

## General Information

<b>Owner</b> ROSSLYN METRO CENTER LLC C/O AMERICAN REAL ESTATE PARTNERS		<b>Legal Description</b> PARCEL A ROSSLYN CITY CTR ADDN TO ROSSLYN 57,100 SQ FT	
<b>Mailing Address</b> 1660 INTERNATIONAL DR #500 MCLEAN VA 22102		<b>Trade Name</b> ROSSLYN CITY CENTER	
<b>Year Built</b> N/A	<b>Units</b> N/A	<b>EU#</b> 1601004O	
<b>Property Class Code</b> 112-Off bldg 7+ stories	<b>Zoning</b>	<b>Lot Size</b> 57100	
<b>Neighborhood#</b> 910000	<b>Map Book/Page</b> 044-08	<b>Polygon</b> 16037010	
<b>Site Plan</b> N/A	<b>Rezoning</b> N/A	<b>Tax Exempt</b> No	
This is the Special District description - Rosslyn BID Commercial Rate			
Rosslyn 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	\$22,474,500	\$63,343,000	\$85,817,500
1/1/2024	01- Annual	\$24,347,400	\$75,546,700	\$99,894,100
10/1/2023	03- Board of Equalization	\$24,347,400	\$85,764,300	\$110,111,700
1/1/2023	01- Annual	\$24,347,400	\$102,151,400	\$126,498,800
1/1/2022	01- Annual	\$24,347,400	\$102,091,600	\$126,439,000
10/1/2021	03- Board of Equalization	\$24,347,400	\$99,256,200	\$123,603,600
1/1/2021	01- Annual	\$24,347,400	\$105,296,000	\$129,643,400
1/1/2020	01- Annual	\$24,347,400	\$104,017,000	\$128,364,400

## Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
ROSSLYN METRO CENTER LLC	4/24/2019	\$0	D-Resub/Declaration	/	20190100006621

## Neighborhood 910000 Sales between 7/1/2021 and 12/31/2025

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
16-018-008	19th ST N	8/8/2024	\$29,157,900	4-Multiple RPCs, Not A Coded S	/	20240100009599
16-018-008	19th ST N	8/8/2024	\$113,842,100	4-Multiple RPCs, Not A Coded S	/	20240100009600
16-018-007	1001 19th ST N	8/8/2024	\$29,157,900	4-Multiple RPCs, Not A Coded S	/	20240100009599
16-018-007	1001 19th ST N	8/8/2024	\$113,842,096	4-Multiple RPCs, Not A Coded S	/	20240100009600
16-033-007	1525 WILSON BLVD	3/26/2024	\$35,000,000	1-Foreclosure, Auction, Bankru	/	20240100003190
16-038-003	1730 N LYNN ST	2/13/2024	\$15,217,000	M-Multiple RPCs Land Sale	/	20240100001558
16-038-001	1201 WILSON BLVD	2/13/2024	\$15,217,000	M-Multiple RPCs Land Sale	/	20240100001558
16-038-002	N LYNN ST	2/13/2024	\$15,217,000	M-Multiple RPCs Land Sale	/	20240100001558
17-002-015	FAIRFAX DR	2/7/2024	\$0	A-Correction Deed	/	20240100001297
17-003-033	1616 FORT MYER DR	1/5/2024	\$0	A-Correction Deed	/	20240100001297
17-003-033	1616 FORT MYER DR	1/5/2024	\$25,000,000	4-Multiple RPCs, Not A Coded S	/	20240100000291
17-003-033	1616 FORT MYER DR	1/5/2024	\$0	A-Correction Deed	/	20240100000327
16-020-002	1911 FORT MYER DR	11/14/2023	\$52,000,000	4-Multiple RPCs, Not A Coded S	/	20230100013266
16-020-001	1901 FORT MYER DR	11/14/2023	\$52,000,000	4-Multiple RPCs, Not A Coded S	/	20230100013266
16-005-001	1501 LANGSTON BLVD	6/1/2023	\$19,105,100		/	20230100006251
16-005-001	1501 LANGSTON BLVD	6/1/2023	\$16,250,000	A-Correction Deed	/	20230100012150
16-019-005	1901 N MOORE ST	11/2/2022	\$55,500,000		/	20220100018753
17-010-195	1776 WILSON BLVD	10/3/2022	\$59,450,000		/	20220100017669
16-018-007	1001 19th ST N	4/4/2022	\$123,993,200	4-Multiple RPCs, Not A Coded S	/	20220100006840
16-018-008	19th ST N	4/4/2022	\$123,993,200	4-Multiple RPCs, Not A Coded S	/	20220100006840
16-033-027	1535 WILSON BLVD	8/11/2021	\$8,500,000	B-Not Previously Assessed	/	20210100027980
17-003-031	17th ST N	7/26/2021	\$208,550,000	4-Multiple RPCs, Not A Coded S	/	20210100027706
17-003-032	1300 17th ST N	7/26/2021	\$208,550,000	4-Multiple RPCs, Not A Coded S	/	20210100027706
17-002-002	17th ST N	7/26/2021	\$208,550,000	4-Multiple RPCs, Not A Coded S	/	20210100027706

## Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1900160	1/26/2023	CTBO	\$17,000,000

**16-037-010 1700 N MOORE ST ARLINGTON VA 22209**

B1900994	--	CTBO	\$75,000
B1902053	--	CTBO	\$444,399
B1902525	--	CTBO	\$750,000
B1902858	--	CTBO	\$578,442
B2000582	--	CTBO	\$25,324
B2001748	--	CTBO	\$550,000
B2100791	--	CTBO	\$300,000
B2100817	1/30/2023	CTBO	\$11,000
B2101747	1/30/2023	CTBO	\$45,000
B2101755	1/30/2023	CTBO	\$3,700
B2101906	--	CTBO	\$501,300
CTBO23-01973	--	CTBO	\$120,000
CTBO23-03429	--	CTBO	\$500
CTBO24-00920	--	CTBO	\$500
CTBO24-01252	--	CTBO	\$750
CTBO24-02044	--	CTBO	\$2,350
B1900819	--	CTBO	\$83,000
B2000175	1/30/2023	CTBO	\$1,200
B2000860	1/30/2023	CTBO	\$1,500
B2000967	1/30/2023	CTBO	\$4,500
B2100835	1/26/2023	CTBO	\$500
B2201143	--	CTBO	\$70,000
B2201250	--	CTBO	\$225,000
CTBO22-00149	1/30/2023	CTBO	\$25,000
CTBO23-01872	--	CTBO	\$75,000
CTBO23-05768	--	CTBO	\$1,000
B1903233	--	CTBO	\$1,830,000
B2000605	1/30/2023	CTBO	\$7,800
B2002719	1/27/2023	CTBO	\$750
B2100780	--	CTBO	\$110,000
B2100873	1/30/2023	CTBO	\$7,500
B2101938	1/27/2023	CTBO	\$750
B2101958	1/27/2023	CTBO	\$750
B2101963	1/27/2023	CTBO	\$750
B2201142	--	CTBO	\$110,000
CTBO23-03408	--	CTBO	\$370,000
CTBO23-03896	--	CTBO	\$300,000
CTBO23-04493	--	CTBO	\$350,000
CTBO23-05640	--	CTBO	\$1
CTBO23-06255	--	CTBO	\$200,000
CTBO25-00024	--	CTBO	\$853,803
CTBO25-00035	--	CTBO	\$155,000
CTBO25-00536	--	CTBO	\$1,949,897
CTBO25-02046	--	CTBO	\$2,000
B1901213	1/30/2023	CTBO	\$1,200
B1901505	--	CTBO	\$44,000
B1902859	--	CTBO	\$163,659
B2000149	1/30/2023	CTBO	\$1,200
B2000264	--	CTBO	\$2,000,000
B2002530	1/30/2023	CTBO	\$30,000

**16-037-010 1700 N MOORE ST ARLINGTON VA 22209**

B2002533	1/30/2023	CTBO	\$35,000
B2100776	--	CTBO	\$725,000
B2100815	--	CTBO	\$106,500
B2101754	1/30/2023	CTBO	\$2,900
CTBO23-00572	--	CTBO	\$95,000
CTBO23-01395	--	CTBO	\$50,000
CTBO23-04159	--	CTBO	\$300,000
CTBO23-04737	--	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.

**Properties in Economic Unit # 1601004O**

RPC	Property Address
16-037-010	1700 N MOORE ST
16-038-004	N LYNN ST

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	\$85,817,500	1.236	\$1,060,704.26	21.00	258.00	\$5,418.00	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax		Stormwater Fee		Penalty	Interest	Fees	Total	Due date 6/15/2025	
Levy		\$530,352.13		\$0.00		\$0.00	\$0.00	\$0.00	\$530,352.13		
Payment		-\$530,352.13		-\$2,709.00		\$0.00	\$0.00	\$0.00	-\$533,061.13		
SW Fee		\$0.00		\$2,709.00		\$0.00	\$0.00	\$0.00	\$2,709.00		
Due		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax		Stormwater Fee		Penalty	Interest	Fees	Total	Due date 10/5/2025	
Levy		\$530,352.13		\$0.00		\$0.00	\$0.00	\$0.00	\$530,352.13		
Payment		-\$530,352.13		-\$2,709.00		\$0.00	\$0.00	\$0.00	-\$533,061.13		
SW Fee		\$0.00		\$2,709.00		\$0.00	\$0.00	\$0.00	\$2,709.00		
Due		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
2024	\$99,894,100	1.236	\$1,234,691.04	21.00	258.00	\$5,418.00	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax		Stormwater Fee		Penalty	Interest	Fees	Total	Due date 6/26/2024	
Levy		\$617,345.52		\$0.00		\$0.00	\$0.00	\$0.00	\$617,345.52		
Payment		-\$617,345.52		-\$2,709.00		\$0.00	\$0.00	\$0.00	-\$620,054.52		
SW Fee		\$0.00		\$2,709.00		\$0.00	\$0.00	\$0.00	\$2,709.00		
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		\$617,345.52		\$0.00		\$0.00	\$0.00	\$0.00	\$617,345.52		
Payment		-\$617,345.52		-\$2,709.00		\$0.00	\$0.00	\$0.00	-\$620,054.52		
SW Fee		\$0.00		\$2,709.00		\$0.00	\$0.00	\$0.00	\$2,709.00		
Due		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		
2023	\$110,111,700	1.233	\$1,559,730.18	--	--	--	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax		Stormwater Fee		Penalty	Interest	Fees	Total	Due date 6/15/2023	
Levy		\$779,865.09		\$0.00		\$0.00	\$0.00	\$0.00	\$779,865.09		
Payment		-\$678,838.62		\$0.00		\$0.00	\$0.00	\$0.00	-\$678,838.62		
Adjustment		-\$101,026.47		\$0.00		\$0.00	\$0.00	\$0.00	-\$101,026.47		
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		\$779,865.09		\$0.00		\$0.00	\$0.00	\$0.00	\$779,865.09		
Payment		-\$678,838.62		\$0.00		\$0.00	\$0.00	\$0.00	-\$678,838.62		
Adjustment		-\$101,026.47		\$0.00		\$0.00	\$0.00	\$0.00	-\$101,026.47		
Due		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		

**16-037-010 1700 N MOORE ST ARLINGTON VA 22209**

2022 \$126,439,000 1.233 \$1,558,992.84 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2022
Levy	\$779,496.42	\$0.00	\$0.00	\$0.00	\$0.00	\$779,496.42	
Payment	-\$779,496.42	\$0.00	\$0.00	\$0.00	\$0.00	-\$779,496.42	
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	\$779,496.42	\$0.00	\$0.00	\$0.00	\$0.00	\$779,496.42	
Payment	-\$779,496.42	\$0.00	\$0.00	\$0.00	\$0.00	-\$779,496.42	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021 \$123,603,600 1.233 \$1,598,503.08 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2021
Levy	\$799,251.54	\$0.00	\$0.00	\$0.00	\$0.00	\$799,251.54	
Payment	-\$762,016.18	\$0.00	\$0.00	\$0.00	\$0.00	-\$762,016.18	
Adjustment	-\$37,235.36	\$0.00	\$0.00	\$0.00	\$0.00	-\$37,235.36	
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	\$799,251.54	\$0.00	\$0.00	\$0.00	\$0.00	\$799,251.54	
Payment	-\$762,016.18	\$0.00	\$0.00	\$0.00	\$0.00	-\$762,016.18	
Adjustment	-\$37,235.36	\$0.00	\$0.00	\$0.00	\$0.00	-\$37,235.36	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$128,364,400 1.229 \$1,577,598.44 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2020
Levy	\$788,799.22	\$0.00	\$0.00	\$0.00	\$0.00	\$788,799.22	
Payment	-\$788,799.22	\$0.00	\$0.00	\$0.00	\$0.00	-\$788,799.22	
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	\$788,799.22	\$0.00	\$0.00	\$0.00	\$0.00	\$788,799.22	
Payment	-\$788,799.22	\$0.00	\$0.00	\$0.00	\$0.00	-\$788,799.22	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	