

General Information

<b>Owner</b> 12TH STREET APARTMENTS L/CAL LLC		<b>Legal Description</b> LAND UNIT B 400 11TH ST SOUTH CONDOMINIUM	
<b>Mailing Address</b> LCOR1325 MORRIS DR #100 CHESTERBROOK PA 19087		<b>Trade Name</b> SAGE APARTMENTS	
<b>Year Built</b> 2021	<b>Units</b> 306	<b>EU#</b> N/A	
<b>Property Class Code</b> 313-Apartment - High-rise	<b>Zoning</b> RA-H-3.2	<b>Lot Size</b> 31108	
<b>Neighborhood#</b> 880000	<b>Map Book/Page</b> 075-03	<b>Polygon</b> 35001028	
<b>Site Plan</b> 244	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No	
This is the Special District description - National Landing BID Mixed Use			
National Landing BID Mixed Use: This property is part of a special tax district and is taxed accordingly.			
Mixed Use Property: This property has both residential and commercial use and is assessed and taxed accordingly.			

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	\$27,058,800	\$110,400,200	\$137,459,000
1/1/2023	01- Annual	\$27,058,800	\$87,469,400	\$114,528,200
1/1/2022	01- Annual	\$27,058,800	\$16,587,200	\$43,646,000
1/1/2021	01- Annual	\$27,058,800	\$2,716,700	\$29,775,500
1/1/2020	01- Annual	\$27,058,800	\$0	\$27,058,800
1/1/2019	01- Annual	\$8,170,000	\$0	\$8,170,000

Mixed Use Assessment History

Effective Date	Change Reason	Use	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	Comm	\$742,800	\$4,549,500	\$5,292,300
1/1/2024	01- Annual	Res	\$26,316,000	\$105,850,700	\$132,166,700
1/1/2023	01- Annual	Comm	\$742,800	\$3,847,500	\$4,590,300
1/1/2023	01- Annual	Res	\$26,316,000	\$83,621,900	\$109,937,900

## Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
12TH STREET APARTMENTS	2/21/2024	\$0		/	2024010001778
12TH STREET APARTMENTS	7/28/2020	\$0	D-Resub/Declaration	/	20200100018065
12TH STREET APARTMENTS	7/30/2018	\$9,500,000	B-Not Previously Assessed	/	20180100013026
400 11TH ST SOUTH CONDOMINIUM	7/26/2018	\$0	D-Resub/Declaration	/	20180100012852

## 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#
35-001-019	1201 S EADS ST	5/13/2024	\$113,500,000		/	20240100005874
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	5/6/2024	\$0		/	20240100005054
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	\$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
35-003-007	1301 S FERN ST	1/20/2022	\$200,500,000	4-Multiple RPCs, Not A Coded S	/	20220100001499

35-001-028 400 11th ST S ARLINGTON VA 22202

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
27-002-001	1100 S THOMAS ST	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
27-002-006	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
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
27-003-001	4501 S FOUR MILE RUN DR	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
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
25-021-034	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
25-021-035	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
25-021-033	COLUMBIA PIKE	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
25-021-032	S SCOTT 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
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
34-024-457	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

**35-001-028 400 11th ST S ARLINGTON VA 22202**

35-003-005	1401 S FERN ST	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
34-020-253	1515 RICHMOND HWY	9/29/2021	\$0	5-Not Market Sale	/	20210100033020
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
23-034-151	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
23-034-149	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
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

**Permits**

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1803400	--	CTBO	\$59,000
B1901870	--	CTBO	\$45,000
B1902510	12/30/2022	CNEW	\$20,000
B2001169	--	CNEW	\$81,000,000
B2101933	12/30/2022	CNEW	\$35,000
B2201333	--	CTBO	\$178,000
B2001643	--	CNEW	\$7,000,000
B1902700	12/30/2022	CNEW	\$2,500
B2000279	--	CNEW	\$1,177,000
B2002906	12/30/2022	CNEW	\$5,000

**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**  
DECLARATION 400 11TH ST SOUTH CONDOMINIUM

**35-001-028 400 11th ST S ARLINGTON VA 22202**

<b>Project Year</b> 2018	<b>Project ID#</b> 1323	<b>Project Type</b> DECLARATION
<b>Appraiser</b> EBAILEY	<b>Deed Book/Page #</b> N/A	<b>Date Complete</b> 7/26/2018
<b>Deed Document ID#</b> N/A		
<a href="#">Deleted/Inactive RPC(s)</a> 35-001-018		
<a href="#">Added RPC(s)</a> 35-001-027, 35-001-028		

**Site Plan and Rezoning**

**Note:** Site Plans and Rezoning are reviewed and approved by the Arlington County Board. The Site Plans and/or Rezoning listed below are considered in the property's annual assessment and may not reflect the latest amendments considered by the Board.

<b>Site Plan #</b> 244	<b>Name</b> Verizon Central Office		
<b>Amendment</b> Yes	<b>Status</b> Approved	<b>Action Date</b> 10/19/2019	<b>Commercial GFA</b> 39380
<b>Office</b> 21439	<b>Retail</b> 11428	<b>Hotel</b> 0	<b>Stories</b> 19
<b>Residential GFA</b> 260403	<b>Residential Units</b> 306	<b>Town houses</b> 0	<b>Parking</b> 148

**Comments:** Existing Verizon telecommunications facility building, with 21,439 sf of GFA, to remain ? New 19-story multifamily building, with: o 306 units o 11,428 sf of ground floor retail o 148 parking spaces in below-grade parking garage Add'l story onto existing building

**Note:** Rezoned from RA-H-3.2 to C-O Crystal City (Z-2612-19-1) New 19- story apartment building, with 11,428sf of retail. Verizon building 21,439 sf will remain on site. Total GFA 34,238 s.f. Addition GFA 8,496 s.f.

**Associated Parcels**  
35-001-018, 35-001-027, 35-001-028

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install Due	Status	2nd Install Due	Status																																					
2024	\$137,459,000	1.201	\$1,485,674.18	55.08	258.00	\$14,210.64	\$749,942.41	\$0.00	Paid	\$749,942.41	Due																																					
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2022	\$43,646,000	1.198	\$468,321.58	--	--	--		\$0.00	\$0.00	Paid	\$0.00	Paid																																				
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**35-001-028 400 11th ST S ARLINGTON VA 22202**

2021 \$29,775,500 1.198 \$319,491.08 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2021
Levy	\$159,745.54	\$0.00	\$0.00	\$0.00	\$0.00	\$159,745.54	
Payment	-\$159,745.54	\$0.00	\$0.00	\$0.00	\$0.00	-\$159,745.54	
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	\$159,745.54	\$0.00	\$0.00	\$0.00	\$0.00	\$159,745.54	
Payment	-\$159,745.54	\$0.00	\$0.00	\$0.00	\$0.00	-\$159,745.54	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$27,058,800 1.194 \$289,258.56 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2020
Levy	\$144,629.28	\$0.00	\$0.00	\$0.00	\$0.00	\$144,629.28	
Payment	-\$144,629.28	\$0.00	\$0.00	\$0.00	\$0.00	-\$144,629.28	
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	\$144,629.28	\$0.00	\$0.00	\$0.00	\$0.00	\$144,629.28	
Payment	-\$144,629.28	\$0.00	\$0.00	\$0.00	\$0.00	-\$144,629.28	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2019 \$8,170,000 1.194 \$97,549.80 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2019
Levy	\$48,774.90	\$0.00	\$0.00	\$0.00	\$0.00	\$48,774.90	
Payment	-\$43,668.65	\$0.00	\$0.00	\$0.00	\$0.00	-\$43,668.65	
Adjustment	-\$5,106.25	\$0.00	\$0.00	\$0.00	\$0.00	-\$5,106.25	
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	\$48,774.90	\$0.00	\$0.00	\$0.00	\$0.00	\$48,774.90	
Payment	-\$43,668.65	\$0.00	\$0.00	\$0.00	\$0.00	-\$43,668.65	
Adjustment	-\$5,106.25	\$0.00	\$0.00	\$0.00	\$0.00	-\$5,106.25	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	