

## General Information

<b>Owner</b> 12TH STREET PARTNERS LLC		<b>Legal Description</b> LOT 14-A BLK 22 FORT MYER HEIGHTS 11000 SQ FT	
<b>Mailing Address</b> 1201 S ROSS ST ARLINGTON VA 22204		<b>Trade Name</b> THE AVANT CONDOMINIUMS	
<b>Year Built</b> 2021	<b>Units</b> 12	<b>EU#</b>	
<b>Property Class Code</b> 312-Apartment - Mid-rise	<b>Zoning</b> RA6-15	<b>Lot Size</b> 11000	
<b>Neighborhood#</b> 880000	<b>Map Book/Page</b> 054-03	<b>Polygon</b> 17038029	
<b>Site Plan</b> N/A	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No	

## Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2025	01- Annual	\$780,000	\$8,940,200	\$9,720,200
1/1/2024	01- Annual	\$720,000	\$8,490,100	\$9,210,100
1/1/2023	01- Annual	\$720,000	\$8,013,700	\$8,733,700
1/1/2022	01- Annual	\$720,000	\$1,489,800	\$2,209,800
1/1/2021	01- Annual	\$720,000	\$796,400	\$1,516,400
1/1/2020	01- Annual	\$720,000	\$0	\$720,000
1/1/2019	01- Annual	\$720,000	\$0	\$720,000

## Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
12TH STREET PARTNERS LLC	2/22/2018	\$0	D-Resub/Declaration	/	20180100002872

## Neighborhood 880000 Sales between 7/1/2021 and 12/31/2025

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
24-031-043	2101 5th ST S	12/16/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014566
24-031-056	5th ST S	12/16/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014566
27-007-107	4301 16th ST S	11/21/2024	\$0	5-Not Market Sale	/	20240100013675
36-018-021	18th ST S	11/19/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100013363
36-018-020	18th ST S	11/19/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100013363
36-018-020	18th ST S	10/31/2024	\$0	D-Resub/Declaration	/	20240100012549
36-018-021	18th ST S	10/31/2024	\$0	D-Resub/Declaration	/	20240100012549
36-018-022	18th ST S	10/31/2024	\$0	D-Resub/Declaration	/	20240100012549
22-011-278	COLUMBIA PIKE	9/30/2024	\$0	M-Multiple RPCs Land Sale	/	20240100011245
22-011-277	5519 COLUMBIA PIKE	9/30/2024	\$4,000,000	M-Multiple RPCs Land Sale	/	20240100011245
28-003-002	4990 COLUMBIA PIKE	9/26/2024	\$51,000,000	4-Multiple RPCs, Not A Coded S	/	20240100011227
28-030-032	955 S COLUMBUS ST	9/26/2024	\$51,000,000	4-Multiple RPCs, Not A Coded S	/	20240100011227
35-004-012	1421 S HAYES ST	7/31/2024	\$0	5-Not Market Sale	/	20240100008860
35-005-022	801 15th ST S	7/23/2024	\$104,250,000		/	20240100008791
35-001-019	1201 S EADS ST	5/13/2024	\$113,500,000		/	20240100005874
35-004-012	1421 S HAYES ST	5/6/2024	\$0	5-Not Market Sale	/	20240100005054
35-004-012	1421 S HAYES ST	5/6/2024	\$0	D-Resub/Declaration	/	20240100005053
35-009-008	400 15th ST S	5/6/2024	\$48,500,000		/	20240100005082
35-004-012	1421 S HAYES ST	3/19/2024	\$0	7-Partial Interest	/	20240100005052
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
27-007-108	16th ST S	12/29/2023	\$0	D-Resub/Declaration	/	20230100014799
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
27-007-110	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
32-006-035	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	
32-006-034	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
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

**17-038-029 1201 N QUINN ST ARLINGTON VA 22209**

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
35-003-008	1221 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499
35-003-006	1311 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
27-003-001	4501 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
27-004-003	4419 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
27-007-077	4201 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
25-021-037	1957 COLUMBIA PIKE	12/25/2021	\$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
25-021-032	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
25-021-035	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

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25-021-044	COLUMBIA PIKE	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
25-021-040	914 S TAFT 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
35-003-004	1411 S FERN ST	9/29/2021	\$0	F-Multiple RPCs Not Market Sal	/	20210100033057
35-003-003	550 14th RD S	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
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
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

## Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1801796	--	CNEW	\$75,000
B1603355	--	CNEW	\$1,032,000
CTBO25-01439	--	CTBO	\$2,500

**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

<b>Resubdivision Project Information</b>		
<b>Project Name</b> LOT 14-A FORT MYER HEIGHTS RESUB		
<b>Project Year</b> 2018	<b>Project ID#</b> 1299	<b>Project Type</b> RESUB
<b>Appraiser</b> PATRICK	<b>Deed Book/Page #</b> N/A	<b>Date Complete</b> 2/22/2018
<b>Deed Document ID#</b> N/A		
<b>Deleted/Inactive RPC(s)</b> 17-038-001, 17-038-009		
<b>Added RPC(s)</b> 17-038-029		

## 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	\$9,720,200	1.033	\$50,204.83	2.16	258.00	\$557.28	\$50,483.47	\$50,483.47	Due	N/A																																									
<table><tr><th>1st Install</th><th>Tax</th><th>Stormwater Fee</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th>Due date 6/15/2025</th></tr><tr><td>Levy</td><td>\$50,204.83</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$50,204.83</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$278.64</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$278.64</td><td></td></tr><tr><td>Due</td><td>\$50,204.83</td><td>\$278.64</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$50,483.47</td><td></td></tr></table>												1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2025	Levy	\$50,204.83	\$0.00	\$0.00	\$0.00	\$0.00	\$50,204.83		SW Fee	\$0.00	\$278.64	\$0.00	\$0.00	\$0.00	\$278.64		Due	\$50,204.83	\$278.64	\$0.00	\$0.00	\$0.00	\$50,483.47									
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<table><tr><th>2nd Install</th><th>Tax</th><th>Stormwater Fee</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th>Due date 10/5/2024</th></tr><tr><td>Levy</td><td>\$47,570.16</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$47,570.16</td><td></td></tr><tr><td>Payment</td><td>-\$47,570.16</td><td>-\$278.64</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$47,848.80</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$278.64</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$278.64</td><td></td></tr><tr><td>Due</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td></tr></table>												2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2024	Levy	\$47,570.16	\$0.00	\$0.00	\$0.00	\$0.00	\$47,570.16		Payment	-\$47,570.16	-\$278.64	\$0.00	\$0.00	\$0.00	-\$47,848.80		SW Fee	\$0.00	\$278.64	\$0.00	\$0.00	\$0.00	\$278.64		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																													
2023	\$8,733,700	1.030	\$89,957.10	--	--	--	\$0.00	\$0.00	Paid	\$0.00	Paid																																								
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**17-038-029 1201 N QUINN ST ARLINGTON VA 22209**

2022 \$2,209,800 1.030 \$22,760.92 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2022
Levy	\$11,380.46	\$0.00	\$0.00	\$0.00	\$0.00	\$11,380.46	
Payment	-\$11,380.46	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,380.46	
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	\$11,380.46	\$0.00	\$0.00	\$0.00	\$0.00	\$11,380.46	
Payment	-\$11,380.46	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,380.46	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021 \$1,516,400 1.030 \$15,618.90 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2021
Levy	\$7,809.45	\$0.00	\$0.00	\$0.00	\$0.00	\$7,809.45	
Payment	-\$7,809.45	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,809.45	
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	\$7,809.45	\$0.00	\$0.00	\$0.00	\$0.00	\$7,809.45	
Payment	-\$7,809.45	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,809.45	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$720,000 1.026 \$7,387.20 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2020
Levy	\$3,693.60	\$0.00	\$0.00	\$0.00	\$0.00	\$3,693.60	
Payment	-\$3,693.60	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,693.60	
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	\$3,693.60	\$0.00	\$0.00	\$0.00	\$0.00	\$3,693.60	
Payment	-\$3,693.60	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,693.60	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2019 \$720,000 1.026 \$7,387.20 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2019
Levy	\$3,693.60	\$0.00	\$369.36	\$85.31	\$0.00	\$4,148.27	
Payment	-\$3,693.60	\$0.00	-\$369.36	-\$85.31	\$0.00	-\$4,148.27	
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	\$3,693.60	\$0.00	\$0.00	\$0.00	\$0.00	\$3,693.60	
Payment	-\$3,693.60	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,693.60	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	