

General Information

Owner USGBF POTOMAC YARD 1 & 2 LLC %USAA REAL ESTATE CO		Legal Description LAND UNIT 2 POTOMAC YARD NATIONAL LANDING LAND CONDOMINIUM	
Mailing Address 9830 COLONNADE BLVD #600 SAN ANTONIO TX 78230-2239		Trade Name ONE POTOMAC YARD	
Year Built N/A	Units N/A	EU# N/A	
Property Class Code 112-Off bldg 7+ stories	Zoning C-O-1.5/C-O-1.5	Lot Size 68515	
Neighborhood# 960000	Map Book/Page 085-12	Polygon 34027584	
Site Plan N/A	Rezoning N/A	Tax Exempt No	
This is the Special District description - National Landing BID Commercial Rate			
National Landing 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
1/1/2024	01- Annual	\$17,749,000	\$69,253,500	\$87,002,500

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
USGBF POTOMAC YARD 1 & 2 LLC	1/24/2024	\$0		/	20240100000757
USGBF POTOMAC YARD 1 & 2 LLC	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906

Neighborhood 960000 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
34-027-583	2733 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-584	2777 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-583	2733 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-027-584	2777 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-020-286	2351 RICHMOND HWY	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
34-020-287	2450 CRYSTAL DR	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
18-054-008	2716 WASHINGTON BLVD	1/27/2023	\$1,150,000		/	20230100000892
34-024-340	1400 CRYSTAL DR	12/28/2021	\$188,500,000		/	20220100000068
34-024-352	S CLARK ST	12/28/2021	\$14,500,000		/	20220100000895
34-024-352	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-024-353	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-027-071	CRYSTAL DR	12/15/2021	\$32,127,284		/	20210100039747
34-020-281	CRYSTAL DR	9/23/2021	\$0	D-Resub/Declaration	/	20210100031980
35-003-842	525 14TH ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
35-003-843	510 15th ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
34-020-034	2450 CRYSTAL DR	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-035	2461 S CLARK ST	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-032	2351 RICHMOND HWY	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-032	2351 RICHMOND HWY	8/10/2021	\$0	5-Not Market Sale	/	20210100027857
34-020-034	2450 CRYSTAL DR	8/10/2021	\$0	5-Not Market Sale	/	20210100027858
15-086-012	3461 WASHINGTON BLVD	11/20/2020	\$5,500,000	4-Multiple RPCs, Not A Coded S	/	20200100033381
34-026-037	1901 S BELL ST	10/29/2020	\$0	D-Resub/Declaration	/	20200100030153
34-026-037	1901 S BELL ST	10/29/2020	\$0	D-Resub/Declaration	/	20200100030154
34-020-274	1750 CRYSTAL DR	10/7/2020	\$0	D-Resub/Declaration	/	20200100027204
18-054-008	2716 WASHINGTON BLVD	9/29/2020	\$0	7-Partial Interest	/	20200100026950
34-020-274	1750 CRYSTAL DR	9/2/2020	\$0	D-Resub/Declaration	/	20200100022805

Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due	1st Install		2nd Install	
					Due	Status	Due	Status
2024	\$87,002,500	\$1.2010	\$522,450.00	\$525,933.00	\$525,933.00	Due	N/A	
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2024	
Levy		\$522,450.00	\$0.00	\$0.00	\$0.00	\$522,450.00		
SW Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$3,483.00		
Due		\$522,450.00	\$0.00	\$0.00	\$0.00	\$525,933.00		