1/2015	01- Annual	\$12,958,700	\$46,642,000	\$59,600,700

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
B9 SELECT RESI VA OWNER LLC	7/29/2021	\$74,806,424		/	20210100026529
JBG/POTOMAC YARDS HOTEL II	9/15/2014	\$0	5-Not Market Sale	4792/2174	
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#
29-002-008	2709 S OAKLAND ST	10/10/2023	\$0	5-Not Market Sale	/	20230100012236
25-017-044	2300 9th ST S	8/31/2023	\$3,700,000	4-Multiple RPCs, Not A Coded S	/	20230100010192
25-017-048	9th ST S	8/31/2023	\$3,700,000	4-Multiple RPCs, Not A Coded S	/	20230100010192
29-022-004	3520 S FOUR MILE RUN DR	8/30/2023	\$2,000,000	4-Multiple RPCs, Not A Coded S	/	20230100010109
29-022-005	3522 S FOUR MILE RUN DR	8/30/2023	\$2,000,000	4-Multiple RPCs, Not A Coded S	/	20230100010109
34-027-573	S CLARK ST	8/24/2023	\$0	L-Land Sale	/	20230100010127
25-017-044	2300 9th ST S	8/23/2023	\$3,900,000	F-Multiple RPCs Not Market Sal	/	20230100009879
25-017-048	9th ST S	8/23/2023	\$3,900,000	F-Multiple RPCs Not Market Sal	/	20230100009879
32-006-031	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-033	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-032	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
28-018-043	CHESTERFIELD RD	6/27/2023	\$16,738,200	J-Property in 2 Jurisdictions	/	20230100009108
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
31-034-036	2503 SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	20220100013144
31-034-037	SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	20220100013144
31-034-018	2501 SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	
25-012-044	3111 COLUMBIA PIKE	6/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100011842

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25-012-043	COLUMBIA PIKE	6/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100011842
25-012-055	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
27-004-001	COLUMBIA PIKE	12/29/2021	\$6,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040930
27-004-002	4704 COLUMBIA PIKE	12/29/2021	\$6,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040930
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
27-001-005	4110 COLUMBIA PIKE	12/29/2021	\$7,500,000	4-Multiple RPCs, Not A Coded S	/	20210100040931
36-017-005	2020 RICHMOND HWY	12/15/2021	\$38,690,300		/	20210100039879
36-017-006	2000 RICHMOND HWY	12/15/2021	\$25,621,700		/	20210100039867
23-040-001	3533 COLUMBIA PIKE	11/15/2021	\$1,717,000		/	20210100037159
29-002-023	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
29-002-023	S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-025	4000 S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
29-002-035	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
29-002-040	S FOUR MILE RUN DR	11/15/2021	\$4,550,000	M-Multiple RPCs Land Sale	/	20210100037282
29-002-025	4000 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
29-002-034	S FOUR MILE RUN DR	11/15/2021	\$0	A-Correction Deed	/	20220100001962
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
24-004-016	2110 WASHINGTON BLVD	8/19/2021	\$204,411,401	4-Multiple RPCs, Not A Coded S	/	20210100028641
24-004-015	2100 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

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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
34-027-056	3920 POTOMAC AVE	6/9/2021	\$0	2-Sale or Gift to Relative	/	20210100025554
35-008-235	18th ST N	3/29/2021	\$0	D-Resub/Declaration	/	20210100011505
35-008-236	S HAYES ST	3/29/2021	\$0	D-Resub/Declaration	/	20210100011505
35-008-237	1710 S FERN ST	3/29/2021	\$0	D-Resub/Declaration	/	20210100011508
35-008-236	S HAYES ST	3/26/2021	\$0	5-Not Market Sale	/	20210100011506
35-005-001	S IVES ST	3/26/2021	\$0	5-Not Market Sale	/	20210100011507
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
25-012-047	3205 COLUMBIA PIKE	12/4/2020	\$1,590,000	4-Multiple RPCs, Not A Coded S	/	20200100035311
25-012-048	3207 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
36-042-004	2600 RICHMOND HWY	9/23/2020	\$0	7-Partial Interest	/	20200100025325
23-033-001	4211 COLUMBIA PIKE	9/23/2020	\$0	7-Partial Interest	/	20200100025325
32-003-001	2709 11th ST S	9/23/2020	\$0	7-Partial Interest	/	20200100025325
36-042-007	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
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
36-042-009	2325 S EADS ST	9/23/2020	\$0	7-Partial Interest	/	20200100025325
37-026-001	2804 RICHMOND HWY	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

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
CTBO23-02320	--	CTBO	\$342,830

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 RESUB H1,H2,R POTOMAC YARD		
Project Year 2014	Project ID# 1088	Project Type RESUBDIVISIO
Appraiser LAURIE	Deed Book/Page # 4791/2366	Date Complete 9/11/2014
Deed Document ID# N/A		
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
2023	\$60,786,200	\$1.1980	\$728,455.88	\$0.00	\$0.00	Paid	\$0.00	Paid
		1st Install	Tax	Penalty	Interest	Fees	Total	Due date
								6/15/2023
		Levy	\$364,227.94	\$0.00	\$0.00	\$0.00	\$364,227.94	
		Payment	-\$364,107.79	\$0.00	\$0.00	\$0.00	-\$364,107.79	
		Adjustment	-\$118.62	\$0.00	-\$4.59	\$0.00	-\$123.21	
		Due	\$1.53	\$0.00	-\$4.59	\$0.00	-\$3.06	
		2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
								10/5/2023
		Levy	\$364,227.94	\$0.00	\$0.00	\$0.00	\$364,227.94	
		Payment	-\$364,109.32	\$0.00	-\$1.53	\$0.00	-\$364,110.85	
		Adjustment	-\$117.09	\$0.00	\$0.00	\$0.00	-\$117.09	
		Due	\$1.53	\$0.00	-\$1.53	\$0.00	\$0.00	
2022	\$59,205,600	\$1.1980	\$796,123.68	\$0.00	\$0.00	Paid	\$0.00	Paid
		1st Install	Tax	Penalty	Interest	Fees	Total	Due date
								6/15/2022
		Levy	\$398,061.84	\$0.00	\$0.00	\$0.00	\$398,061.84	
		Payment	-\$354,641.53	\$0.00	\$0.00	\$0.00	-\$354,641.53	
		Adjustment	-\$43,420.31	\$0.00	\$0.00	\$0.00	-\$43,420.31	
		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
								10/5/2022
		Levy	\$398,061.84	\$0.00	\$0.00	\$0.00	\$398,061.84	
		Payment	-\$354,641.53	\$0.00	\$0.00	\$0.00	-\$354,641.53	
		Adjustment	-\$43,420.31	\$0.00	\$0.00	\$0.00	-\$43,420.31	
		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2021 \$54,718,600 \$1.1980 \$655,528.78 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2021
Levy	\$327,764.39	\$0.00	\$0.00	\$0.00	\$327,764.39	
Payment	-\$327,764.39	\$0.00	\$0.00	\$0.00	-\$327,764.39	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2021
Levy	\$327,764.39	\$0.00	\$0.00	\$0.00	\$327,764.39	
Payment	-\$327,764.39	\$0.00	\$0.00	\$0.00	-\$327,764.39	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$75,802,100 \$1.1940 \$967,040.88 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2020
Levy	\$483,520.44	\$0.00	\$0.00	\$0.00	\$483,520.44	
Payment	-\$452,538.52	\$0.00	\$0.00	\$0.00	-\$452,538.52	
Adjustment	-\$30,981.92	\$0.00	\$0.00	\$0.00	-\$30,981.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2020
Levy	\$483,520.44	\$0.00	\$0.00	\$0.00	\$483,520.44	
Payment	-\$452,538.52	\$0.00	\$0.00	\$0.00	-\$452,538.52	
Adjustment	-\$30,981.92	\$0.00	\$0.00	\$0.00	-\$30,981.92	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2019 \$78,036,400 \$1.1940 \$898,198.94 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date
						6/15/2019
Levy	\$449,099.47	\$0.00	\$0.00	\$0.00	\$449,099.47	
Payment	-\$449,099.47	\$0.00	\$0.00	\$0.00	-\$449,099.47	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
						10/5/2019
Levy	\$449,099.47	\$0.00	\$0.00	\$0.00	\$449,099.47	
Payment	-\$449,099.47	\$0.00	\$0.00	\$0.00	-\$449,099.47	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2018 \$78,399,500 \$1.1740 \$886,698.30 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date
						6/15/2018
Levy	\$443,349.15	\$0.00	\$0.00	\$0.00	\$443,349.15	
Payment	-\$443,349.15	\$0.00	\$0.00	\$0.00	-\$443,349.15	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
						10/5/2018
Levy	\$443,349.15	\$0.00	\$0.00	\$0.00	\$443,349.15	
Payment	-\$443,349.15	\$0.00	\$0.00	\$0.00	-\$443,349.15	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2017 \$72,615,200 \$1.1740 \$821,277.88 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date
						6/15/2017
Levy	\$410,638.94	\$0.00	\$0.00	\$0.00	\$410,638.94	
Payment	-\$410,638.94	\$0.00	\$0.00	\$0.00	-\$410,638.94	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date
						10/5/2017
Levy	\$410,638.94	\$0.00	\$0.00	\$0.00	\$410,638.94	
Payment	-\$410,638.94	\$0.00	\$0.00	\$0.00	-\$410,638.94	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

34-027-563 2850 POTOMAC AVE ARLINGTON VA 22202

2016	\$57,664,400	\$1.1590	\$643,534.68	\$0.00	\$0.00	Paid	\$0.00	Paid																																																																																										
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2015	\$56,441,500	\$1.1640	\$668,123.82	\$0.00	\$0.00	Paid	\$0.00	Paid																																																																																										
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