

General Information

Owner ARLINGTON APARTMENTS L/CAL LLC %LCOR INC ATTN KIERAN BRYERS		Legal Description THE ALTAIRE MASTER CONDOMINIUM SOUTH TOWER UNIT	
Mailing Address 1325 MORRIS DR #100 CHESTERBROOK PA 19087		Trade Name ALTAIRE SOUTH TOWER	
Year Built 2016	Units 184	EU# 3501503A	
Property Class Code 313-Apartment - High-rise	Zoning C-O	Lot Size 34107	
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	\$17,219,500	\$70,684,400	\$87,903,900
1/1/2023	01- Annual	\$17,219,500	\$73,622,500	\$90,842,000
6/1/2022	05- Review	\$17,219,500	\$71,877,600	\$89,097,100
1/1/2022	01- Annual	\$17,219,500	\$78,431,000	\$95,650,500
1/1/2021	01- Annual	\$17,219,500	\$76,942,100	\$94,161,600
11/1/2020	03- Board of Equalization	\$9,739,500	\$51,603,300	\$61,342,800
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
9/1/2018	09- New Construction	\$9,739,500	\$63,079,600	\$72,819,100
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#
ARLINGTON APARTMENTS L/CAL LLC	8/29/2018	\$0	D-Resub/Declaration	/	20180100015195
ARLINGTON APARTMENTS L/CAL LLC	12/15/2015	\$0	D-Resub/Declaration	/	20150100027642

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
27-007-108	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
27-007-110	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	\$260,000	L-Land Sale	/	20230100003379
31-001-034	17th ST S	3/31/2023	\$0	2-Sale or Gift to Relative	/	20230100003331
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
35-001-376	1221 S EADS ST	5/17/2022	\$305,200,000	4-Multiple RPCs, Not A Coded S	/	20220100010734
35-001-374	1331 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
35-003-006	1311 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
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

35-002-006 400 ARMY NAVY DR ARLINGTON VA 22202

27-002-004	4200 COLUMBIA PIKE	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
27-002-001	1100 S THOMAS ST	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
27-002-010	4301 16th ST 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
27-002-006	4200 13th RD S	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
25-021-051	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
25-021-035	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
25-021-031	911 S SCOTT 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
25-021-034	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
25-021-040	914 S TAFT ST	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
25-021-044	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

35-002-006 400 ARMY NAVY DR ARLINGTON VA 22202

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
23-034-149	952 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
23-034-152	950 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
32-001-064	1201 S ROSS ST	9/1/2020	\$0	D-Resub/Declaration	20200100022478
32-001-065	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
B1900544	1/4/2023	CTBO	\$2,000
B1700823	7/17/2018	CNEW	\$10,000
B1602346	10/18/2018	CNEW	\$2,200,000
B2001857	--	CTBO	\$30,000
B1900320	--	CADD	\$29,000
B1801830	10/18/2018	CTBO	\$57,000
B1700933	10/18/2018	CNEW	\$30,217
B1803206	--	CTBO	\$5,200
B1802059	10/18/2018	CTBO	\$5,200
B1503263	10/18/2018	CNEW	\$102,000,000
B1900543	1/4/2023	CTBO	\$4,000
B1602638	7/17/2018	CADD	\$10,000

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.

Properties in Economic Unit # 3501503A

RPC	Property Address
35-002-006	400 ARMY NAVY DR
35-002-003	S EADS ST
35-002-007	ARMY NAVY DR

Resubdivision

Resubdivision Project Information		
Project Name THE ALTRAIRE MASTER CONDOMINIUM		
Project Year 2015	Project ID# 1207	Project Type DECLARATION
Appraiser ERWVING 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		New Construction																																																																																					
					Due	Status	Due	Status	Due	Status																																																																																				
2024	\$87,903,900	\$1.0760	\$472,922.97	\$477,195.45	\$477,195.45	N/A	N/A	N/A																																																																																						
<table><tr><th>1st Install</th><th>Tax</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th>Due date</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>6/15/2024</td></tr><tr><td>Levy</td><td>\$472,922.97</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$472,922.97</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$4,272.48</td><td></td></tr><tr><td>Due</td><td>\$472,922.97</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$477,195.45</td><td></td></tr></table>											1st Install	Tax	Penalty	Interest	Fees	Total	Due date							6/15/2024	Levy	\$472,922.97	\$0.00	\$0.00	\$0.00	\$472,922.97		SW Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$4,272.48		Due	\$472,922.97	\$0.00	\$0.00	\$0.00	\$477,195.45																																																		
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2023	\$90,842,000	\$1.0730	\$974,734.66	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A	N/A																																																																																				
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2022	\$89,097,100	\$1.0730	\$1,026,329.84	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A	N/A																																																																																				
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Adjustment	-\$35,158.99	\$0.00	\$0.00	\$0.00	-\$35,158.99																																																																																									
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																																																																									

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2021 \$94,161,600 \$1.0730 \$1,010,353.94 \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2021
Levy	\$505,176.97	\$0.00	\$0.00	\$0.00	\$505,176.97	
Payment	-\$505,176.97	\$0.00	\$0.00	\$0.00	-\$505,176.97	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2021
Levy	\$505,176.97	\$0.00	\$0.00	\$0.00	\$505,176.97	
Payment	-\$505,176.97	\$0.00	\$0.00	\$0.00	-\$505,176.97	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$61,342,800 \$1.0690 \$707,618.10 \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

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	-\$327,877.26	\$0.00	\$0.00	\$0.00	-\$327,877.26	
Adjustment	-\$25,931.79	\$0.00	\$0.00	\$0.00	-\$25,931.79	
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	-\$327,877.26	\$0.00	\$0.00	\$0.00	-\$327,877.26	
Adjustment	-\$25,931.79	\$0.00	\$0.00	\$0.00	-\$25,931.79	
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 N/A N/A

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	-\$262,289.15	\$0.00	\$0.00	\$0.00	-\$262,289.15	
Adjustment	-\$22,991.12	\$0.00	\$0.00	\$0.00	-\$22,991.12	
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 \$72,819,100 \$1.0490 \$375,073.02 \$0.00 \$0.00 Paid \$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	

New Construction	Tax	Penalty	Interest	Fees	Total	Due date 2/15/2019
Levy	\$194,398.54	\$0.00	\$0.00	\$0.00	\$194,398.54	
Payment	-\$194,398.54	\$0.00	\$0.00	\$0.00	-\$194,398.54	
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 N/A N/A

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 N/A N/A

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	