

General Information

Owner NORTH ALTAIRE L/CAL LLC %LCOR INC ATTN: KIERAN BRYERS		Legal Description THE ALTAIRE MASTER CONDOMINIUM NORTH TOWER GARAGE UNIT	
Mailing Address 850 CASSATT RD #300 BERWYN PA 19312		Trade Name ALTAIRE NORTH TOWER	
Year Built 2016	Units 75	EU# 3500200A	
Property Class Code 313-Apartment - High-rise	Zoning C-O	Lot Size 9024	
Neighborhood# 880000	Map Book/Page 075-03	Polygon 35002PCA	
Site Plan N/A	Rezoning N/A	Tax Exempt No	
This is the Special District description - National Landing BID Residential Rate			
National Landing BID Residential 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
1/1/2024	01- Annual	\$3,903,100	\$47,280,500	\$51,183,600
1/1/2023	01- Annual	\$3,903,100	\$47,872,700	\$51,775,800
6/1/2022	05- Review	\$3,903,100	\$45,388,100	\$49,291,200
1/1/2022	01- Annual	\$3,903,100	\$50,008,300	\$53,911,400
9/1/2021	05- Review	\$3,903,100	\$48,589,200	\$52,492,300
1/1/2021	01- Annual	\$3,903,100	\$55,581,300	\$59,484,400
11/1/2020	03- Board of Equalization	\$9,739,500	\$51,603,200	\$61,342,700
1/1/2020	01- Annual	\$9,739,500	\$56,454,900	\$66,194,400
6/1/2019	03- Board of Equalization	\$9,739,500	\$39,373,200	\$49,112,700
1/1/2019	01- Annual	\$9,739,500	\$43,633,800	\$53,373,300
1/1/2018	01- Annual	\$9,739,500	\$7,484,000	\$17,223,500
1/1/2017	01- Annual	\$9,739,500	\$0	\$9,739,500
1/1/2016	01- Annual	\$9,173,300	\$0	\$9,173,300

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
NORTH ALTAIRE L/CAL LLC	8/29/2018	\$0	D-Resub/Declaration	/	20180100015195
NORTH ALTAIRE L/CAL LLC	12/15/2015	\$0	F-Multiple RPCs Not Market Sal	/	20150100027646
ARLINGTON APARTMENTS L/CAL LLC	12/15/2015	\$0	D-Resub/Declaration	/	20150100027642
LCOR PROJECT PLATFORM LLC	12/15/2015	\$0	F-Multiple RPCs Not Market Sal	/	20150100027645

Neighborhood 880000 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
35-001-028	400 11th ST S	2/21/2024	\$0		/	20240100001778
28-006-054	5105 10th PL S	1/8/2024	\$3,583,700		/	20240100000217
32-001-012	1701 S EDGEWOOD ST	1/2/2024	\$2,400,000		/	20240100000029
27-007-107	4301 16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-109	4201 S FOUR MILE RUN DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-108	16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
27-007-110	S FOUR MILE RUN DR	12/27/2023	\$0	D-Resub/Declaration	/	20230100014799
31-001-034	17th ST S	12/5/2023	\$0	5-Not Market Sale	/	20230100014060
24-033-001	129 S COURTHOUSE RD	10/16/2023	\$2,170,000		/	20230100012177
22-010-001	S CARLIN SPRINGS RD	9/22/2023	\$49,525,000	J-Property in 2 Jurisdictions	/	20230100011593
32-006-034	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-035	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	
29-003-009	4501 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
29-018-003	4510 31st ST S	5/1/2023	\$85,000,000	4-Multiple RPCs, Not A Coded S	/	20230100005457
31-001-034	17th ST S	3/31/2023	\$0	2-Sale or Gift to Relative	/	20230100003331
31-001-034	17th ST S	3/31/2023	\$260,000	L-Land Sale	/	20230100003379
37-027-006	2868 FORT SCOTT DR	3/17/2023	\$5,500,000	5-Not Market Sale	/	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
22-014-403	835 S GREENBRIER ST	4/22/2022	\$0	D-Resub/Declaration	/	20220100007977
22-014-402	855 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	550 18TH ST S	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
36-018-014	550 18TH ST S	2/17/2022	\$0	D-Resub/Declaration	/	20220100003349
35-003-007	1301 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499

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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
24-031-015	323 S VEITCH ST	1/14/2022	\$2,200,000		/	20220100001221
27-002-001	1100 S THOMAS ST	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
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
27-002-006	4200 13th RD S	12/29/2021	\$425,000,000	4-Multiple RPCs, Not A Coded S	/	20220100000183
27-002-010	4301 16th ST 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
25-021-037	1957 COLUMBIA PIKE	12/25/2021	\$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
25-021-031	911 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
25-021-038	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
25-021-033	COLUMBIA PIKE	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
25-021-040	914 S TAFT ST	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
25-021-032	S SCOTT ST	12/15/2021	\$110,975,000	4-Multiple RPCs, Not A Coded S	/	20210100040761
25-021-051	S SCOTT ST	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
35-003-005	1401 S FERN ST	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
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

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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
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	550 18TH ST S	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

Properties in Economic Unit # 3500200A

RPC	Property Address
35-002-004	ARMY NAVY DR
35-002-005	ARMY NAVY DR

Resubdivision

Resubdivision Project Information		
Project Name THE ALTRAIRE MASTER CONDOMINIUM		
Project Year 2015	Project ID# 1207	Project Type DECLARATION
Appraiser ERWING BAILEY	Deed Book/Page # N/A	Date Complete N/A
Deed Document ID# N/A		
Deleted/Inactive RPC(s) 35-002-001		
Added RPC(s) 35-002-004, 35-002-005, 35-002-006, 35-002-007		

Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due	1st Install		2nd Install																																																																																											
					Due	Status	Due	Status																																																																																										
2024	\$51,183,600	\$1.0760	\$275,367.76	\$277,109.26	\$277,109.26	Due	N/A																																																																																											
<table> <tr> <th>1st Install</th><th>Tax</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th colspan="3">Due date 6/15/2024</th></tr> <tr> <td>Levy</td><td>\$275,367.76</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$275,367.76</td><td colspan="3"></td></tr> <tr> <td>SW Fee</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$1,741.50</td><td colspan="3"></td></tr> <tr> <td>Due</td><td>\$275,367.76</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$277,109.26</td><td colspan="3"></td></tr> </table>									1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2024			Levy	\$275,367.76	\$0.00	\$0.00	\$0.00	\$275,367.76				SW Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$1,741.50				Due	\$275,367.76	\$0.00	\$0.00	\$0.00	\$277,109.26																																																									
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2023	\$51,775,800	\$1.0730	\$555,554.30	\$0.00	\$0.00	Paid	\$0.00	Paid																																																																																										
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2021	\$52,492,300	\$1.0730	\$638,267.58	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2021		
Levy	\$319,133.79	\$0.00	\$0.00	\$0.00	\$319,133.79			
Payment	-\$281,621.17	\$0.00	\$0.00	\$0.00	-\$281,621.17			
Adjustment	-\$37,512.62	\$0.00	\$0.00	\$0.00	-\$37,512.62			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2021		
Levy	\$319,133.79	\$0.00	\$0.00	\$0.00	\$319,133.79			
Payment	-\$281,621.17	\$0.00	\$0.00	\$0.00	-\$281,621.17			
Adjustment	-\$37,512.62	\$0.00	\$0.00	\$0.00	-\$37,512.62			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

2020	\$61,342,700	\$1.0690	\$707,618.10	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2020		
Levy	\$353,809.05	\$0.00	\$0.00	\$0.00	\$353,809.05			
Payment	-\$327,876.72	\$0.00	\$0.00	\$0.00	-\$327,876.72			
Adjustment	-\$25,932.33	\$0.00	\$0.00	\$0.00	-\$25,932.33			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2020		
Levy	\$353,809.05	\$0.00	\$0.00	\$0.00	\$353,809.05			
Payment	-\$327,876.72	\$0.00	\$0.00	\$0.00	-\$327,876.72			
Adjustment	-\$25,932.33	\$0.00	\$0.00	\$0.00	-\$25,932.33			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

2019	\$49,112,700	\$1.0690	\$570,560.54	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2019		
Levy	\$285,280.27	\$0.00	\$0.00	\$0.00	\$285,280.27			
Payment	-\$262,507.37	\$0.00	\$0.00	\$0.00	-\$262,507.37			
Adjustment	-\$22,772.90	\$0.00	\$0.00	\$0.00	-\$22,772.90			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2019		
Levy	\$285,280.27	\$0.00	\$0.00	\$0.00	\$285,280.27			
Payment	-\$262,507.37	\$0.00	\$0.00	\$0.00	-\$262,507.37			
Adjustment	-\$22,772.90	\$0.00	\$0.00	\$0.00	-\$22,772.90			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

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2018	\$17,223,500	\$1.0490	\$180,674.48	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2018		
Levy	\$90,337.24	\$0.00	\$0.00	\$0.00	\$90,337.24			
Payment	-\$90,337.24	\$0.00	\$0.00	\$0.00	-\$90,337.24			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2018		
Levy	\$90,337.24	\$0.00	\$0.00	\$0.00	\$90,337.24			
Payment	-\$90,337.24	\$0.00	\$0.00	\$0.00	-\$90,337.24			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2017	\$9,739,500	\$1.0490	\$102,167.32	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2017		
Levy	\$51,083.66	\$0.00	\$0.00	\$0.00	\$51,083.66			
Payment	-\$51,083.66	\$0.00	\$0.00	\$0.00	-\$51,083.66			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2017		
Levy	\$51,083.66	\$0.00	\$0.00	\$0.00	\$51,083.66			
Payment	-\$51,083.66	\$0.00	\$0.00	\$0.00	-\$51,083.66			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2016	\$9,173,300	\$1.0340	\$94,851.88	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2016		
Levy	\$47,425.94	\$0.00	\$0.00	\$0.00	\$47,425.94			
Payment	-\$47,425.94	\$0.00	\$0.00	\$0.00	-\$47,425.94			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2016		
Levy	\$47,425.94	\$0.00	\$0.00	\$0.00	\$47,425.94			
Payment	-\$47,425.94	\$0.00	\$0.00	\$0.00	-\$47,425.94			
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			