

(Inactive)

General Information

| | | | |
|---|--------------------------------|---|--|
| Owner 2000-2001 S. BELL LLC | | Legal Description WEST TOWER LAND UNIT PARCEL B-45 LAND CONDOMINIUM | |
| Mailing Address 4747 BETHESDA AVE #200 BETHESDA MD 20814 | | Trade Name WEST TOWER LAND UNIT | |
| Year Built N/A | Units N/A | EU# N/A | |
| Property Class Code 313-Apartment - High-rise | Zoning C-O/C-O | Lot Size 53913 | |
| Neighborhood# 880000 | Map Book/Page 075-16 | Polygon 34020283 | |
| Site Plan 458 | Rezoning N/A | Tax Exempt No | |
| National Landing 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 |
|----------------|---------------|--------------|-------------------|--------------|
| 1/1/2022 | 01- Annual | \$36,141,200 | \$0 | \$36,141,200 |

Mixed Use Assessment History

| Effective Date | Change Reason | Use | Land Value | Improvement Value | Total Value |
|----------------|---------------|------|--------------|-------------------|--------------|
| 1/1/2022 | 01- Annual | Comm | \$777,800 | \$0 | \$777,800 |
| 1/1/2022 | 01- Annual | Res | \$35,363,400 | \$0 | \$35,363,400 |

34-020-283 2050 S BELL ST ARLINGTON VA 22202

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Property Sales History

| Grantee | Sales Date | Sales Price | Sales Code | Deed Book / Page # | Deed Doc ID# |
|-----------------------|------------|-------------|---------------------|--------------------|----------------|
| 2000-2001 S. BELL LLC | 12/2/2021 | \$0 | D-Resub/Declaration | / | 20210100038593 |

Neighborhood 880000 Sales between 7/1/2020 and 12/31/2023

| RPC | Address | Sales Date | Sales Price | Sales Code | Deed Book / Page # | Deed Doc ID# |
|------------|-------------------------|------------|---------------|--------------------------------|--------------------|----------------|
| 37-027-006 | 2868 FORT SCOTT DR | 3/17/2023 | \$5,500,000 | | / | 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 |
| 22-014-402 | 855 S GREENBRIER ST | 4/22/2022 | \$0 | D-Resub/Declaration | / | 20220100007977 |
| 22-014-403 | 835 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 | 1900 S EADS ST | 2/17/2022 | \$0 | D-Resub/Declaration | / | 20220100003349 |
| 36-018-014 | 1900 S EADS ST | 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 |
| 35-003-008 | 1221 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 |
| 24-031-015 | 323 S VEITCH ST | 1/14/2022 | \$2,200,000 | | / | 20220100001221 |
| 27-002-010 | 4301 16th ST 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 |
| 27-003-001 | 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 |
| 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 |
| 27-002-005 | 4202 12th 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 |
| 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 |
| 25-021-035 | 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 |
| 25-021-051 | 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 |
| 25-021-034 | COLUMBIA PIKE | 12/15/2021 | \$110,975,000 | 4-Multiple RPCs, Not A Coded S | / | 20210100040761 |

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| | | | | | | |
|------------|-----------------------|------------|---------------|--------------------------------|---|----------------|
| 25-021-039 | 1941 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 |
| 25-021-033 | 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 |
| 25-021-045 | 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 |
| 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 | 1900 S EADS ST | 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 |

Permits

| Permit # | Project Completion Date | Permit Type | *Cost Estimate |
|--------------|-------------------------|-------------|----------------|
| CNEW22-00386 | -- | CNEW | \$0 |
| CNEW22-00668 | -- | New | \$5,000 |
| B2102098 | -- | CNEW | \$700,000 |
| B2200467 | -- | CNEW | \$0 |
| B2200471 | -- | CNEW | \$0 |

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.

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.

| | | | |
|----------------------------------|--|---------------------------------|--------------------------------|
| Site Plan # 458 | Name Crystal Plaza 1 Site - 2001 S. Clark St | | |
| Amendment Yes | Status Approved | Action Date 5/15/2021 | Commercial GFA 22250 |
| Office | Retail 22059 | Hotel | Stories 25 |
| Residential GFA 701101 | Residential Units 758 | Town houses | Parking 302 |

Comments: Demo 2001 S Clark Street and build 2 multi-family mixed-use high-rises totaling 6.9 FAR: Site area of 104,404 sq. ft. (2.396 acres) -West Tower (2000 S. Bell Street) --338 dwelling units --12,053 sq. ft. of retail --250 feet in height -East Tower (2001 S. Bell Street) --420 dwelling units --10,006 sq. ft. of retail --200 feet in height -Underground parking structure (302 total spaces) 0.32 spaces per dwelling unit 17% compact spaces -Replacement of existing underground pedestrian concourse segment -New extension of South Bell Street, connecting to South Clark Street; and a new alley south of the proposed East Tower - New pedestrian plaza (aka pedestrian passageway or pedestrian connection) along the east side of the proposed East Tower

Note: Associated parcels are 34-020-266, -267, -268, & -269 Additional project details include: --Rezoning (Z-2619-19-1): to rezone the area of the new site plan for Crystal Plaza 1 from M-2, Service Industrial and C-O, Mixed Use District to C-O Crystal City, Mixed Use Crystal City district. --Crystal City Block Plan: Block Plan for Block M as required by the proposed rezoning above. --Phased Development Site Plan (PDSP) Amendment (SP #454): an amendment to the existing Crystal City PDSP (SP #454) to incorporate the new site plan into the PDSP. Site Plan Amendment (SP #11): site plan amendment to remove 104,404 sq. ft. from the existing SP #11.

Associated Parcels

34-020-268, 34-020-269, 34-020-281, 34-020-282, 34-020-283, 34-020-284

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Tax Balance Information

| Year | Assessment | Blended Tax Rate | Tax Levied | Total Payment Due | 1st Install | | 2nd Install | |
|------|--------------|--------------------|---------------|-------------------|-----------------|-------------|---------------|-----------------|
| | | | | | Due | Status | Due | Status |
| 2022 | \$36,141,200 | \$1.1980 | \$388,767.28 | \$0.00 | \$0.00 | Paid | \$0.00 | Paid |
| | | 1st Install | Tax | Penalty | Interest | Fees | Total | Due date |
| | | Levy | \$194,383.64 | \$0.00 | \$0.00 | \$0.00 | \$194,383.64 | 6/15/2022 |
| | | Payment | -\$194,383.64 | \$0.00 | \$0.00 | \$0.00 | -\$194,383.64 | |
| | | Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | 2nd Install | Tax | Penalty | Interest | Fees | Total | Due date |
| | | Levy | \$194,383.64 | \$0.00 | \$0.00 | \$0.00 | \$194,383.64 | 10/5/2022 |
| | | Payment | -\$194,383.64 | \$0.00 | \$0.00 | \$0.00 | -\$194,383.64 | |
| | | Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |