

General Information

Owner LIDL US LLC		Legal Description LAND UNIT 1 NATIONAL GATEWAY LAND CONDO	
Mailing Address 3500 S CLARK ST ARLINGTON VA 22202		Trade Name	
Year Built 2010	Units N/A	EU# N/A	
Property Class Code 111-Off bldg < 7 stories	Zoning	Lot Size 0	
Neighborhood# 960000	Map Book/Page 95-4	Polygon 34027PCB	
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
1/1/2025	01- Annual	\$10,224,000	\$43,213,400	\$53,437,400
1/1/2024	01- Annual	\$11,247,600	\$50,220,000	\$61,467,600
1/1/2023	01- Annual	\$11,247,600	\$58,036,000	\$69,283,600
1/1/2022	01- Annual	\$11,247,600	\$58,036,000	\$69,283,600
1/1/2021	01- Annual	\$11,247,400	\$58,036,200	\$69,283,600
1/1/2020	01- Annual	\$11,247,400	\$48,149,100	\$59,396,500
1/1/2019	01- Annual	\$10,221,600	\$47,762,500	\$57,984,100
1/1/2018	01- Annual	\$10,220,600	\$45,087,300	\$55,307,900
1/1/2017	01- Annual	\$10,222,600	\$48,796,600	\$59,019,200
1/1/2016	01- Annual	\$10,221,700	\$48,797,500	\$59,019,200

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
LIDL US LLC	7/21/2015	\$0	5-Not Market Sale	/	20150100004038
MGP RETAIL CONSULTING LLC	2/27/2015	\$56,585,000		/	20150100004038
W2005/POTOMAC YARD E-WEST LLC	2/23/2015	\$0	D-Resub/Declaration	4822/0536	

Neighborhood 960000 Sales between 7/1/2021 and 12/31/2025

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
34-026-041	1901 S BELL ST	12/2/2024	\$0	D-Resub/Declaration	/	20240100013849
34-026-042	1901 S BELL ST	12/2/2024	\$0	D-Resub/Declaration	/	20240100013849
34-026-043	1901 S BELL ST	12/2/2024	\$0	D-Resub/Declaration	/	20240100013849
34-026-041	1901 S BELL ST	11/12/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100013054
34-026-042	1901 S BELL ST	11/12/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100013054
34-027-584	2777 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-583	2733 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-583	2733 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-027-584	2777 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-020-286	2351 RICHMOND HWY	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
34-020-287	2450 CRYSTAL DR	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
18-054-008	2716 WASHINGTON BLVD	1/27/2023	\$1,150,000		/	20230100000892
34-024-352	1401 S CLARK ST	12/28/2021	\$14,500,000		/	20220100000895
34-024-340	1400 CRYSTAL DR	12/28/2021	\$188,500,000		/	20220100000068
34-024-353	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-024-352	1401 S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-027-071	3030 POTOMAC AVE	12/15/2021	\$32,127,284		/	20210100039747
34-020-281	CRYSTAL DR	9/23/2021	\$0	D-Resub/Declaration	/	20210100031980
35-003-842	525 14TH ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
35-003-843	510 15th ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
34-020-032	2351 RICHMOND HWY	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-034	2450 CRYSTAL DR	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-035	2461 S CLARK ST	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-034	2450 CRYSTAL DR	8/10/2021	\$0	5-Not Market Sale	/	20210100027858
34-020-032	2351 RICHMOND HWY	8/10/2021	\$0	5-Not Market Sale	/	20210100027857

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1602160	8/17/2017	CTBO	\$250,000
B1700443	10/2/2018	CTBO	\$1,000
B1802415	--	CTBO	\$65,000
B1900525	2/6/2023	CTBO	\$1,000
B2100338	--	CTBO	\$30,000
B2200710	--	CTBO	\$181,044
B1803140	--	CTBO	\$50,000

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B1900759	--	CTBO	\$55,000
B1700445	10/2/2018	CTBO	\$1,000
B1802012	--	CTBO	\$15,000
B1802201	11/8/2018	CTBO	\$750
B1903230	--	CNEW	\$368,812
B1903303	--	CTBO	\$5,000
B2002292	2/6/2023	CTBO	\$7,800
B2102404	--	CTBO	\$40,000
B1900089	2/6/2023	CTBO	\$1,000
B1903174	--	CTBO	\$25,000
B1903537	--	CTBO	\$2,111,986
B2200706	--	CTBO	\$75,000
B2201193	--	CTBO	\$80,000

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

NATIONAL GATEWAY LAND CONDO

Project Year

2015

Project ID#

1146

Project Type

CONDO DECL

Appraiser

CINDY

Deed Book/Page #

4822/536

Date Complete

2/23/2015

Deed Document ID#

N/A

Deleted/Inactive RPC(s)

34-027-046, 34-027-546, 34-027-552

Added RPC(s)

34-027-566, 34-027-567, 34-027-568, 34-027-569, 34-027-570

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install		2nd Install	
								Due	Status	Due	Status
2025	\$53,437,400	1.201	\$320,891.58	7.01	258.00	\$1,808.58	\$0.00	\$0.00	Paid	N/A	
		1st Install	Tax	Stormwater Fee		Penalty	Interest	Fees	Total	Due date 6/15/2025	
		Levy	\$320,891.58	\$0.00		\$0.00	\$0.00	\$0.00	\$320,891.58		
		Payment	-\$320,891.58	-\$904.29		\$0.00	\$0.00	\$0.00	-\$321,795.87		
		SW Fee	\$0.00	\$904.29		\$0.00	\$0.00	\$0.00	\$904.29		
		Due	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
2024	\$61,467,600	1.201	\$738,225.86	7.01	258.00	\$1,808.58	\$0.00	\$0.00	Paid	\$0.00	Paid
		1st Install	Tax	Stormwater Fee		Penalty	Interest	Fees	Total	Due date 6/26/2024	
		Levy	\$369,112.93	\$0.00		\$0.00	\$0.00	\$0.00	\$369,112.93		
		Payment	-\$369,112.93	-\$904.29		\$0.00	\$0.00	\$0.00	-\$370,017.22		
		SW Fee	\$0.00	\$904.29		\$0.00	\$0.00	\$0.00	\$904.29		
		Due	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
		2nd Install	Tax	Stormwater Fee		Penalty	Interest	Fees	Total	Due date 10/5/2024	
		Levy	\$369,112.93	\$0.00		\$0.00	\$0.00	\$0.00	\$369,112.93		
		Payment	-\$369,112.93	-\$904.29		\$0.00	\$0.00	\$0.00	-\$370,017.22		
		SW Fee	\$0.00	\$904.29		\$0.00	\$0.00	\$0.00	\$904.29		
		Due	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
2023	\$69,283,600	1.198	\$830,017.50	--	--	--	\$0.00	\$0.00	Paid	\$0.00	Paid
		1st Install	Tax	Stormwater Fee		Penalty	Interest	Fees	Total	Due date 6/15/2023	
		Levy	\$415,008.75	\$0.00		\$0.00	\$0.00	\$0.00	\$415,008.75		
		Payment	-\$415,008.75	\$0.00		\$0.00	\$0.00	\$0.00	-\$415,008.75		
		Due	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
		2nd Install	Tax	Stormwater Fee		Penalty	Interest	Fees	Total	Due date 10/5/2023	
		Levy	\$415,008.75	\$0.00		\$0.00	\$0.00	\$0.00	\$415,008.75		
		Payment	-\$415,008.75	\$0.00		\$0.00	\$0.00	\$0.00	-\$415,008.75		
		Due	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		

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2022 \$69,283,600 1.198 \$830,017.50 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2022
Levy	\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	\$415,008.75	
Payment	-\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	-\$415,008.75	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2022
Levy	\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	\$415,008.75	
Payment	-\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	-\$415,008.75	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021 \$69,283,600 1.198 \$830,017.50 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2021
Levy	\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	\$415,008.75	
Payment	-\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	-\$415,008.75	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2021
Levy	\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	\$415,008.75	
Payment	-\$415,008.75	\$0.00	\$0.00	\$0.00	\$0.00	-\$415,008.75	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$59,396,500 1.194 \$709,194.18 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2020
Levy	\$354,597.09	\$0.00	\$0.00	\$0.00	\$0.00	\$354,597.09	
Payment	-\$354,597.09	\$0.00	\$0.00	\$0.00	\$0.00	-\$354,597.09	
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	\$354,597.09	\$0.00	\$0.00	\$0.00	\$0.00	\$354,597.09	
Payment	-\$354,597.09	\$0.00	\$0.00	\$0.00	\$0.00	-\$354,597.09	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2019 \$57,984,100 1.194 \$667,396.96 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2019
Levy	\$333,698.48	\$0.00	\$0.00	\$0.00	\$0.00	\$333,698.48	
Payment	-\$333,698.48	\$0.00	\$0.00	\$0.00	\$0.00	-\$333,698.48	
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	\$333,698.48	\$0.00	\$0.00	\$0.00	\$0.00	\$333,698.48	
Payment	-\$333,698.48	\$0.00	\$0.00	\$0.00	\$0.00	-\$333,698.48	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2018 \$55,307,900 1.174 \$625,532.32 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2018
Levy	\$312,766.16	\$0.00	\$0.00	\$0.00	\$0.00	\$312,766.16	
Payment	-\$312,766.16	\$0.00	\$0.00	\$0.00	\$0.00	-\$312,766.16	
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	\$312,766.16	\$0.00	\$0.00	\$0.00	\$0.00	\$312,766.16	
Payment	-\$312,766.16	\$0.00	\$0.00	\$0.00	\$0.00	-\$312,766.16	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2017 \$59,019,200 1.174 \$667,507.12 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2017
Levy	\$333,753.56	\$0.00	\$0.00	\$0.00	\$0.00	\$333,753.56	
Payment	-\$333,753.56	\$0.00	\$0.00	\$0.00	\$0.00	-\$333,753.56	
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	\$333,753.56	\$0.00	\$0.00	\$0.00	\$0.00	\$333,753.56	
Payment	-\$333,753.56	\$0.00	\$0.00	\$0.00	\$0.00	-\$333,753.56	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2016 \$59,019,200 1.159 \$658,654.24 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2016
Levy	\$329,327.12	\$0.00	\$0.00	\$0.00	\$0.00	\$329,327.12	
Payment	-\$329,327.12	\$0.00	\$0.00	\$0.00	\$0.00	-\$329,327.12	
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	\$329,327.12	\$0.00	\$0.00	\$0.00	\$0.00	\$329,327.12	
Payment	-\$329,327.12	\$0.00	\$0.00	\$0.00	\$0.00	-\$329,327.12	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	