

# The D.C. Newsletter

Your Real Estate News and Research Resource

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## Bridge District Plans Filed; 748 Units, Grocery Store Proposed for First Phase

After five years of stops and starts and two name changes, Redbrick LMD's ambitious development of a vacant Anacostia site is moving forward. The D.C.-based developer filed a design review application this month for first-phase development featuring 748 multifamily units and more than 46,600-square feet of ground-level retail (including a grocery store) in a single, 130-foot-tall building.

The 739,260-square-foot proposal—which was enabled by a site-specific zone created by the District, similar to the Barry Farm entitlement approved by the zoning commission in July—joins an emerging Green Line pipeline across the river and will serve as the “cornerstone of the future community,” according to the applicant.



**Bridge District – Bird's Eye Site Map**

Source: ZC #21-13 Design Review Application (8/5/2021)

“The project would facilitate the beginning of this development with a mixed-use building providing ground-floor activation, community-serving retail, and ample housing opportunities, including significant affordable housing,” reads the statement in support filed August 5<sup>th</sup>.



**Bridge District – Rendering (from southeast)**

Source: ZC #21-13 Design Review Application (8/5/2021)

The 2.1-acre subject site, which sits at the northeast corner of South Capitol Street, SE and Howard Road, SE, sets the “western bookend” of the Bridge District, a 6.2-acre assemblage named after the new Frederick Douglass Bridge. The applicant, which acquired the multi-parcel assemblage for \$12 million across a series of acquisitions in 2013 and 2014, initially pursued an office-heavy plan in 2016 as Poplar Point,

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then pivoted to a residential-led scheme two years later as Columbian Quarter.

Drawings by ZGF Architects show 11 stories of apartments rising atop a 24-foot-tall, pedestrian-scale retail podium and two levels of below-grade parking. The 450-foot-long façade features three distinct massings unified by similar horizontal banding and extensive balcony and terrace space and distinguished from one another by different colors and materials. More than 85-percent of the units will have access to outdoor space, the “vital importance” of which has become “especially apparent during the COVID-19 pandemic,” according to the applicant.



**Bridge District – Site Plan**

Source: ZC #21-13 Design Review Application (8/5/2021)

The building mass is broken down further by the five second-level courtyards which add depth and variation to the streetwall along Howard Road, SE, as well as a 45-foot-wide building cut-through that will be open to the public and provide access to the future park to the north.



**Bridge District – Rendering (from southwest)**

Source: ZC #21-13 Design Review Application (8/5/2021)

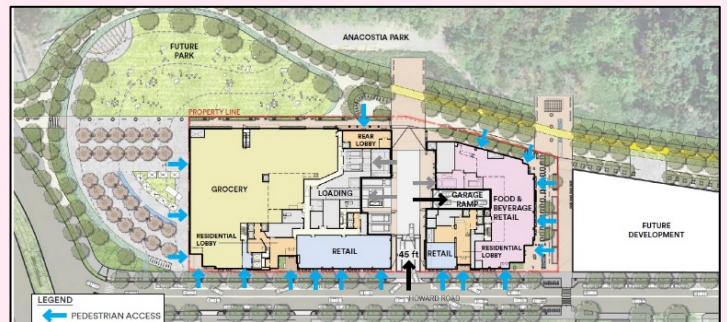
At the ground-level, a 15,000- to 25,000-square-foot grocery space is planned on the western third, with two retail bays along the Howard Road frontage and a single-user food and beverage space proposed on the eastern edge. The space will spill out onto a 30-foot-wide woonerf, which will act as a “de facto extension” of the retail and provide a connection to future development parcels, according to the statement in support.



**Bridge District – Mid-Block Connection**

Source: ZC #21-13 Design Review Application (8/5/2021)

The development plan calls for 77 affordable units (12 percent) to be reserved for households earning 50- to 60-percent of the median family income, LEED-Gold certification, and a 10-percent discount on rent for local retailers.



**Bridge District – Ground-Level Plan**

Source: ZC #21-13 Design Review Application (8/5/2021)

“The project provides the start needed in the Bridge District to create a thriving, high-density neighborhood,” the statement reads.

The multifamily project will be the first of five blocks to be developed in the Bridge District, which was originally approved in 2018 for 1.6 million-square feet of office use, 700 residential units, and 52,000-square feet of retail. Similar to

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more than a dozen other high-profile PUDs approved by the zoning commission over the past five years, however, opponents filed a lawsuit that halted construction at the site.

Rather than enter into a years-long legal battle, Redbrick LMD shifted course in late 2018, extinguishing the PUD approval and securing a rezoning to NHR-1, a special purpose zone created by the Office of Planning tailored to the density, height, and community benefits package originally proposed. The “creative workaround,” as Zoning Commission Vice Chair Robert Miller called it in May 2019, ensured that any future buildings would be subject only to design review by the zoning commission, a limited-scope process which does not allow consideration of issues beyond specific design-related standards.



**Bridge District – Axonometric Rendering**

*Source: ZC #21-13 Design Review Application (8/5/2021)*

The NHR zone’s height and density requirements mirror that of the MU-14 district, with a maximum density of 9.0 FAR and heights up to 130 feet, in conformance with the Mixed-Use High-Density Residential/Commercial designation on the Future Land Use Map. The zoning district is also tailored to the community benefits package proposed by the applicant in its first-stage PUD, requiring LEED-Gold certification, renewable energy production, and a 12-percent set-aside of residential square footage to affordable housing (75 percent at 60-percent MFI, 25 percent at 50-percent MFI; plus 25-percent of affordable units will be three-bedrooms) at any future development.

A zoning commission hearing on the Bridge District first-phase building is scheduled for November 1<sup>st</sup>.

## Arts Place at Fort Totten Loses Tenant, Requests Reduction in Commercial Space

The Morris & Gwendolyn Cafritz Foundation is seeking to modify the approved Arts Place at Fort Totten PUD after arts user Meow Wolf pulled out of its lease due to the impact of the pandemic. The applicant is requesting to eliminate more than 33,000-square feet of commercial space, reduce the parking allotment, lower the building height of the entertainment zone building, and add residential square footage to the Ward 5 project.



**Arts Place at Fort Totten – New Design**

*Source: ZC #06-10F PUD Modification Filing (8/26/2021)*

“While no longer pursuing the original plans, Meow Wolf and the Applicant remain excited about the vibrant creative community of Washington DC and the vision for the Arts Place at Fort Totten,” reads the August 26<sup>th</sup> statement of justification.



**Arts Place at Fort Totten – Proposed Elevation**

*Source: ZC #06-10F PUD Modification Filing (8/26/2021)*

The applicant received approval in March 2020 for 270 multifamily units, a 175,000-square-foot entertainment zone, and an Aldi grocery store on a 5.1-acre site at the southwest corner of South Dakota Avenue, NE and Ingraham Avenue, NE. The unconventional blend of uses—which was to combine an interactive arts center, children’s museum, food hall, and Meow Wolf arts collective alongside traditional multifamily and commercial uses—was planned as the second

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phase in the redevelopment of the aging Riggs Plaza Apartments.

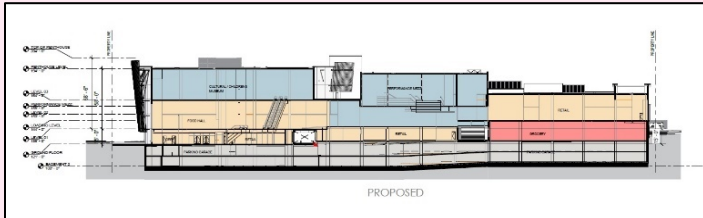
To date, the first-stage, 520-unit Modern at Art Place building and its 107,000-square feet of ground-floor retail have been completed on Block A directly south of the subject site; two additional second-stage PUDs comprising nearly 550 multifamily units and 238,000-square feet of arts and community uses are to follow in future phases.



**Arts Place at Fort Totten – Existing Elevation**

Source: ZC #06-10F PUD Modification Filing (8/26/2021)

The arts collective’s withdrawal triggered several changes to the Family Entertainment Zone (FEZ) component. The applicant is proposing to eliminate the top two levels (13-percent of the square footage) of the building, reorganize the internal configuration (the food hall will now extend to both 4<sup>th</sup> Street and South Dakota Avenue; the children’s museum has been moved to the upper level), and reduce the parking from 717 spaces to 494 spaces, given that the arts collective was to be a “significant generator of vehicular traffic,” according to the applicant.

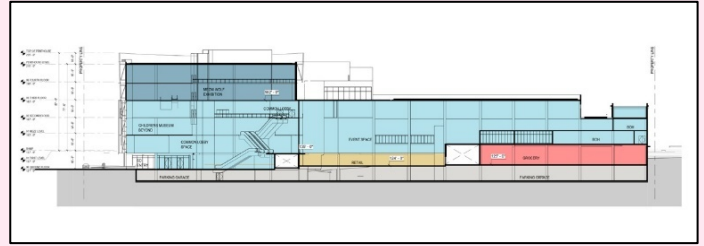


**Arts Place at Fort Totten – Proposed Cross-Section**

Source: ZC #06-10F PUD Modification Filing (8/26/2021)

The 22-foot reduction in the height of the “drum”—the cylindrical architectural feature with highly-reflective, aluminum-louvered façade—will drop the roofline below that of the multifamily component, an improvement to the overall project design, according to the applicant.

“While the form and the expression of the fins maintains the drum’s visual impact as a distinct, iconic destination building, the scale and proportion of the building is more in tune with the surrounding residential neighborhood,” the statement explains.



**Arts Place at Fort Totten – Approved Cross-Section**

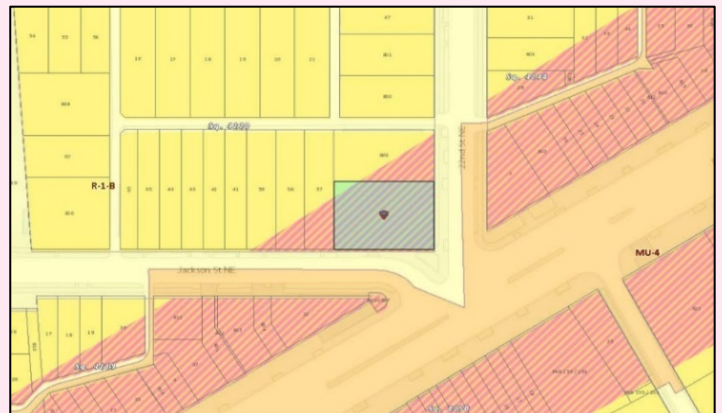
Source: ZC #06-10F PUD Modification Filing (8/26/2021)

“In fact, the applicant believes that the design, architecture and appearance of the entire project has significantly improved as a result of these modifications,” it continues.

The applicant is also proposing to add 23 residential units to the north multifamily building, which will “provide more housing opportunities near the Ft. Totten Metro Station and will provide more potential customers and visitors to the arts, retail and entertainment uses in the FEZ,” according to the applicant.

## Rezoning Filed for Rhode Island Avenue Site for Midrise Multifamily Development

Another Rhode Island Avenue church is seeking a map amendment to redevelop excess property “with the hope of spurring moderate, mixed-use development,” according to a map amendment filed by the New Macedonia Church this month. The proposed rezoning of the Brookland-Edgewood property follows the Greater Mount Calvary Holy Church’s rezoning of land near Rhode Island Avenue Metrorail station, which was approved earlier this year.



**New Macedonia Church MA – Zoning Map**

Source: ZC #21-14 Map Amendment Filing (8/19/2021)

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“The proposed map amendment will encourage infill development on a vacant property which currently detracts from both commercial and residential streets,” the statement reads.

The 0.21-acre site features limited frontage along Rhode Island Avenue to the south, wedged between Jackson Street, NE and 22<sup>nd</sup> Street, NE. The property serves as a surface lot for the church adjacent to the north; to the west are single-family homes; to the east, a commercial stretch along Rhode Island Avenue. The subject site sits on the edge between two FLUM districts: the R-1-B district to the north and west, MU-4 to the south and east along the corridor.

While no specific development plans were filed, the applicant indicates that the “expectation” is that the rezoning would make the underutilized lot “more attractive for mixed-use development with retail uses on the ground floor and new residential multifamily above,” according to the statement.

“The map amendment allows the minimum amount of density necessary to attract such investment,” it continues.

The MU-4 zone permits multifamily and commercial development up to 50-feet in height, with a 75-percent lot coverage under inclusionary zoning (100-percent for commercial). Development under the R-1-B zone is limited to single-family detached dwellings at a height of three stories.



## Zoning Commission Applications Filed

**Case #08-07H (Submitted 07/20/21)** - Application of Four Points Development, LLC (Four Points Development, LLC); application for a two-year PUD time extension, 2nd-stage for Buildings 2 & 5, U Street, MLK Jr. Ave., Chicago Street & Interstate 295, Lot 1018 (5783) & part of 0906 (5785), Square 5783 & 5758, Ward 8, (agent: Jessica Bloomfield, Holland & Knight LLP, 800 17th Street, NW, Suite 1100, Washington, DC 20006).

**Case #08-07I (Submitted 08/10/21)** - Application of Four Points Development, LLC (Four Points Development, LLC); application for a PUD modification of consequence to establish dates to file 2nd-stage PUDs, bounded by U Street, MLK Ave., & Chicago St., SE & Interstate 95, Lot 0827, 0829, 0830, 0880, 0984, 1017 & 1019 (5772), 0829 & 0109 (5783), 0898, 0899 & 0900 (5784) & 0839 & 0906

(5785), Square 5772, 5783, 5784 & 5785, Ward 8, (agent: Jessica Bloomfield, Holland & Knight LLP, 800 17th Street, NW, Suite 1100, Washington, DC 20006).

**Case #12-15C (Submitted 08/09/21)** - Application of Gallaudet University (Gallaudet University, 2626 Brentwood Road, NE, Washington, DC 20018-2606); application for a campus plan amendment, 800 Florida Ave., NE, Lot 0004 & 0006, Square 3593, Ward 5, (agent: Dennis Hughes, Holland & Knight LLP, 800 17th Street, NW, Suite 1100, Washington, DC 20006).

**Case #21-11 (Submitted 07/23/21)** - Application of Abraham & Laura Lisner Home for Aged Women (Abraham & Laura Lisner Home for Aged Women, 5425 Western Ave., NW, Washington, DC 20015-2931); application for a map amendment from R-2 to RA-2, 5425 Western Ave., NW, Lot 0009, Square 1663, Ward 3, (agent: Cynthia Giordano, Saul Ewing Arnstein & Lehr LLP, 1919 Pennsylvania Ave., NW, Washington, DC 20009).

**Case #21-12 (Submitted 07/30/21)** - Application of Square 695, LLC (Square 695, LLC); application for a design review M & South Capitol Streets sub-area, 850 South Capitol Street, SE, Lot 0031 & 0034, Square 0695, Ward 6, (agent: Leila M. Jackson Batties, Holland & Knight LLP, 800 17th Street, NW, Washington, DC 20006).

**Case #21-13 (Submitted 08/05/21)** - Application of The Douglass, LLC (The Douglass, LLC); application for a NHR design review, 632 Howard Road, SE, Lot 0097, Square 5860, Ward 8, (agent: Meghan Hottel-Cox, Goulston & Storrs, 1999 K Street, NW, Suite 500, Washington, DC 20006).

**Case #80-07D (Submitted 08/05/21)** - Application of Georgetown University (Georgetown University); application for PUD modification of consequence, 111 Massachusetts Ave., NW, Lot 0016, Square 0563, Ward 6, (agent: David Avitabile, Goulston & Storrs, 1999 K Street, NW, 5th Floor, Washington, DC 20006).

## Zoning Commission Actions

**Case #20280 (hearing con't. 08/04/21)** - Application of VBS Community Builders LLC (VBS Community Builders LLC, 3401 8th Street, NE, Washington, DC 20017-1747); BZA continued hearing to 9/15/21 application for a special exception under the RF use requirements to convert an existing residential building into a five-unit apartment house in the RF-1 zone, 622 I Street, NE, Lot 0032 & 0113, Square 0857, Ward 6, (agent: Meridith Moldenhauer, 1200 19th Street, NW, Washington, DC 20036).

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## Board of Zoning Adjustment Applications of Interest Filed

**Case #18465A (Submitted 08/09/21)** - Application of St. Patrick's Episcopal Church and Day School (St. Patrick's Episcopal Church and Day School, 4700 Whitehaven Parkway, NW, Washington, DC 20007-1554); application for a modification from the matter of right uses and a modification of significance from Board of Zoning Adjustment Case Number 18465, effective date December 27, 2012, to add two existing detached structures to an existing private school in the R-1-B zone, 4751 & 5753 Whitehaven Parkway, NW, Lot 0838 & 0839, Square 1374, Ward 3, (agent: Allison Prince, Goulston & Storrs, 1999 K Street, NW, Suite 500, Washington, DC 20006).

**Case #18465B (Submitted 08/09/21)** - Application of St. Patrick's Episcopal Church and Day School (St. Patrick's Episcopal Church and Day School, 4700 Whitehaven Parkway, NW, Washington, DC 20007-1554); application for a modification from the matter of right uses and modification of significance in the R-1-B zone, 1801 Foxhall Road, NW, Lot 0827, Square 1346, Ward 3, (agent: Allison Prince, Goulston & Storrs, 1999 K Street, NW, Suite 500, Washington, DC 20006).

**Case #18472B (Submitted 07/30/21)** - Application of District of Columbia Department of General Services (District of Columbia Department of General Services); application for a modification of consequence from the eight year time limit condition, Condition No. 1, of BZA Order No. 18472, as modified by BZA Order No. 18472-A to reduce the off-street parking requirements for a school in the RA-1 zone, 2501-2533 Martin Luther King, Jr. Blvd., SE, Lot 0960, Square 5862, Ward 8, (agent: Meredith Moldenhauer, 1200 19th Street, NW, Washington, DC 20036).

**Case #20396A (Submitted 07/20/21)** - Application of 3315 11th Street Holdings, LLC (3315 11th Street Holdings, LLC, 7117 Meadow Street, Warrenton, VA 20187-7158); application for a modification of consequence from BZA Order No. 20396 to raze the existing two-story, attached, principle dwelling unit and construct a new four story, eight-unit apartment building with cellar and penthouse in the MU-4 zone, 3315 11th Street, NW, Lot 0045, Square 2841, Ward 1, (agent: Cary Kadlecek, Goulston & Storrs, 1999 K Street, NW, Suite 500, Washington, DC 20006).

**Case #20562 (Submitted 07/23/21)** - Application of Embassy of Zambia (Embassy of Zambia); application for foreign mission form the matter-of-right uses to allow the continued temporary location of a chancery in the R-3

zone, 2200 R Street, NW, Lot 0808, Square 2512, Ward 2, (agent: David Snider, 2601 Woodley Place, NW, Unit 710, Washington, DC 20008).

**Case #20563 (Submitted 07/23/21)** - Application of Kilmurry Properties, LLC (Kilmurry Properties, LLC, PO Box 59737, Potomac, MD 20859-9737); application for area variance from the lot width requirements to construct a new, detached, three-story principal dwelling unit in the R-1-B zone, 4236 South Dakota Ave., NE, Lot 0197, Square Par0147, Ward 5, (agent: Martin Sullivan, Sullivan Barros, 1155 15th Street, Unit 1003, Washington, DC 20005).

**Case #20565 (Submitted 07/23/21)** - Application of 1517 Wisconsin Avenue, NW (1517 Wisconsin Avenue, NW, 1511 Wisconsin Ave., NW, Washington, DC 20007-2739); application for a special exception from the lot occupancy requirements to construct a third story addition to an existing, attached, two-story, mixed-use building in the MU-4 zone, 1517 Wisconsin Ave., NW, Lot 0048, Square 1271, Ward 2, (agent: Martin Sullivan, 1155 15th Street, Unit 1003, Washington, DC 20005).

**Case #20566 (Submitted 07/26/21)** - Application of AT&T (AT&T); application for special exception from the use permissions to raze an existing monopole and construct a new monopole in the R-1-B zone, 1800 Perry Street, NE, Lot 0026, Square 0157, Ward 5, (agent: Ryan Triller, 1362 Mellon Road, Suite 140, Hanover, MD 21076).

**Case #20567 (Submitted 07/28/21)** - Application of Hillsdale College (Hillsdale College, 33 E College Street, Hillsdale, MI 49242-1205); application for special exceptions from the penthouse height requirements and the penthouse setback requirements to construct a new penthouse to an existing, attached, four-story, mixed use building in the MU-26 zone, 227-235 Massachusetts Ave., NE, Lot 0049 & 0051, Square 0756, Ward 6, (agent: Zachary Williams, Venable LLP, 600 Massachusetts Ave., NW, Washington, DC 20001).

**Case #20568 (Submitted 07/28/21)** - Application of 1801 MD Ave, LLC (1801 MD Ave, LLC, 11418 Rockville Pike, Unit 2208, North Bethesda, MD 20852-6008); application for special exceptions from the matter-of-right uses and the court requirements to extend the portion of the less restrictive use zone thirty-five feet and construct a new, semi-detached, five-story with penthouse, 28-unit, residential apartment building in the MU-7 and RA-2 zones, 1801-1805 Maryland Ave., NE, Lot 0036 & 0036, Square 4488, Ward 5, (agent: Meghan Hottel-Cox, Goulston & Storrs, 1999 K Street, NW, Suite 500, Washington, DC 20006).

**Case #20571 (Submitted 08/02/21)** - Application of Verizon Wireless (Verizon Wireless); application for a special exception from the matter-of-right uses to construct

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a new monopole in the RA-1 zone, 700 Yuma Street, SE, Lot 0047, 0808 & 0809, Square 6124, Ward 8, (agent: Meghan Hottel-Cox, Goulston & Storrs, 1999 K Street, Suite 500, Washington, DC 20006).

**Case #20572 (Submitted 08/02/21)** - Application of Saint Vincents Home School (Saint Vincents Home School, 924 G Street, NW, Washington, DC 20001-4532); application for an appeal of Saint Vincent's Home School regarding the Zoning Administrator's determination dated June 24, 2021, regarding the off-street parking requirements of ZC Order No. 66-68 and BZA Order No. 10035 for the Edgewood Commons Campus, including the Edgewood IV Building in the RA-4 zone, 401-425, 601, 611, 615 & 635 Edgewood Street, NE, Lot 0002, 0005, 0803, 0805, 0807, 0810, 0811, 0812 & 0813, Square 3630, Ward 5, (agent: Zachary G. Williams, Venable, 600 Massachusetts Ave., NW, Washington, DC 20001).

**Case #20573 (Submitted 08/03/21)** - Application of AT&T (AT&T); application for special exception from the matter-of-right uses to raze an existing monopole and construct a new monopole in the RA-2 zone, 2500 Benning Road, NE, Lot 0042, Square 0160, Ward 5, (agent: Ryan Graham Triller, 1362 Mellon Road, Hanover, MD 21076).

**Case #20576 (Submitted 08/04/21)** - Application of 1606 Strategies 1631 13th St, LLC (1606 Strategies 1631 13th St, LLC, 700 12th Street, NW, Suite 700, PMB 91838, Washington, DC 20005); application for special exceptions from the matter-of-right uses, court requirements, rear addition requirements and lot occupancy requirements to construct a third story with roof deck and rear addition, to an existing, attached, two-story with cellar, 4-unit apartment house in the RF-1 zone, 1631 13th Street, Lot 0006, Square 0277, Ward 2, (agent: Martin Sullivan, 1155 15th Street, Unit 1003, Washington, DC 20005).

**Case #20580 (Submitted 08/10/21)** - Application of NL 1271 5th St, LLC (NL 1271 5th St, LLC, ); application for an appeal from the decisions made on June 11, 2021 by the Zoning Administrator, Department of Consumer and Regulatory Affairs concerning requisite conditions of a Planned Unit Development approved by Zoning Commission Case No. 16-05 in the MU-9 zone, 500-530 Morse Street, NE, Lot 0002, 0007, 0129 & 0104, Square 3591, Ward 5, (agent: Meridith Moldenhauer, 1200 19th Street, NW, Washington, DC 20036).

**Case #20583 (Submitted 08/19/21)** - Application of SC Holdings DC, LLC (SC Holdings DC, LLC, 2000 Massachusetts Ave., NW, Suite 200, Washington, DC 20036-1014); application for special exception from the matter-of-right uses to construct a new, three-story with cellar, 16-unit apartment building in the RA-1 zone, 1430 Eastern Ave., NE, Lot 0071, Square 5171, Ward 7, (agent:

Adam Carballo, 1816 Aliceanna Street, Baltimore, MD 21231).

## Board of Zoning Adjustment Actions of Interest

**Case #20056A (Approved 08/04/21)** - Application of Children in Safe Hands, LLC (Children in Safe Hands, LLC, ); BZA approved application to extend for an additional two years, BZA Order No. 20056, for a special exception under the use provisions to permit a child development center for 40 children in the R-2 zone, 5216 Astor Place, SE, Lot 0027 & 0028, Square 5308, Ward 7, (agent: Thomas Dorsey, TD Creations, 7512 Earnshaw Drive, Brandywine, MD 20613).

**Case #20440 (Approved 08/04/21)** - Application of Green 2336, LLC (Green 2336, LLC, 1817 Benning Road, NE, Washington, DC 20002-7208); BZA approved application for a special exception under the new residential development requirements and area variance from the floor area ratio requirements to raze the existing principal dwelling unit and construct a new, detached, three-story with cellar and penthouse, sixteen-unit residential building in the RA-1 zone, 2336 Green Street, SE, Lot 0069, 0038 & 0039, Square 5754, Ward 8, (agent: Martin Sullivan, Sullivan Barros, 1155 15th Street, NW, Suite 1003, Washington, DC 20005).

**Case #20469 (Approved 08/04/21)** - Application of Daniel Hogenkamp (Daniel Hogenkamp, 645 Prospect Hill Road, Rutland, VT 05701-9442); BZA approved application for area variance from the lot occupancy restrictions and the rear yard requirements to construct a three-story, with roof deck and cellar, semi-detached flat on an unimproved, substandard non-alley lot in the RF-1 zone, 1502 3rd Street, NW, Lot 0046, Square 0521, Ward 5, (agent: Martin Sullivan, Sullivan Barros, 1155 15th Street, NW, Suite 1003, Washington, DC 20005).

**Case #20525 (Approved 08/04/21)** - Application of Washington Metropolitan Area Transit Authority (Washington Metropolitan Area Transit Authority, 555 6th Street, NW, Washington, DC 20001); BZA approved application for an area variance from the minimum required pervious surface requirements to construct a new, rear addition to an existing, detached, industrial building in the RF-1 and NC-8 zones, 3670 New Hampshire Ave., NW, Lot 0047 & 0021, Square 2898, Ward 4, (agent: Janean McCalla-Dunston, 4 North Park Drive, Suite 300, Hunt Valley, MD 21030).

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## Real Estate Transactions of Interest July 1 through 30, 2021

### Commercial/Land

**Ann B. Schnare**, to DC Resident LLC, 9703 Carnot Way, Vienna, VA 22182; sale on 07/01/21 of Lot 0146, Georgetown, 1,334.00 sq. ft., improved, multi-family, zoned R-20, at 1664 Avon Place, NW, Washington, DC, 20007, Ward 2, 4-bedroom, 1 half bath, 2 full bath, 2-story 1,904 finished sq. ft. multi-family home built 1930; 2021 assessment: \$715,320 (land); \$655,560 (improvement), Lot 0146, Square 1282; \$1,300,000 (Instrument# 2021089738).

**George T. Curtis III**, to 2201 Shannon Place LLC, 2041 Martin Luther King Jr. Ave., SE, Suite LL1, Washington, DC 20020; sale on 07/01/21 of Lot 0898, Anacostia, vacant, commercial, zoned MU-4, at Railroad Ave., SE, Washington, DC, 20020, Ward 8, 2021 assessment: n/a, Lot 0898, Square 5784; \$228,798 (Instrument# 2021089760).

**Kingdom Queen Enterprises LLC**, to Park Rd Funding LLC, 316 Owaissa Road, SE, Vienna, VA 22180-5929; sale on 07/01/21 of Lot 0040, Columbia Heights, 1,880.00 sq. ft., improved, multi-family, zoned RF-1, at 1310 Park Road, NW, Washington, DC, 20010, Ward 1, 4-bedroom, 4 full bath, 3-story 3,024 finished sq. ft. multi-family home built 1900; 2021 assessment: \$454,380 (land); \$550,390 (improvement), Lot 0040, Square 2843; \$900,000 (Instrument# 2021089483).

**Shawn C. Williams**, to 1819 Eighteenth St LLC, PO Box 605, Glenn Dale, MD 20769; sale on 07/02/21 of Lot 0812, Randle Heights, 1,214.00 sq. ft., improved, multi-family, zoned RA-2, at 1819 18th Street, SE, Washington, DC, 20020, Ward 8, 2-bedroom, 2 full bath, 2-story 1,690 finished sq. ft. multi-family home built 1938; 2021 assessment: \$129,850 (land); \$210,700 (improvement), Lot 0812, Square 5613; \$340,550 (Instrument# 2021089963).

**Ashkan Aazami**, to APP Investments LLC, 119 P Street, NW, Washington, DC 20001; sale on 07/06/21 of Lot 0216, Old City II, 1,805.00 sq. ft., improved, multi-family, zoned RF-1, at 119 P Street, NW, Washington, DC, 20001, Ward 5, 5-bedroom, 2 full bath, 2-story 2,114 finished sq. ft. multi-family home built 1914; 2021 assessment: \$460,740 (land); \$404,850 (improvement), Lot 0216, Square 0552; \$912,000 (Instrument# 2021090247).

**Sheila Kennedy**, to RPAA Investment LLC, 27087 Roan Court, Chantilly, VA 20152; sale on 07/06/21 of Lot 0177, Old City II, 1,615.00 sq. ft., improved, multi-family, zoned RF-1, at 426 Warner Street, NW, Washington, DC, 20001, Ward 6, 3-bedroom, 2 full bath, 2-story 1,279

finished sq. ft. multi-family home built 1900; 2021 assessment: \$548,440 (land); \$188,170 (improvement), Lot 0177, Square 0509; \$750,000 (Instrument# 2021090479).

**Tonya M. Johnson**, to Capitol Services Group LLC, 3786 Center Way, Fairfax, VA 22033; sale on 07/06/21 of Lot 0131, Trinidad, 2,400.00 sq. ft., improved, multi-family, zoned RF-1, at 1107 Queen Street, NE, Washington, DC, 20002, Ward 5, 4 full bath, 2-story 2,799 finished sq. ft. multi-family home built 1931; 2021 assessment: \$412,270 (land); \$221,180 (improvement), Lot 0131, Square 4058; \$900,000 (Instrument# 2021090451).

**Valgene M. Miller & Andrew Richardson**, to 4016 7th Street LLC, 4060 Championship Drive, Annandale, VA 22003; sale on 07/06/21 of Lot 0818, Brookland, 1,516.00 sq. ft., improved, multi-family, zoned RA-1, at 4016 7th Street, NE, Washington, DC, 20017, Ward 5, 2-bedroom, 2 full bath, 2-story 1,260 finished sq. ft. multi-family home built 1939; 2021 assessment: \$282,780 (land); \$190,760 (improvement), Lot 0818, Square 3820; \$510,000 (Instrument# 2021090925).

**Harlene D. Bernstein, Lawrence Cohen, Steven Cohen, David H. Schumer & Dana L. Vizner**, to 1363 LLC, 1544 Spring Hill Rd., Unit 9343, McLean, VA 22102; sale on 07/07/21 of Lot 0816, Georgetown, 1,774.00 sq. ft., improved, commercial, zoned MU-4, at 1363 Wisconsin Ave., NW, Washington, DC, 20007, Ward 2, 1-story 1,362 finished sq. ft. store built 1900; 2021 assessment: \$798,300 (land); \$293,840 (improvement), Lot 0816, Square 1243; \$800,000 (Instrument# 2021091324).

**Karen M. Lassiter**, to Yellow Tree Investments LLC, 8421 Broad Street, Unit 1315, McLean, VA 22102; sale on 07/07/21 of Lot 0810, Columbia Heights, 2,521.00 sq. ft., improved, multi-family, zoned RF-1, at 903 Quincy Street, NW, Washington, DC, 20011, Ward 4, 4 unit, 4-bedroom, 4 full bath, 2-story 4,780 finished sq. ft. multi-family home built 1935; 2021 assessment: \$456,450 (land); \$564,560 (improvement), Lot 0810, Square 2905; \$492,500 (Instrument# 2021091601).

**Jemal's Jackson LLC**, to Bootseyk LLC, MRK32 LLC & Pennydog LLC, 1601 Connecticut Ave., NW, Suite 800, Washington, DC 20009; sale on 07/08/21 of Lot 0814, Central, 1,275.00 sq. ft., improved, commercial, zoned D-5-R, at 713 H Street, NW, Washington, DC, 20001, Ward 2, 3,157 finished sq. ft. store built 1890, renovated 2003; 2021 assessment: \$534,350 (land); \$2,369,040 (improvement), Lot 0814, Square 0428; \$2,250,000 (Instrument# 2021091963).

**Josephine Poh Choo Jan**, to 448 K Street LLC, 23028 Creighton Farms Dr., Leesburg, VA 20175-6491; sale on 07/08/21 of Lot 0066, Old City II, 3,724.00 sq. ft., improved, commercial, zoned D-4-R, at 444 K Street, NW,



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Washington, DC, 20001, Ward 6, 2-story 2,730 finished sq. ft. store built 1900; 2021 assessment: \$2,918,130 (land); \$116,580 (improvement), Lot 0066, Square 0516; \$3,034,710 (Instrument# 2021092223).

**2531 P Street NW LLC**, to Heider Holdings LLC, 7715 Lafayette Forest Dr., Annandale, VA 22003-6334; sale on 07/12/21 of Lot 0804, Georgetown, 1,165.00 sq. ft., improved, commercial, zoned RA-2, at 2531 P Street, NW, Washington, DC, 20007, Ward 2, 2-story 2,904 finished sq. ft. store built 1900; 2021 assessment: \$400,620 (land); \$968,120 (improvement), Lot 0804, Square 1264; \$1,780,000 (Instrument# 2021093584).

**CHSP Navy Yard LLC**, to B9 Select Navy Owner LLC, 140 L Street, SE, Washington, DC 20003-3335; sale on 07/12/21 of Lot 0817, Old City I, 10,104.00 sq. ft., improved, hotel, zoned D-5, at 140 L Street, SE, Washington, DC, 20003, Ward 6, 204-room, 14-story 121,000 finished sq. ft. hotel built 2006, renovated 2014; 2021 assessment: \$11,003,260 (land); \$51,167,740 (improvement), Lot 0817, Square 0741; \$52,600,000 (Instrument# 2021093635).

**DC Metropolitan Guest House Inc.**, to Child Welfare Collaborative Inc., 2850 27th Street, NW, Washington, DC 20008-4102; sale on 07/12/21 of Lot 0072, Garfield, 3,205.00 sq. ft., improved, hotel, zoned RA-2, at 2850 27th Street, NW, Washington, DC, 20008, Ward 3, 12-bedroom, 10 full bath, 3-story 5,500 finished sq. ft. Inn built 1910; 2021 assessment: \$453,730 (land); \$993,620 (improvement), Lot 0072, Square 2109; \$2,400,000 (Instrument# 2021093241).

**Jemal's Cotton Annex LLC**, to CP VII Cotton Annex, LLC, 1000 Sansome Street, 1st Floor, San Francisco, CA 94111; sale on 07/12/21 of Lot 0806, R.L.A. SW, 61,672.00 sq. ft., improved, office building, zoned D-8, at 300 12th Street, SW, Washington, DC, 20024, Ward 6, 225 parking spaces, 8-story 118,000 finished sq. ft. office building built 1937; 2021 assessment: \$863,410 (land); \$30,443,830 (improvement), Lot 0806, Square 0326; \$45,000,000 (Instrument# 2021093214).

**CS Bond St S Properties, LLC**, to 2505 Wisconsin Ave 1 LLC & 2505 Wisconsin Ave 2 LLC, One Towne Square, Suite 1913, Southfield, MI 48076; sale on 07/13/21 of Lot 0045, Observatory Circle, 23,158.00 sq. ft., improved, hotel, zoned R12, at 2505 Wisconsin Ave., NW, Washington, DC, 20007, Ward 3, 8-story Glover Park hotel; 2021 assessment: \$7,733,850 (land); \$13,966,150 (improvement), Lot 0045, Square 1935; \$37,051,792 (Instrument# 2021094564).

**Thomas D. Bowman Sr., Nelson W. Jackson Jr. & Sharon E. Jackson**, to 3209 Georgia Avenue LLC, 7117 Meadow Street, Warrenton, VA 20187-7158; sale on

07/13/21 of Lot 0801, Columbia Heights, 1,566.00 sq. ft., improved, commercial, zoned NC-7, at 3209 Georgia Ave., NW, Washington, DC, 20010, Ward 1, 2-story 2,151 finished sq. ft. store-barber/beauty shop built 1925; 2021 assessment: \$275,900 (land); \$281,980 (improvement), Lot 0801, Square 3042; \$800,000 (Instrument# 2021094573).

**Yoshiaki Itoh & Alison Noll**, to Enman Corporation, 4822 MacArthur Blvd., NW, Washington, DC 20007-1557; sale on 07/13/21 of Lot 0026, Palisades, 1,618.00 sq. ft., improved, commercial, zoned MU-4, at 4822 MacArthur Blvd., NW, Washington, DC, 20007, Ward 3, 2-story 2,052 finished sq. ft. store; 2021 assessment: \$222,010 (land); \$355,470 (improvement), Lot 0026, Square 1388; \$577,480 (Instrument# 2021093995).

**Benjamin Paul Levy, Karena Michelle Levy, Richard H. Levy & Sarabinh Levy-Brightman**, to PGL Interests, LLC, 1321 1/2 Wisconsin Ave., NW, Washington, DC 20007-3311; sale on 07/14/21 of Lot 0033, Georgetown, 635.00 sq. ft., improved, commercial, zoned MU-13, at 2814 Pennsylvania Ave., NW, Washington, DC, 20007, Ward 2, 2-story 1,131 finished sq. ft. store; 2021 assessment: \$403,390 (land); \$368,040 (improvement), Lot 0033, Square 1195; \$771,430 (Instrument# 2021095306).

**The Studio Theatre, Inc.**, to Kain Family Limited Partnership, c/o Michael S. Kain, 1601 Connecticut Ave., NW, Suite 501, Washington, DC 20009; sale on 07/14/21 of Lot 0094, Old City II, 1,027.00 sq. ft., improved, multi-family, zoned RA-8, at 1630 Corcoran Street, NW, Washington, DC, 20009, Ward 2, 4-bedroom, 4 full bath, 3-story 1,929 finished sq. ft. multi-family home built 1885; 2021 assessment: \$597,250 (land); \$723,700 (improvement), Lot 0094, Square 0179; \$1,300,000 (Instrument# 2021095357).

**1819 14th Street, LLC**, to RP 1819 NW LLC, 3330 Washington Blvd., Suite 200, Arlington, VA 22201; sale on 07/15/21 of Lot 0860, Old City II, 2,503.00 sq. ft., improved, restaurant, zoned ARTS-3, at 1819 14th Street, NW, Washington, DC, 20009, Ward 1, 2-story 7,500 finished sq. ft. restaurant; 2021 assessment: \$1,244,470 (land); \$1,195,850 (improvement), Lot 0860, Square 0238; \$6,400,000 (Instrument# 2021095585).

**1915 I St NE LLC**, to Capitol Services Group LLC, 3786 Center Way, Fairfax, VA 22033; sale on 07/15/21 of Lot 0085, Trinidad, 2,304.00 sq. ft., improved, multi-family, zoned RA-2, at 1915 I Street, NE, Washington, DC, 20002, Ward 5, 4-bedroom, 4 full bath, 2-story 2,368 finished sq. ft. multi-family home built 1942; 2021 assessment: \$311,250 (land); \$262,620 (improvement), Lot 0085, Square 4495; \$1,075,000 (Instrument# 2021096132).

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**AEP Charter Hope-Lamond, LLC**, to Friendship Public Charter School, Inc., 1400 First Street, NW, Unit 300, Washington, DC 20001; sale on 07/15/21 of Lot 0001, Takoma, 51,632.00 sq. ft., improved, Education, zoned MU-3A, at 6200 Kansas Ave., NE, Washington, DC, 20011, Ward 4, 680 student, 2-story 45,385 finished sq. ft. Hope Community Public Charter school built 1958, renovated 2007; 2021 assessment: \$4,997,980 (land); \$5,008,870 (improvement), Lot 0001, Square 3722W; \$13,333,000 (Instrument# 2021096145).

**Frank Sciacca**, to RP 14th NW LLC, 3330 Washington Blvd., Suite 200, Arlington, VA 22201; sale on 07/15/21 of Lot 0861, Old City II, 2,503.00 sq. ft., improved, commercial, zoned ARTS-3, at 1821 14th Street, NW, Washington, DC, 20009, Ward 1, 1-story 2,520 finished sq. ft. store; 2021 assessment: \$1,244,470 (land); \$667,940 (improvement), Lot 0861, Square 0238; \$1,600,000 (Instrument# 2021095586).

**Gayle V. Berkley**, to 715 Kennedy Street NW LLC, 517 Nicholson Street, NW, Washington, DC 20011; sale on 07/15/21 of Lot 0032, Petworth, 2,520.00 sq. ft., improved, commercial, zoned MU-4, at 715 Kennedy Street, NW, Washington, DC, 20011, Ward 4, 3-story 2,638 finished sq. ft. store-barber/beauty shop; 2021 assessment: \$185,700 (land); \$396,650 (improvement), Lot 0032, Square 3153; \$582,350 (Instrument# 2021095819).

**1300 Morris LLC**, to GRN, LLC, 7036 River Oak Court, Clarksville, MD 21029; sale on 07/16/21 of Lot 0874, Anacostia, 14,621.00 sq. ft., improved, Apt. Building, zoned R-3, at 1302 Morris Road, SE, Washington, DC, 20020, Ward 8, 18-unit, 3-story 18,192 finished sq. ft. apartment building built 1965; 2021 assessment: \$578,550 (land); \$1,041,790 (improvement), Lot 0874, Square 5803; \$2,675,000 (Instrument# 2021096276).

**313 Kennedy St LLC**, to 317 Kennedy St LLC, 25391 Pleasant Valley Road, Chantilly, VA 20120; sale on 07/16/21 of Lot 0806, Petworth, 5,816.00 sq. ft., improved, commercial, zoned MU-4, at 313-317 Kennedy Street, NW, Washington, DC, 20011, Ward 4, 2-story 3,371 finished sq. ft. store built 1936; 2021 assessment: \$428,580 (land); \$236,810 (improvement), Lot 0806, Square 3295; \$2,375,000 (Instrument# 2021096206).

**3615 B St SE L.L.C.**, to 3615 B St SE DE LLC, 115 Bytham Ridge Lane, Potomac, MD 20854; sale on 07/16/21 of Lot 0027, Fort Dupont Park, 6,031.00 sq. ft., improved, Apt. Building, zoned R-3, at 3615 B Street, SE, Washington, DC, 20019, Ward 7, 7-unit, 7-bedroom, 3-story 6,432 finished sq. ft. apartment building built 1967; 2021 assessment: \$238,650 (land); \$333,710

(improvement), Lot 0027, Square 5421; \$572,360 (Instrument# 2021096281).

**700 & 704 51st St NE LLC**, to 700 & 704 51st St NE DE LLC, 115 Bytham Ridge Lane, Potomac, MD 20854; sale on 07/16/21 of Lot 0062, Deanwood, 6,000.00 sq. ft., improved, Apt. Building, zoned RA-2, at 700 51st Street, NE, Washington, DC, 20019, Ward 7, 3-story 10,404 finished sq. ft. apartment building built 1965; 2021 assessment: \$237,420 (land); \$490,190 (improvement), Lot 0063, Deanwood, 6,000.00 sq. ft., improved, Apt. Building, zoned RA-2, at 704 51st Street, NE, Washington, DC, 20019, Ward 7, 8-units, 3-story 10,404 finished sq. ft. apartment building built 1965; 2021 assessment: \$237,420 (land); \$490,190 (improvement), Lot 0063 0062, Square 5197, 5197; \$1,455,220 (Instrument# 2021096434).

**Tremayne O. Cobb**, to KKO Investments, LLC, 1404 S Street, SE, Washington, DC 20020; sale on 07/16/21 of Lot 0021, Randle Heights, 2,422.00 sq. ft., improved, multi-family, zoned R-3, at 2401 S Street, SE, Washington, DC, 20020, Ward 8, 8-bedroom, 4 full bath, 2-story 2,524 finished sq. ft. multi-family home built 1950; 2021 assessment: \$147,160 (land); \$413,940 (improvement), Lot 0021, Square 5627; \$825,000 (Instrument# 2021096618).

**Lenore M. Thompson**, to District Venture Group, LLC, 4805 14th Street, NW, Washington, DC 20011; sale on 07/19/21 of Lot 0035, Chillum, 1,095.00 sq. ft., improved, commercial, zoned MU-4, at 123 Missouri Ave., NW, Washington, DC, 20011, Ward 4, 1-story 891 finished sq. ft. store built 1949; 2021 assessment: \$64,400 (land); \$168,170 (improvement), Lot 0035, Square 3391; \$325,000 (Instrument# 2021097273).

**1231 New York Avenue, NE, LLC**, to MK-1231, LLC, 6820B Commercial Drive, Springfield, VA 22151-4220; sale on 07/20/21 of Lot 0825, Brentwood, 10,846.00 sq. ft., improved, commercial, zoned PDR-1, at 1231 New York Ave., NE, Washington, DC, 20002, Ward 5, 1-story 1,711 finished sq. ft. vehicle service station built 1955; 2021 assessment: \$849,130 (land); \$307,810 (improvement), Lot 0825, Square 4041; \$3,600,000 (Instrument# 2021098059).

**5601 13th Street, NW LLC**, to 5601 13th St NW LLC, 5601 13th Street, NW, Washington, DC 20011; sale on 07/20/21 of Lot 0802, 16th Street Heights, 25,704.00 sq. ft., improved, Apt. Building, zoned RA-1, at 5601 13th Street, NW, Washington, DC, 20011, Ward 4, 67 full bath, 4-story 70,212 finished sq. ft. apartment building built 1955; 2021 assessment: \$582,970 (land); \$9,309,820 (improvement), Lot 0802, Square 2934; \$11,500,000 (Instrument# 2021097711).

**Juliet W. Reid, Samuel S. Reid & Charlotte C. Weber**, to 1344 30th Street LLC, 1344 30th Street, NW,

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Washington, DC 20007; sale on 07/20/21 of Lot 0136, Georgetown, 4,800.00 sq. ft., improved, multi-family, zoned R-20, at 1344 30th Street, NW, Washington, DC, 20007, Ward 2, 6-bedroom, 2 half bath, 9 full bath, 2.5-story 7,056 finished sq. ft. multi-family home built 1928; 2021 assessment: \$1,338,340 (land); \$6,213,180 (improvement), Lot 0136, Square 1242; \$9,500,000 (Instrument# 2021097499).

**Jodean Martha Hall & Joseph Albert Hawkins**, to Beau Landscaping Services LLC, 1248 Half Street, SW, Washington, DC 20024-4110; sale on 07/21/21 of Lot 0037, Old City I, 1,302.00 sq. ft., improved, multi-family, zoned RF-1, at 1248 Half Street, SW, Washington, DC, 20024, Ward 6, 4-bedroom, 2 full bath, 2-story 1,440 finished sq. ft. multi-family home built 1909; 2021 assessment: \$434,530 (land); \$186,860 (improvement), Lot 0037, Square 0651; \$721,000 (Instrument# 2021098300).

**Irene S. Wenger**, to Dean M Street, LLC, 1765 Greensboro Station Place, McLean, VA 22012; sale on 07/22/21 of Lot 0805, Georgetown, 2,040.00 sq. ft., improved, restaurant, zoned MU-4, at 3123 M Street, NW, Washington, DC, 20007, Ward 2, 2-story 11,069 finished sq. ft. restaurant built 1922; 2021 assessment: \$1,851,300 (land); \$1,214,100 (improvement), Lot 0805, Square 1208; \$1,999,999 (Instrument# 2021099429).

**K Street Dental Group**, to Tavakkoli Properties, LLC, 3 Washington Circle, NW, Unit 306, Washington, DC 20037-2356; sale on 07/22/21 of Condo Unit(s) 306, Foggy Bottom, The Washington Circle, a Condominium, 428.00 sq. ft., improved, comm. condo, zoned RA-2, at 3 Washington Circle, NW, Unit 306, Washington, DC, 20037, Ward 2, 1 half bath, commercial condo built 1981; 2021 assessment: \$310,730 (land); \$733,590 (improvement), Condo Unit(s) P6, Foggy Bottom, Three Washington Circle, a Condominium, 12.00 sq. ft., improved, comm. condo, zoned RA-2, at 3 Washington Circle, NW, Unit P6, Washington, DC, 20037, Ward 2, condo parking space; 2021 assessment: \$12,000 (land); \$28,000 (improvement), Condo Unit(s) P7, Foggy Bottom, Three Washington Circle, a Condominium, 12.00 sq. ft., improved, comm. condo, zoned RA-2, at 3 Washington Circle, NW, Unit P7, Washington, DC, 20037, Ward 2, condo parking space; 2021 assessment: \$12,000 (land); \$28,000 (improvement), Lot 2014 2065 2064, Square 0038, 0038, 0038; \$1,105,000 (Instrument# 2021099397).

**Capital Financial Services Management LLC**, to Simone Management LLC, PO Box 18, Clinton, MD 20735-0018; sale on 07/23/21 of Lot 0858, Deanwood, 3,500.00 sq. ft., improved, commercial, zoned MU-3A, at 4707 Sheriff Road, NE, Washington, DC, 20019, Ward 7, 2021 assessment: \$138,500 (land); \$25,350 (improvement),

Lot 0858, Square 5151; \$200,000 (Instrument# 2021099822).

**JGJ Properties LLC**, to CEL LLC, 3155 Mount Pleasant Street, NW, Unit 101, Washington, DC 20010; sale on 07/23/21 of Condo Unit(s) 101, Mount Pleasant, The Mount Pleasant Condominium, 550.00 sq. ft., improved, comm. condo, zoned MU-4, at 3155 Mount Pleasant Street, NW, Unit 101, Washington, DC, 20010, Ward 1, 2021 assessment: \$110,210 (land); \$531,680 (improvement), Lot 2015, Square 2595; \$560,000 (Instrument# 2021099573).

**Saranah Holmes Walden**, to Roots Development 212 Condos LLC, 1941 Thoroughfare Road, Brightwood, VA 22715; sale on 07/23/21 of Lot 0019, Old City II, 673.00 sq. ft., improved, multi-family, zoned MU-4, at 212 Florida Ave., NW, Washington, DC, 20001, Ward 5, 3-bedroom, 1 half bath, 3 full bath, 2-story 1,258 finished sq. ft. multi-family home built 1900; 2021 assessment: \$385,670 (land); \$217,800 (improvement), Lot 0019, Square 0550; \$730,000 (Instrument# 2021099756).

**Sheldon Arpad & M Street Associates LLC**, to Dean M Street, LLC, 1765 Greensboro Station Place, McLean, VA 22012; sale on 07/23/21 of Lot 0039, Georgetown, 3,044.00 sq. ft., improved, restaurant, zoned MU-4, at 3125 M Street, NW, Washington, DC, 20007, Ward 2, 2-story 5,564 finished sq. ft. restaurant built 1922; 2021 assessment: \$2,815,700 (land); \$2,382,730 (improvement), Lot 0039, Square 1208; \$7,000,000 (Instrument# 2021099825).

**Banana Town LLC**, to 3rd Street NW LLC, 89 Draper Street, Dorchester, MA 02122; sale on 07/26/21 of Lot 0060, Ledroit Park, 1,653.00 sq. ft., improved, multi-family, zoned RF-1, at 1904 3rd Street, NW, Washington, DC, 20001, Ward 1, 6-bedroom, 4 full bath, 3-story 2,384 finished sq. ft. multi-family home built 1910; 2021 assessment: \$514,030 (land); \$499,870 (improvement), Lot 0060, Square 3089; \$1,022,900 (Instrument# 2021100024).

**Ronald D. & Sherry R. Kabran**, to Next Phase Inc. & Martin G. & Sandra A. Wertkin, 213 F Street, NE, Washington, DC 20002; sale on 07/26/21 of Lot 0008, Petworth, 1,900.00 sq. ft., improved, commercial, zoned MU-3A, at 5006 1st Street, NW, Washington, DC, 20011, Ward 4, 2-story retail store; 2021 assessment: \$130,590 (land); \$372,360 (improvement), Lot 0008, Square 3403; \$960,000 (Instrument# 2021100782).

**2100 15th Street LLC**, to 2100 15th St SE LLC, 6519 Lone Oak Drive, Bethesda, MD 20817-1671; sale on 07/27/21 of Lot 1011, Anacostia, 9,360.00 sq. ft., improved, Apt. Building, zoned R-3, at 2100 15th Street, SE, Washington, DC, 20020, Ward 8, 15-unit, 2-story 14,300 finished sq. ft. apartment building built 1937; 2021

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assessment: \$370,380 (land); \$1,058,350 (improvement), Lot 1011, Square 5779; \$1,675,000 (Instrument# 2021101318).

**Jose D. Mararac**, to Titanium Holding LLC, 7000 Highbridge Road, Bowie, MD 20720; sale on 07/29/21 of Lot 0084, Congress Heights, 4,536.00 sq. ft., improved, multi-family, zoned R-2, at 113 Galveston Place, SW, Washington, DC, 20032, Ward 8, 4-bedroom, 4 full bath, 2,720 finished sq. ft. multi-family home built 1943; 2021 assessment: \$133,000 (land); \$225,190 (improvement), Lot 0084, Square 6239; \$300,000 (Instrument# 2021102638).

**Tan Inc.**, to 1842 Land Company LLC, 1717 T Street, NW, Washington, DC 20009-7110; sale on 07/29/21 of Lot 0250, Old City II, 2,104.00 sq. ft., improved, commercial, zoned MU-17, at 1842 18th Street, NW, Washington, DC, 20009, Ward 2, 2-story 5,281 finished sq. ft. store built 1895; 2021 assessment: \$907,330 (land); \$2,158,410 (improvement), Lot 0250, Square 0132; \$3,575,000 (Instrument# 2021102869).

**4021 Kansas Ave NW Co.**, to 4021 Kansas Ave, LLC, 11431 Amherst Ave., Unit 1521, Silver Spring, MD 20915-7507; sale on 07/30/21 of Lot 0097, Columbia Heights, 4,320.00 sq. ft., improved, multi-family, zoned RF-1, at 4021 Kansas Ave., NW, Washington, DC, 20011, Ward 4, 12-bedroom, 8 full bath, 2-story 2,824 finished sq. ft. multi-family home built 1939; 2021 assessment: \$503,450 (land); \$740,940 (improvement), Lot 0097, Square 2909; \$2,025,000 (Instrument# 2021103067).

## Residential/Lots

**Russell S. Drazin**, to 1S Reo Opportunity 1 LLC, 370 Highland Ave., Suite 200, Piedmont, CA 94611; sale on 07/01/21 of Lot 0808, Old City I, 1,733.00 sq. ft., improved, semi-detached, zoned RF-1, at 711 16th Street, NE, Washington, DC, 20002, Ward 6, 2-bedroom, 1 full bath, 2-story 1,242 finished sq. ft. semi-detached home built 1908; 2021 assessment: \$381,680 (land); \$149,860 (improvement), Lot 0808, Square 4510; \$450,000 (Instrument# 2021089421).

**Stephanie Michele Pettis**, to 5700 MacArthur LLC, 1900 M Street, NW, Unit 400, Washington, DC 20036; sale on 07/02/21 of Lot 0883, Palisades, 7,457.00 sq. ft., improved, SFD, zoned R-1-B, at 5700 MacArthur Blvd., NW, Washington, DC, 20016, Ward 3, 3-bedroom, 2 half bath, 1 full bath, 1.5-story 1,930 finished sq. ft. home built 1920; 2021 assessment: \$649,820 (land); \$292,410 (improvement), Lot 0883, Square 1453; \$820,000 (Instrument# 2021090051).

**Amber L. Williams**, to Property Perfections LLC, 9532 Victoria Drive, Upper Marlboro, MD 20772; sale on

07/06/21 of Lot 0111, Randle Heights, 2,106.00 sq. ft., improved, semi-detached, zoned R-3, at 1938 Savannah Place, SE, Washington, DC, 20020, Ward 8, 3-bedroom, 1 full bath, 2-story 928 finished sq. ft. semi-detached home built 1942; 2021 assessment: \$145,920 (land); \$89,460 (improvement), Lot 0111, Square 5892; \$371,000 (Instrument# 2021090907).

**Calvin Kidd Jr.**, to Kat Realty LLC, 4626 A Street, SE, Washington, DC 20019; sale on 07/06/21 of Lot 0045, Marshall Heights, 3,759.00 sq. ft., improved, semi-detached, zoned R-2, at 4626 A Street, SE, Washington, DC, 20019, Ward 7, 2-bedroom, 1 full bath, 2-story 800 finished sq. ft. semi-detached home built 1945; 2021 assessment: \$141,750 (land); \$81,010 (improvement), Lot 0045, Square 5349; \$260,000 (Instrument# 2021090692).

**Lisa L. Monk**, to Amen Realty, LLC, 22 Stonegate Drive, Silver Spring, MD 20905-5701; sale on 07/06/21 of Lot 0833, Anacostia, 852.00 sq. ft., improved, rowhouse, zoned RA-2, at 2132 Young Street, SE, Washington, DC, 20020, Ward 8, 1 half bath, 2 full bath, 3-story 1,530 finished sq. ft. rowhouse built 1991; 2021 assessment: \$113,920 (land); \$164,100 (improvement), Lot 0833, Square 5564; \$350,000 (Instrument# 2021090260).

**1417 Belmont Property LLC**, to CSC 1417 Belmont LLC, 1725 I Street, NW, Suite 125, Washington, DC 20006; sale on 07/07/21 of Lot 0824, Columbia Heights, 9,600.00 sq. ft., vacant, residential, zoned RA-2, at 1417 Belmont Street, NW, Washington, DC, 20009, Ward 1, 2021 assessment: \$981,020 (land), Lot 0824, Square 2661; \$8,500,000 (Instrument# 2021091613).

**1S Reo Opportunity 1, LLC**, to 711 16th NE, LLC, 1 Stapleford Hall Court, Potomac, MD 20854; sale on 07/07/21 of Lot 0808, Old City I, 1,733.00 sq. ft., improved, semi-detached, zoned RF-1, at 711 16th Street, NE, Washington, DC, 20002, Ward 6, 2-bedroom, 1 full bath, 1,242 finished sq. ft. semi-detached home built 1908; 2021 assessment: \$381,680 (land); \$149,860 (improvement), Lot 0808, Square 4510; \$540,000 (Instrument# 2021091321).

**Floyd Borders & Gracie Lawson-Borders**, to Hope Residential Services LLC, 3152 Cityscape Drive, NE, Washington, DC 20018; sale on 07/07/21 of Lot 1039, Fort Lincoln, 1,776.00 sq. ft., improved, rowhouse, zoned RA-4, at 3152 Cityscape Drive, NE, Washington, DC, 20018, Ward 5, 4-bedroom, 1 half bath, 4 full bath, 2.5-story 2,448 finished sq. ft. rowhouse built 2017; 2021 assessment: \$338,840 (land); \$552,960 (improvement), Lot 1039, Square 4325; \$990,000 (Instrument# 2021091546).

**Margaret Bailey & Lisa Bigelow**, to RCW Construction Group, LLC, 15607 Hexham Terrace, Upper Marlboro, MD 20774; sale on 07/07/21 of Lot 0069,

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Brookland, 3,233.00 sq. ft., improved, semi-detached, zoned R-2, at 1217 Taylor Street, NE, Washington, DC, 20017, Ward 5, 4-bedroom, 1 full bath, 2-story 1,360 finished sq. ft. semi-detached home built 1925; 2021 assessment: \$324,500 (land); \$180,620 (improvement), Lot 0069, Square 3921; \$425,000 (Instrument# 2021091569).

**3120 Woodland Dr NW LLC**, to Capital Equities LLC, c/o The Northern Trust Company of Delaware, 1313 N. Market Street, Suite 5300, Wilmington, DE 19801; sale on 07/08/21 of Lot 0002, Massachusetts Avenue Heights, 22,877.00 sq. ft., improved, SFD, zoned R-6, at 3120 Woodland Drive, NW, Washington, DC, 20008, Ward 3, 7-bedroom, 2 half bath, 7 full bath, 2.5-story 8,206 finished sq. ft. home built 1928; 2021 assessment: \$2,811,630 (land); \$7,815,960 (improvement), Lot 0002, Square 2124; \$10,900,000 (Instrument# 2021092370).

**Adrienne Whitehead, Anthony Ramone Whitehead,**

**Joseph Donaldson Whitehead & Mary Annie**

**Whitehead**, to 1522 C Street LLC, 1522 C Street, NE, Washington, DC 20002-6522; sale on 07/08/21 of Lot 0062, Old City I, 2,208.00 sq. ft., improved, rowhouse, zoned RF-1, at 1522 C Street, NE, Washington, DC, 20002, Ward 6, 4-bedroom, 1 half bath, 2 full bath, 2-story 1,490 finished sq. ft. rowhouse built 1938; 2021 assessment: \$398,900 (land); \$236,250 (improvement), Lot 0062, Square 4564; \$200,000 (Instrument# 2021091860).

**Christopher J. Pieratt & Mainon Schwartz**, to Redfinnow Borrower LLC, 632 E Street, SE, Washington, DC 20003; sale on 07/08/21 of Lot 0833, Capitol Hill, 1,237.00 sq. ft., improved, rowhouse, zoned RF-1, at 632 E Street, SE, Washington, DC, 20003, Ward 6, 3-bedroom, 3 full bath, 3-story 1,710 finished sq. ft. rowhouse built 1962; 2021 assessment: \$548,190 (land); \$359,360 (improvement), Lot 0833, Square 0876; \$1,115,000 (Instrument# 2021091933).

**Daniel & Grace O. Owunwanne**, to Money Mills Real Estate, LLC, 1800 John F. Kennedy Blvd., Suite 300, Philadelphia, PA 19103-7402; sale on 07/08/21 of Lot 0013, Marshall Heights, 4,000.00 sq. ft., vacant, residential, zoned R-3, at 5345 Drake Place, SE, Washington, DC, 20019, Ward 7, 2021 assessment: \$143,360 (land), Lot 0013, Square 5299; \$170,000 (Instrument# 2021092222).

**Irene C. Jenkins Pattin**, to Four Blocks LLC, 411 Rifton Court, Upper Marlboro, MD 20774-8571; sale on 07/08/21 of Lot 0045, Fort Dupont Park, 3,340.00 sq. ft., improved, semi-detached, zoned R-2, at 409 Burbank Street, SE, Washington, DC, 20019, Ward 7, 3-bedroom, 1 full bath, 2-story 1,044 finished sq. ft. semi-detached home built 1948; 2021 assessment: \$136,310 (land); \$123,770 (improvement), Lot 0045, Square 5398; \$285,000 (Instrument# 2021092077).

**Jacqueline Claire Lay & Jason R. Lay**, to Redfinnow Borrower LLC, 1415 K Street, SE, Washington, DC 20003; sale on 07/08/21 of Lot 0023, Old City I, 1,383.00 sq. ft., improved, rowhouse, zoned RA-2, at 1415 K Street, SE, Washington, DC, 20003, Ward 6, 2-bedroom, 1 half bath, 1 full bath, 2-story 1,168 finished sq. ft. rowhouse built 1913; 2021 assessment: \$421,820 (land); \$181,830 (improvement), Lot 0023, Square 1066; \$715,000 (Instrument# 2021092106).

**James R. Epps & Elizabeth Forgotson Goldberg**, to Rehabit DC LLC, 7245 Hanover Parkway, Suite B, Greenbelt, MD 20770; sale on 07/08/21 of Lot 0048, Woodridge, 9,067.00 sq. ft., improved, SFD, zoned R-1-B, at 2964 Carlton Ave., NE, Washington, DC, 20018, Ward 5, 4-bedroom, 2 half bath, 2 full bath, 2-story 1,636 finished sq. ft. home built 1968; 2021 assessment: \$324,780 (land); \$200,650 (improvement), Lot 0048, Square 4318; \$565,000 (Instrument# 2021091751).

**Lance R. Brown**, to 721 16th St NE LLC, 1112 Staples Street, NE, Unit 1, Washington, DC 20002; sale on 07/08/21 of Lot 0096, Old City I, 1,620.00 sq. ft., improved, SFD, zoned MU-4, at 721 16th Street, NE, Washington, DC, 20002, Ward 6, 2-bedroom, 1 full bath, 2-story 1,242 finished sq. ft. home built 1908; 2021 assessment: \$377,100 (land); \$251,790 (improvement), Lot 0096, Square 4510; \$715,000 (Instrument# 2021092402).

**Miriam Brown**, to Casa Properties LLC, 2701 Branch Ave., SE, Washington, DC 20020; sale on 07/08/21 of Lot 0022, Hillcrest, 6,195.00 sq. ft., improved, SFD, zoned R-1-B, at 2701 Branch Ave., SE, Washington, DC, 20020, Ward 7, 3-bedroom, 2 full bath, 2.5-story 2,630 finished sq. ft. home built 1940; 2021 assessment: \$182,380 (land); \$366,580 (improvement), Lot 0022, Square 5702; \$413,000 (Instrument# 2021092216).

**Paolo Sacco**, to Redfinnow Borrower LLC, 2217 12th Place, NW, Washington, DC 20009; sale on 07/08/21 of Lot 0136, Old City II, 756.00 sq. ft., improved, rowhouse, zoned RA-2, at 2217 12th Place, NW, Washington, DC, 20009, Ward 1, 2-bedroom, 1 half bath, 2 full bath, 2-story 912 finished sq. ft. rowhouse built 1895; 2021 assessment: \$440,650 (land); \$384,700 (improvement), Lot 0136, Square 0271; \$825,000 (Instrument# 2021091924).

**Reginald A. Nance & Sandra L. Thomas**, to Woxx Properties, LLC, 11006 Ibis Lane, Upper Marlboro, MD 20772; sale on 07/08/21 of Lot 0117, Anacostia, 1,681.00 sq. ft., improved, rowhouse, zoned R-3, at 1810 14th Street, SE, Washington, DC, 20020, Ward 8, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,116 finished sq. ft. rowhouse built 1925; 2021 assessment: \$128,650 (land); \$103,190 (improvement), Lot 0117, Square 5605; \$305,000 (Instrument# 2021092157).

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**Sean Matthew Donnelly & Rebecca Jei-An Lee**, to Redfinnow Borrower LLC, 6335 North Capitol Street, NE, Washington, DC 20011; sale on 07/08/21 of Lot 0006, Takoma, 3,524.00 sq. ft., improved, semi-detached, zoned R-2, at 6335 North Capitol Street, NE, Washington, DC, 20011, Ward 4, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,088 finished sq. ft. semi-detached home built 1947; 2021 assessment: \$327,940 (land); \$153,490 (improvement), Lot 0006, Square 3726; \$525,000 (Instrument# 2021091923).

**Stephen J. Lynton**, to Lustig Associates LLC, 7910 Woodmont Ave., Suite 1350, Bethesda, MD 20814-7069; sale on 07/08/21 of Lot 0008, North Cleveland Park, 3,745.00 sq. ft., improved, semi-detached, zoned R-2, at 4207 37th Street, NW, Washington, DC, 20008, Ward 3, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,488 finished sq. ft. semi-detached home built 1929; 2021 assessment: \$653,170 (land); \$211,130 (improvement), Lot 0008, Square 1896; \$920,000 (Instrument# 2021092294).

**TIA Investments LLC**, to 2228 13th LLC, 2228 13th Street, NW, Washington, DC 20009; sale on 07/08/21 of Lot 0076, Old City II, 1,760.00 sq. ft., improved, rowhouse, zoned RA-2, at 2228 13th Street, NW, Washington, DC, 20009, Ward 1, 4-bedroom, 1 full bath, 2-story 1,532 finished sq. ft. rowhouse built 1895; 2021 assessment: \$632,370 (land); \$163,570 (improvement), Lot 0076, Square 0234; \$1,050,000 (Instrument# 2021092207).

**Xiao Wang**, to Redfinnow Borrower LLC, 1253 K Street, SE, Washington, DC 20003; sale on 07/08/21 of Lot 0066, Old City I, 771.00 sq. ft., improved, rowhouse, zoned RA-2, at 1253 K Street, SE, Washington, DC, 20003, Ward 6, 2-bedroom, 1 half bath, 1 full bath, 2-story 1,034 finished sq. ft. rowhouse built 1925; 2021 assessment: \$379,590 (land); \$285,620 (improvement), Lot 0066, Square 1023; \$767,000 (Instrument# 2021091918).

**Anthony L. Burnette & Tamra Burnette King**, to 1223 46th St LLC, 20394 Northpark Drive, Ashburn, VA 20147; sale on 07/09/21 of Lot 0819, Randle Heights, 3,931.00 sq. ft., improved, semi-detached, zoned RA-1, at 2909 30th Street, SE, Washington, DC, 20020, Ward 8, 3-bedroom, 1 full bath, 2-story 1,200 finished sq. ft. semi-detached home built 1951; 2021 assessment: \$147,920 (land); \$119,720 (improvement), Lot 0819, Square 5729; \$280,000 (Instrument# 2021092961).

**Corressa Johnson & Nicelma Johnson King**, to Skyline Way LLC, 6554 Via Regina, Boca Raton, FL 33433-3953; sale on 07/09/21 of Lot 0128, Columbia Heights, 2,350.00 sq. ft., improved, rowhouse, zoned RF-1, at 1210 Irving Street, NW, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 1 full bath, 3-story 1,850 finished sq. ft. rowhouse built 1906; 2021 assessment:

\$550,930 (land); \$139,110 (improvement), Lot 0128, Square 2850; \$219,250 (Instrument# 2021093052).

**Frank A. Harris Jr.**, to MDDC LLC, 1604 Admirals Hill Court, Vienna, VA 22182; sale on 07/09/21 of Lot 0017, Riggs Park, 3,246.00 sq. ft., improved, semi-detached, zoned R-2, at 734 Oglethorpe Street, NE, Washington, DC, 20011, Ward 4, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,123 finished sq. ft. semi-detached home built 1952; 2021 assessment: \$296,940 (land); \$127,740 (improvement), Lot 0017, Square 3735; \$507,000 (Instrument# 2021092764).

**Jefferson Atlantic 55th LLC**, to 707 Atlantic St SE LLC, 40 K Street, NW, Washington, DC 20001; sale on 07/09/21 of Lot 0812, Congress Heights, 2,291.00 sq. ft., improved, semi-detached, zoned R-2, at 707 Atlantic Street, SE, Washington, DC, 20032, Ward 8, 2-bedroom, 1 full bath, 2-story 896 finished sq. ft. semi-detached home built 1944; 2021 assessment: \$113,290 (land); \$84,110 (improvement), Lot 0812, Square 6163; \$131,000 (Instrument# 2021092737).

**Keith Eugene Holloway**, to 1851 Ontario Rd Pl NW LLC, 9701 Apollo Drive, Suite 100, Upper Marlboro, MD 20774; sale on 07/09/21 of Lot 0315, Mount Pleasant, 2,310.00 sq. ft., improved, semi-detached, zoned RF-1, at 1851 Ontario Place, NW, Washington, DC, 20009, Ward 1, 4-bedroom, 2 full bath, 3-story 2,528 finished sq. ft. semi-detached home built 1910; 2021 assessment: \$597,110 (land); \$606,170 (improvement), Lot 0315, Square 2584; \$950,000 (Instrument# 2021092502).

**Odell Montgomery Jr.**, to 1023 Florida Ave NE LLC, 612 Oglethorpe Street, NW, Washington, DC 20011; sale on 07/09/21 of Lot 0041, Old City I, 1,327.00 sq. ft., improved, rowhouse, zoned RF-1, at 1023 Florida Ave., NE, Washington, DC, 20002, Ward 6, 3-bedroom, 1 full bath, 2-story 1,492 finished sq. ft. rowhouse built 1900; 2021 assessment: \$467,670 (land); \$232,120 (improvement), Lot 0041, Square 0956; \$662,500 (Instrument# 2021092585).

**2724 Woodley LLC**, to Lion's Den, LLC, 5 New York Ave., NW, Washington, DC 20001; sale on 07/12/21 of Lot 0088, Garfield, 2,400.00 sq. ft., improved, rowhouse, zoned RF-1, at 2724 Woodley Place, NW, Washington, DC, 20008, Ward 3, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,720 finished sq. ft. rowhouse built 1924; 2021 assessment: \$651,910 (land); \$365,090 (improvement), Lot 0088, Square 2208; \$760,000 (Instrument# 2021093498).

**Bertha A. Driscoll & William Leon Jones**, to Skyline Way LLC, 1268 Neal Street, NE, Washington, DC 20002-3810; sale on 07/12/21 of Lot 0080, Trinidad, 2,501.00 sq. ft., improved, rowhouse, zoned RF-1, at 1268 Neal Street, NE, Washington, DC, 20002, Ward 5, 3-bedroom, 1 full

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bath, 2-story 1,212 finished sq. ft. rowhouse built 1924; 2021 assessment: \$415,320 (land); \$135,100 (improvement), Lot 0080, Square 4063; \$180,000 (Instrument# 2021093118).

**E. Heather Dolstra & Roy Goldman**, to 5421 Carolina LLC, 1437 McLean Mews Court, McLean, VA 22101-380; sale on 07/12/21 of Lot 0812, Palisades, 8,990.00 sq. ft., improved, SFD, zoned R-1-B, at 5421 Carolina Place, NW, Washington, DC, 20016, Ward 3, 3-bedroom, 1 half bath, 2 full bath, 2-story 2,392 finished sq. ft. home built 1926; 2021 assessment: \$828,160 (land); \$200,630 (improvement), Lot 0812, Square 1443; \$1,340,000 (Instrument# 2021093562).

**Fernando M. Kee**, to McCalla Construction, LLC, 14625 Baltimore Ave., Suite 273, Laurel, MD 20707; sale on 07/12/21 of Lot 0079, Chillum, 4,357.00 sq. ft., improved, SFD, zoned R-1-B, at 38 Riggs Road, NE, Washington, DC, 20011, Ward 4, 3-bedroom, 1 full bath, 2-story 2,298 finished sq. ft. home built 1900; 2021 assessment: \$308,560 (land); \$245,820 (improvement), Lot 0079, Square 3703; \$589,000 (Instrument# 2021093641).

**Franklin Minnesota, LLC**, to 1805 Franklin St NE LLC, 5 New York Ave., NW, Washington, DC 20001; sale on 07/12/21 of Lot 0809, Woodridge, 5,660.00 sq. ft., improved, SFD, zoned R-1-B, at 1805 Franklin Street, NE, Washington, DC, 20018, Ward 5, 3-bedroom, 1 full bath, 1.5-story 1,224 finished sq. ft. home built 1937; 2021 assessment: \$267,820 (land); \$157,160 (improvement), Lot 0809, Square 4212; \$460,000 (Instrument# 2021093140).

**Gharana LLC**, to 514 Irving LLC, 1925 14th Street, NW, Unit 102, Washington, DC 20009-6093; sale on 07/12/21 of Lot 0800, Columbia Heights, 1,846.00 sq. ft., improved, rowhouse, zoned RF-1, at 514 Irving Street, NW, Washington, DC, 20010, Ward 1, 3-bedroom, 1 full bath, 2-story 868 finished sq. ft. rowhouse built 1912; 2021 assessment: \$420,190 (land); \$111,140 (improvement), Lot 0800, Square 3051; \$520,000 (Instrument# 2021093151).

**Holmead, LLC**, to 3517 Holmead PL NW, LLC, 5 New York Ave., NW, Washington, DC 20001; sale on 07/12/21 of Lot 0085, Columbia Heights, 2,125.00 sq. ft., improved, rowhouse, zoned RF-1, at 3517 Holmead Place, NW, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,842 finished sq. ft. rowhouse built 1910; 2021 assessment: \$464,670 (land); \$463,960 (improvement), Lot 0085, Square 2828; \$600,000 (Instrument# 2021093149).

**Stephen R. Decker & Eddie Moore**, to RJRE Investments, LLC, 1009 Willowleaf Way, Rockville, MD 20854; sale on 07/12/21 of Lot 0805, Woodridge, 7,983.00 sq. ft., improved, SFD, zoned R-1-B, at 3209 Central Ave., NE, Washington, DC, 20018, Ward 5, 3-bedroom, 1 full

bath, 2-story 1,468 finished sq. ft. home built 1922; 2021 assessment: \$317,320 (land); \$71,660 (improvement), Lot 0805, Square 4317; \$451,325 (Instrument# 2021093173).

**Bakan Investments LLC**, to Eagle Eye 360 LLC, 5318 Gay Street, NE, Washington, DC 20019-7013; sale on 07/13/21 of Lot 0056, Deanwood, 2,500.00 sq. ft., improved, SFD, zoned R-2, at 5318 Gay Street, NE, Washington, DC, 20019, Ward 7, 2-bedroom, 1 full bath, 2-story 976 finished sq. ft. home built 1926; 2021 assessment: \$127,480 (land); \$100,710 (improvement), Lot 0056, Square 5209; \$252,500 (Instrument# 2021094204).

**DGJ Premier Group LLC**, to TDS Properties LLC, 11430 Ellington Street, Fulton, MD 20759-2502; sale on 07/13/21 of Lot 0011, Petworth, 1,243.00 sq. ft., improved, SFD, zoned R-3, at 227 Webster Street, NW, Washington, DC, 20011, Ward 4, 2-bedroom, 1 full bath, 1-story 670 finished sq. ft. home built 1915; 2021 assessment: \$352,600 (land); \$105,260 (improvement), Lot 0011, Square 3319; \$380,000 (Instrument# 2021093762).

**Sarah Elizabeth Carter & Moses Daniel Parker**, to 3922 3rd ST NW Development, LLC, 1714 Upshur Street, NW, Washington, DC 20011-5317; sale on 07/13/21 of Lot 0039, Petworth, 1,679.00 sq. ft., improved, semi-detached, zoned RF-1, at 3922 3rd Street, NW, Washington, DC, 20011, Ward 4, 6-bedroom, 4 full bath, 2-story 2,068 finished sq. ft. semi-detached home built 1919; 2021 assessment: \$411,910 (land); \$301,480 (improvement), Lot 0039, Square 3314; \$450,000 (Instrument# 2021094377).

**Engidawork Abebe & Tamerat Teklewold**, to CMG LLC, 621 Malcolm X Ave., Washington, DC 20032; sale on 07/14/21 of Lot 0803, Congress Heights, 4,180.00 sq. ft., improved, SFD, zoned R-2, at 621 Malcolm X Ave., SE, Washington, DC, 20032, Ward 8, 2-bedroom, 1 full bath, 2-story 1,292 finished sq. ft. home built 1896; 2021 assessment: \$139,990 (land); \$105,460 (improvement), Lot 0803, Square 5952; \$315,000 (Instrument# 2021095467).

**Grantham Y. Quinn**, to Dilan Investment LLC, 721 Ellsworth Ave., Great Falls, VA 22066; sale on 07/14/21 of Lot 0050, Old City I, 1,659.00 sq. ft., improved, rowhouse, zoned RF-1, at 126 Tennessee Ave., NE, Washington, DC, 20002, Ward 6, 5-bedroom, 1 half bath, 1 full bath, 2.5-story 2,148 finished sq. ft. rowhouse built 1908; 2021 assessment: \$560,110 (land); \$481,800 (improvement), Lot 0050, Square 1011; \$1,225,000 (Instrument# 2021095235).

**Thomas B. Wilner**, to Keyhan Investments, LLC, 818 Nethercliffe Hall Road, Great Falls, VA 22066; sale on 07/14/21 of Lot 0113, Forest Hills, 12,322.00 sq. ft., vacant, residential, zoned R-8, at 4656 Broad Branch Road, NW, Washington, DC, 20008, Ward 3, 2021 assessment: \$565,700 (land), Lot 0114, Forest Hills, 9,671.00 sq. ft., vacant, residential, zoned R-8, at 4654 Broad Branch Road,

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NW, Washington, DC, 20008, Ward 3, 2021 assessment: \$444,000 (land), Lot 0115, Forest Hills, 10,251.00 sq. ft., vacant, residential, zoned R-8, at 4652 Broad Branch Road, NW, Washington, DC, 20008, Ward 3, 2021 assessment: \$470,620 (land), Lot 0115 0114 0113, Square 2258, 2258, 2258; \$2,000,000 (Instrument# 2021095028).

**1159 Neal St LLC**, to 1159 Neal St NE LLC, 2504 10th Street, NE, Washington, DC 20018; sale on 07/15/21 of Lot 0084, Trinidad, 2,501.00 sq. ft., improved, rowhouse, zoned RF-1, at 1159 Neal Street, NE, Washington, DC, 20002, Ward 5, 3-bedroom, 1 full bath, 2-story 1,424 finished sq. ft. rowhouse built 1915; 2021 assessment: \$415,320 (land); \$184,980 (improvement), Lot 0084, Square 4065; \$700,000 (Instrument# 2021095510).

**Barbara P. & Henry A. Williams**, to Casa Properties LLC, 7245 Hanover Pkwy., Suite B, Greenbelt, MD 20770-3607; sale on 07/15/21 of Lot 0019, Congress Heights, 1,840.00 sq. ft., improved, semi-detached, zoned R-3, at 607 Forrester Street, SE, Washington, DC, 20032, Ward 8, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,088 finished sq. ft. semi-detached home built 1951; 2021 assessment: \$108,930 (land); \$93,060 (improvement), Lot 0019, Square 6212; \$260,000 (Instrument# 2021095714).

**Liberty Development Group, Inc. & Evolve LLC**, to Pierce School LLC, 1717 N Street, NW, Suite 1, Washington, DC 20036-2827; sale on 07/15/21 of Lot 0823, Old City I, 752.00 sq. ft., improved, residential, zoned RF-1, at 613 Elliott Street, NE, Washington, DC, 20002, Ward 6, residential garage; 2021 assessment: \$236,600 (land); \$21,950 (improvement), Lot 0822, Old City I, 1,552.00 sq. ft., improved, residential, zoned RF-1, at 617 Elliott Street, NE, Washington, DC, 20002, Ward 6, residential garage; 2021 assessment: \$269,690 (land); \$49,820 (improvement), Lot 0822 0823, Square 1028, 1028; \$600,000 (Instrument# 2021096041).

**RDG 1255 Holbrook Owner, LLC**, to Holbrook Heights, LLC, 1255 Holbrook Terrace, NE, Washington, DC 20002-2703; sale on 07/15/21 of Lot 0192, Trinidad, 2,818.00 sq. ft., vacant, residential, zoned RF-1, at 1255 Holbrook Terrace, NE, Washington, DC, 20002, Ward 5, 2021 assessment: \$424,420 (land), Lot 0192, Square 4057; \$710,000 (Instrument# 2021096107).

**Shirley Mallory**, to Delaney Investors, LLC, 1710 Constitution Ave., NE, Washington, DC 20002; sale on 07/15/21 of Lot 0081, Old City I, 1,440.00 sq. ft., improved, rowhouse, zoned RF-1, at 1710 Constitution Ave., NE, Washington, DC, 20002, Ward 6, 4-bedroom, 2 full bath, 2-story 1,456 finished sq. ft. rowhouse built 1929; 2021 assessment: \$356,620 (land); \$209,660 (improvement), Lot 0081, Square 1093; \$795,000 (Instrument# 2021096031).

**4912 MacArthur LLC**, to Q Street Properties LLC, 4912 MacArthur Blvd., NW, Washington, DC 20007-1047; sale on 07/16/21 of Lot 0025, Palisades, 5,002.00 sq. ft., vacant, residential, zoned R-1-B, at 4912 MacArthur Blvd., NW, Washington, DC, 20007, Ward 3, 2021 assessment: \$644,360 (land), Lot 0025, Square 1392; \$2,975,000 (Instrument# 2021096254).

**Chenn Incorporated**, to DCInvestment2020 LLC, 100 Pleasant Street, Dumont, NJ 07628-1320; sale on 07/16/21 of Lot 0853, Barry Farms, 8,135.00 sq. ft., improved, SFD, zoned R-3, at 2530 Elvans Road, SE, Washington, DC, 20020, Ward 8, 3-bedroom, 1 half bath, 1 full bath, 1-story 872 finished sq. ft. home built 1905; 2021 assessment: \$169,860 (land); \$121,240 (improvement), Lot 0853, Square 5874; \$265,000 (Instrument# 2021096235).

**Chenn Incorporated**, to DCInvestment2020 LLC, 100 Pleasant Street, Dumont, NJ 07628-1320; sale on 07/16/21 of Lot 0851, Barry Farms, 5,650.00 sq. ft., improved, SFD, zoned R-3, at 2534 Elvans Road, SE, Washington, DC, 20020, Ward 8, 2-bedroom, 1 full bath, 2-story 1,040 finished sq. ft. home built 1905; 2021 assessment: \$158,990 (land); \$99,930 (improvement), Lot 0851, Square 5874; \$195,000 (Instrument# 2021096233).

**Chenn Incorporated**, to DCInvestment2020 LLC, 100 Pleasant Street, Dumont, NJ 07628-1320; sale on 07/16/21 of Lot 0852, Barry Farms, 5,622.00 sq. ft., improved, SFD, zoned R-3, at 2532 Elvans Road, SE, Washington, DC, 20020, Ward 8, 2-bedroom, 1 full bath, 1-story 944 finished sq. ft. home built 1910; 2021 assessment: \$158,820 (land); \$83,910 (improvement), Lot 0852, Square 5874; \$195,000 (Instrument# 2021096234).

**Francine C. & James Burton**, to 3621 10th Street NW LLC, 1350 Beverly Road, Suite 115-181, McLean, VA 22101; sale on 07/16/21 of Lot 0098, Columbia Heights, 1,214.00 sq. ft., improved, rowhouse, zoned RF-1, at 3621 10th Street, NW, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,440 finished sq. ft. rowhouse built 1909; 2021 assessment: \$419,960 (land); \$222,620 (improvement), Lot 0098, Square 2831; \$680,000 (Instrument# 2021096540).

**Mildred Ann Wilkins**, to TH Ventures, LLC, 12608 Henderson Chapel Lane, Bowie, MD 20720-3355; sale on 07/16/21 of Lot 0081, Marshall Heights, 2,217.00 sq. ft., improved, semi-detached, zoned R-2, at 214 54th Street, SE, Washington, DC, 20019, Ward 7, 2-bedroom, 1 full bath, 2-story 800 finished sq. ft. semi-detached home built 1947; 2021 assessment: \$128,790 (land); \$114,990 (improvement), Lot 0081, Square 5292; \$243,780 (Instrument# 2021096517).

**Vivien Foster & Mauricio Rios Ibanez**, to 1043 Cecil Place LLC, 2923 Macomb Street, NW, Washington, DC



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20008; sale on 07/16/21 of Lot 0033, Cleveland Park, 3,548.00 sq. ft., improved, SFD, zoned R-1-B, at 2923 Macomb Street, NW, Washington, DC, 20008, Ward 3, 4-bedroom, 1 half bath, 3 full bath, 2.5-story 2,019 finished sq. ft. home built 1909; 2021 assessment: \$714,140 (land); \$651,290 (improvement), Lot 0033, Square 2082; \$1,650,000 (Instrument# 2021096528).

**Carri E. Cowan & Artis Hampshire-Cowan**, to BHV 3288 RCW, LLC, 3288 Robert Clifton Weaver Way, NE, Washington, DC 20018-4315; sale on 07/19/21 of Lot 0990, Fort Lincoln, 2,060.00 sq. ft., improved, rowhouse, zoned RA-1, at 3288 Robert Clifton Weaver Way, NE, Washington, DC, 20018, Ward 5, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,460 finished sq. ft. rowhouse built 2007; 2021 assessment: \$248,830 (land); \$262,990 (improvement), Lot 0990, Square 4325; \$511,820 (Instrument# 2021097230).

**Carrie Leola Andrews & Zina Andrews**, to RR Investments LLC, 11319 Palatine Drive, Rockville, MD 20854; sale on 07/19/21 of Lot 0052, Takoma, 2,694.00 sq. ft., improved, rowhouse, zoned R-2, at 6304 North Capitol Street, NW, Washington, DC, 20011, Ward 4, 3-bedroom, 1 half bath, 1 full bath, 1-story 1,088 finished sq. ft. rowhouse built 1949; 2021 assessment: \$292,300 (land); \$99,590 (improvement), Lot 0052, Square 3371; \$352,500 (Instrument# 2021096783).

**Chrystal & Johnny Addison**, to Alexander & Craig Ventures LLC, 1563 Maryland Ave., NE, Unit 48742, Washington, DC 20002; sale on 07/19/21 of Lot 0087, Petworth, 2,565.00 sq. ft., improved, rowhouse, zoned R-3, at 312 Farragut Street, NW, Washington, DC, 20011, Ward 4, 3-bedroom, 2 half bath, 1 full bath, 2-story 1,296 finished sq. ft. rowhouse built 1937; 2021 assessment: \$402,140 (land); \$186,250 (improvement), Lot 0087, Square 3303; \$600,000 (Instrument# 2021097175).

**David & Nicole Dubois**, to JP Casey 2020 Holdings LLC, 21 Kennedy Lane, Morristown, NH 07960-6886; sale on 07/19/21 of Lot 0155, Georgetown, 1,913.00 sq. ft., improved, rowhouse, zoned R-20, at 2725 N Street, NW, Washington, DC, 20007, Ward 2, 4-bedroom, 1 half bath, 4 full bath, 2.5-story 2,322 finished sq. ft. rowhouse built 1900; 2021 assessment: \$880,820 (land); \$1,835,940 (improvement), Lot 0155, Square 1236; \$2,710,000 (Instrument# 2021097317).

**Jeanette Paroly**, to Dilan Investment LLC, 721 Ellsworth Ave., Great Falls, VA 22066; sale on 07/19/21 of Lot 0008, North Cleveland Park, 3,769.00 sq. ft., improved, SFD, zoned R-1-B, at 4401 35th Street, NW, Washington, DC, 20008, Ward 3, 4-bedroom, 1 half bath, 4 full bath, 2.5-story 2,618 finished sq. ft. home built 1994; 2021

assessment: \$655,170 (land); \$523,160 (improvement), Lot 0008, Square 1971; \$1,030,000 (Instrument# 2021096799).

**Joan Diana Brooks**, to NVP Investments, LLC, 331 8th Street, NE, Washington, DC 20002; sale on 07/19/21 of Lot 0038, Old City I, 900.00 sq. ft., improved, rowhouse, zoned RF-1, at 827 6th Street, NE, Washington, DC, 20002, Ward 6, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,178 finished sq. ft. rowhouse built 1900; 2021 assessment: \$435,720 (land); \$177,770 (improvement), Lot 0038, Square 0858; \$580,000 (Instrument# 2021097147).

**Lawrence White**, to 1716 10th St LLC, 2176 Wisconsin Ave., NW, Terrace Level, Washington, DC 20007; sale on 07/19/21 of Lot 0817, Old City II, 1,753.00 sq. ft., improved, rowhouse, zoned RF-1, at 1716 10th Street, NW, Washington, DC, 20001, Ward 6, 3-bedroom, 1 full bath, 2-story 1,512 finished sq. ft. rowhouse built 1890; 2021 assessment: \$606,450 (land); \$232,680 (improvement), Lot 0817, Square 0335; \$775,000 (Instrument# 2021097364).

**SCM Georgetown Investors, LLC**, to Malloy 13 Family Limited Partnership, 3526 Clarinbridge Way W., Center Valley PA, 18034-9058; sale on 07/19/21 of Lot 0844, Georgetown, 1,380.00 sq. ft., improved, rowhouse, zoned R-20, at 3422 O Street, NW, Washington, DC, 20007, Ward 2, 6-bedroom, 3 full bath, 2-story 1,616 finished sq. ft. rowhouse built 1900; 2021 assessment: \$722,420 (land); \$526,250 (improvement), Lot 0844, Square 1228; \$1,750,000 (Instrument# 2021096735).

**Specialty Lending Group LLC**, to Holbrook Heights LLC, 1251 Holbrook Terrace, NE, Washington, DC 20002; sale on 07/19/21 of Lot 0191, Trinidad, 2,818.00 sq. ft., vacant, residential, zoned RF-1, at 1251 Holbrook Terrace, NE, Washington, DC, 20002, Ward 5, 2021 assessment: \$424,420 (land), Lot 0191, Square 4057; \$670,000 (Instrument# 2021096784).

**Jordan M. & Richard L. Gould**, to RJRE Investments, LLC, 11319 Palatine Drive, Potomac, MD 20854; sale on 07/20/21 of Lot 0047, Petworth, 2,573.00 sq. ft., improved, SFD, zoned RF-1, at 4106 4th Street, NW, Washington, DC, 20011, Ward 4, 3-bedroom, 2 full bath, 2-story 1,197 finished sq. ft. home built 1920; 2021 assessment: \$445,050 (land); \$176,060 (improvement), Lot 0047, Square 3240; \$625,000 (Instrument# 2021097703).

**Mchezaji Axum & Louis A. Valencia**, to Sarokey, LLC, 8300 Greensboro Drive, Suite L1-650, Tysons, VA 22102; sale on 07/20/21 of Lot 0208, Petworth, 1,432.00 sq. ft., improved, rowhouse, zoned R-3, at 453 Delafield Place, NW, Washington, DC, 20011, Ward 4, 3-bedroom, 1 full bath, 2-story 996 finished sq. ft. rowhouse built 1925; 2021 assessment: \$361,680 (land); \$126,650

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(improvement), Lot 0208, Square 3251; \$581,000 (Instrument# 2021097444).

**The Estate of Paul Durham**, to Joy IRA LLC, 34 New York Ave., NW, Washington, DC 20001; sale on 07/20/21 of Lot 0032, Old City II, 2,031.00 sq. ft., improved, rowhouse, zoned RF-1, at 34 New York Ave., NW, Washington, DC, 20001, Ward 6, 4-bedroom, 1 half bath, 1 full bath, 2-story 1,520 finished sq. ft. rowhouse built 1916; 2021 assessment: \$470,620 (land); \$280,030 (improvement), Lot 0032, Square 0619; \$450,000 (Instrument# 2021097892).

**Andreina I. & Ronald L. Broderick**, to 71 Florida Ave #17 LLC, 10317 Douglas Ave., Silver Spring, MD 20902; sale on 07/21/21 of Lot 0078, Old City I, 1,896.00 sq. ft., improved, rowhouse, zoned RF-1, at 1337 Massachusetts Ave., SE, Washington, DC, 20003, Ward 6, 3-bedroom, 1 half bath, 2 full bath, 2-story 2,144 finished sq. ft. rowhouse built 1906; 2021 assessment: \$577,350 (land); \$533,540 (improvement), Lot 0078, Square 1037; \$1,250,000 (Instrument# 2021098221).

**Gary W. Shorter**, to 1323 Shepherd St LLC, 42559 Unbridleds Song Place, Chantilly, VA 20152; sale on 07/21/21 of Lot 0034, Brookland, 3,203.00 sq. ft., improved, semi-detached, zoned R-2, at 1323 Shepherd Street, NE, Washington, DC, 20017, Ward 5, 3-bedroom, 1 full bath, 2-story 1,622 finished sq. ft. semi-detached home built 1931; 2021 assessment: \$323,950 (land); \$208,630 (improvement), Lot 0034, Square 3969; \$550,000 (Instrument# 2021098489).

**James E. Talley**, to EK Real Estate Fund I, LLC, 251 Little Falls Drive, Wilmington, DE 19807; sale on 07/21/21 of Lot 0005, Riggs Park, 1,800.00 sq. ft., improved, rowhouse, zoned R-2, at 4803 South Dakota Ave., NE, Washington, DC, 20017, Ward 5, 3-bedroom, 1 half bath, 3 full bath, 2-story 1,236 finished sq. ft. rowhouse built 1942; 2021 assessment: \$266,630 (land); \$141,390 (improvement), Lot 0005, Square 3913; \$680,000 (Instrument# 2021098519).

**Madaket Holdings LLC III**, to 202 District Holdings LLC, 3607 Spring Street, Chevy Chase, MD 20815-4125; sale on 07/21/21 of Lot 0004, Brookland, 1,453.00 sq. ft., improved, rowhouse, zoned RF-1, at 308 Rhode Island Ave., NE, Washington, DC, 20002, Ward 5, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,634 finished sq. ft. rowhouse built 1918; 2021 assessment: \$310,450 (land); \$224,740 (improvement), Lot 0004, Square 3559; \$992,500 (Instrument# 2021098402).

**Amir & Rouhi Motlagh**, to Penguin LLC, 1356 Beverly Road, Suite 250, McLean, VA 22101-3682; sale on 07/22/21 of Lot 0960, Berkley, 13,629.00 sq. ft., vacant, residential, zoned R-1-A, at Foxhall Road, NW,

Washington, DC, 20007, Ward 3, 2021 assessment: \$533,170 (land), Lot 0960, Square 1397; \$715,000 (Instrument# 2021099147).

**Daniel H. Wedderburn**, to Bellux Investment Inc., 10400 Eaton Place, Suite 210, Fairfax, VA 22030-2208; sale on 07/22/21 of Lot 0027, Burleith, 1,620.00 sq. ft., improved, rowhouse, zoned R-20, at 1928 38th Street, NW, Washington, DC, 20007, Ward 2, 3-bedroom, 2 full bath, 2-story 1,152 finished sq. ft. rowhouse built 1929; 2021 assessment: \$518,010 (land); \$302,550 (improvement), Lot 0038, Burleith, 1,197.00 sq. ft., improved, rowhouse, zoned R-20, at 1928 38th Street, NW, Washington, DC, 20007, Ward 2, parking space; 2021 assessment: \$15,370 (land); \$13,440 (improvement), Lot 0027 0038, Square 1310, 1310; \$1,050,000 (Instrument# 2021099067).

**Gilbert Lee Daymude Sr. & Ray A. Johnson**, to Casa Properties LLC, 7245 Hanover Pkwy., Suite B, Greenbelt, MD 20770-3607; sale on 07/22/21 of Lot 0028, Congress Heights, 2,590.00 sq. ft., improved, SFD, zoned R-2, at 95 Brandywine Place, SW, Washington, DC, 20032, Ward 8, 2-bedroom, 1 full bath, 2-story 850 finished sq. ft. home built 1941; 2021 assessment: \$120,150 (land); \$122,370 (improvement), Lot 0028, Square 6176; \$301,000 (Instrument# 2021099167).

**Quentin Mitchell Owens**, to Dilan Investment 1003 LLC, 721 Ellsworth Ave., Great Falls, VA 22066; sale on 07/22/21 of Lot 0043, Old City I, 2,038.00 sq. ft., improved, rowhouse, zoned RF-1, at 501 Tennessee Ave., NE, Washington, DC, 20002, Ward 6, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,600 finished sq. ft. rowhouse built 1923; 2021 assessment: \$472,270 (land); \$254,930 (improvement), Lot 0043, Square 1053N; \$775,000 (Instrument# 2021099099).

**Greg Psihas & Sara Stone Psihas**, to Starvue LLC, 766 Prospect Ave., Winnetka, IL 60093-1925; sale on 07/23/21 of Lot 0363, Georgetown, 2,349.00 sq. ft., improved, rowhouse, zoned R-20, at 3043 P Street, NW, Washington, DC, 20007, Ward 2, 6-bedroom, 1 half bath, 4 full bath, 3-story 3,828 finished sq. ft. rowhouse built 1959; 2021 assessment: \$960,460 (land); \$2,830,310 (improvement), Lot 0363, Square 1269; \$5,000,000 (Instrument# 2021099965).

**John W. Martin Jr.**, to Xclusive, LLC, 145 Fleet Street, Suite 320, National Harbor, MD 20745; sale on 07/23/21 of Lot 0009, Michigan Park, 6,325.00 sq. ft., improved, SFD, zoned R-1-B, at 3925 21st Street, NE, Washington, DC, 20018, Ward 5, 2-bedroom, 1 full bath, 1-story 638 finished sq. ft. home built 1926; 2021 assessment: \$325,800 (land); \$77,660 (improvement), Lot 0009, Square 4228; \$530,100 (Instrument# 2021099826).

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**Kelvin C. & Rosanna York**, to Baltimore National Parkway LLC, 614 Galveston Place, SE, Washington, DC 20032; sale on 07/23/21 of Lot 0008, Congress Heights, 1,760.00 sq. ft., improved, semi-detached, zoned R-3, at 614 Galveston Place, SE, Washington, DC, 20032, Ward 8, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,088 finished sq. ft. semi-detached home built 1951; 2021 assessment: \$108,050 (land); \$112,370 (improvement), Lot 0008, Square 6212; \$290,000 (Instrument# 2021099721).

**Sean T. Murphy**, to CommonWall Properties, LLC, 1639 4th Street, NW, Washington, DC 20001; sale on 07/23/21 of Lot 0047, Old City II, 1,099.00 sq. ft., improved, rowhouse, zoned RA-2, at 950 Florida Ave., NW, Washington, DC, 20001, Ward 1, 2-bedroom, 1 half bath, 2 full bath, 2-story 1,216 finished sq. ft. rowhouse built 1890; 2021 assessment: \$516,970 (land); \$227,800 (improvement), Lot 0047, Square 0357; \$820,000 (Instrument# 2021099433).

**Terrie L. Jacobs**, to Capitals Area Properties LLC, 213 Kennedy Street, NW, Washington, DC 20011-5214; sale on 07/23/21 of Lot 0036, Riggs Park, 1,701.00 sq. ft., improved, semi-detached, zoned R-2, at 5819 8th Street, NE, Washington, DC, 20011, Ward 4, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,504 finished sq. ft. semi-detached home built 1952; 2021 assessment: \$264,230 (land); \$124,270 (improvement), Lot 0036, Square 3744; \$415,000 (Instrument# 2021099722).

**Warren Novce Cuffee Jr.**, to HTC Solutions, LLC, 7840 Grand Champion Street, Fulton, MD 20759; sale on 07/23/21 of Lot 0042, Woodridge, 6,950.00 sq. ft., improved, SFD, zoned R-1-B, at 2810 26th Street, NE, Washington, DC, 20018, Ward 5, 3-bedroom, 1 full bath, 1.5-story 1,506 finished sq. ft. home built 1922; 2021 assessment: \$292,600 (land); \$184,230 (improvement), Lot 0042, Square 4287; \$465,000 (Instrument# 2021099740).

**Catherine L. Huben & William Dial Perry Jr.**, to M 452 LLC, 452 M Street, NW, Washington, DC 20001-4663; sale on 07/26/21 of Lot 0829, Old City II, 2,000.00 sq. ft., improved, rowhouse, zoned RA-2, at 452 M Street, NW, Washington, DC, 20001, Ward 6, 4-bedroom, 4 full bath, 3-story 1,894 finished sq. ft. rowhouse built 1894; 2021 assessment: \$570,260 (land); \$377,290 (improvement), Lot 0829, Square 0514; \$1,400,000 (Instrument# 2021100680).

**Devrae A. McCants**, to Redfinnow Borrower LLC, 1231 45th Place, SE, Washington, DC 20019; sale on 07/26/21 of Lot 0857, Fort Dupont Park, 5,018.00 sq. ft., improved, SFD, zoned R-1-B, at 1231 45th Place, SE, Washington, DC, 20019, Ward 7, 3-bedroom, 1 half bath, 3 full bath, 2-story 1,471 finished sq. ft. home built 1937; 2021 assessment: \$144,720 (land); \$307,290

(improvement), Lot 0857, Square 5364; \$510,000 (Instrument# 2021100729).

**Edith Lowery Lewis & Melvin D. Lewis**, to DYK Property Management LLC, 1618 7th Street, NW, Washington, DC 20001; sale on 07/26/21 of Lot 0800, Marshall Heights, 4,055.00 sq. ft., improved, semi-detached, zoned R-2, at 850 51st Street, SE, Washington, DC, 20019, Ward 7, 2-bedroom, 2 full bath, 2-story 1,044 finished sq. ft. semi-detached home built 1941; 2021 assessment: \$143,710 (land); \$124,560 (improvement), Lot 0800, Square 5340E; \$250,000 (Instrument# 2021100565).

**113 Varnum St NW Dragon LLC**, to 113 Varsab LLC, 1311 Mayflower Drive, McLean, VA 22101; sale on 07/27/21 of Lot 0004, Petworth, 3,100.00 sq. ft., improved, rowhouse, zoned RA-1, at 113 Varnum Street, NW, Washington, DC, 20011, Ward 4, 3-bedroom, 1 full bath, 2-story 1,400 finished sq. ft. rowhouse built 1917; 2021 assessment: \$460,350 (land); \$211,910 (improvement), Lot 0004, Square 3321; \$900,000 (Instrument# 2021100948).

**Willard Partners LLC**, to AN LLC, 1321 Shepherd Street, NW, Washington, DC 20011-5529; sale on 07/27/21 of Lot 0049, Columbia Heights, 3,123.00 sq. ft., improved, rowhouse, zoned RF-1, at 1321 Shepherd Street, NW, Washington, DC, 20011, Ward 4, 4-bedroom, 1 full bath, 2-story 1,616 finished sq. ft. rowhouse built 1917; 2021 assessment: \$474,630 (land); \$254,450 (improvement), Lot 0049, Square 2823; \$875,000 (Instrument# 2021101436).

**Brighter Chapter Investment LLC**, to Beta Luna LLC, 1109 I Street, NE, Washington, DC 20002-7117; sale on 07/28/21 of Lot 0053, Fort Dupont Park, 1,950.00 sq. ft., vacant, residential, zoned R-3, at 3229 Ely Place, SE, Washington, DC, 20019, Ward 7, 2021 assessment: \$128,900 (land), Lot 0052, Fort Dupont Park, 1,950.00 sq. ft., vacant, residential, zoned R-3, at 3231 Ely Place, SE, Washington, DC, 20019, Ward 7, 2021 assessment: \$128,900 (land), Lot 0051, Fort Dupont Park, 1,950.00 sq. ft., improved, semi-detached, zoned R-3, at 3233 Ely Place, SE, Washington, DC, 20019, Ward 7, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,584 finished sq. ft. semi-detached home built 1900; 2021 assessment: \$128,900 (land); \$174,220 (improvement), Lot 0053 0052 0051, Square 5446, 5446, 5446; \$555,000 (Instrument# 2021101717).

**Dana D. Jackson**, to Dilan Investment LLC, 721 Ellsworth Ave., Great Falls, VA 22066; sale on 07/28/21 of Lot 0029, Crestwood, 5,150.00 sq. ft., improved, SFD, zoned R-1-B, at 4700 Blagden Ave., NW, Washington, DC, 20011, Ward 4, 5-bedroom, 3 half bath, 2 full bath, 2.5-story 4,335 finished sq. ft. home built 1929; 2021 assessment: \$475,500 (land); \$935,950 (improvement), Lot 0029, Square 2656; \$1,200,000 (Instrument# 2021101679).

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**Katina M. Tillery & Gertrude Williams**, to 720 Kenyon LLC, 10601 High Beam Court, Columbia, MD 21044; sale on 07/28/21 of Lot 0069, Columbia Heights, 2,610.00 sq. ft., improved, rowhouse, zoned RF-1, at 720 Kenyon Street, NW, Washington, DC, 20010, Ward 1, 4-bedroom, 1 full bath, 2-story 1,080 finished sq. ft. rowhouse built 1920; 2021 assessment: \$482,250 (land); \$170,230 (improvement), Lot 0069, Square 2891; \$713,000 (Instrument# 2021102039).

**Marian G. Canney, Marie L. Canney, Thomas H. Canney, Carroll Brian Carlin, Eugene A. Carlin Jr. Joan Marie Carlin & Maureen M. Carlin**, to Burlington LLC, 5543 33rd Street, NW, Washington, DC 20015-1668; sale on 07/28/21 of Lot 0802, Chevy Chase, 4,226.00 sq. ft., improved, SFD, zoned R-1-B, at 5543 33rd Street, NW, Washington, DC, 20015, Ward 4, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,536 finished sq. ft. home built 1939; 2021 assessment: \$530,620 (land); \$337,840 (improvement), Lot 0802, Square 2023; \$925,000 (Instrument# 2021102015).

**Sarah A. Milline**, to Barr None Investments LLC, 12410 Bennett Road, Herndon, VA 20171; sale on 07/28/21 of Lot 0063, Congress Heights, 2,609.00 sq. ft., improved, semi-detached, zoned RF-1, at 842 Xenia Street, SE, Washington, DC, 20032, Ward 8, 3-bedroom, 1 full bath, 2-story 1,152 finished sq. ft. semi-detached home built 1946; 2021 assessment: \$116,020 (land); \$94,990 (improvement), Lot 0063, Square 6123; \$265,000 (Instrument# 2021101835).

**Sylvia L. Graham**, to DMV Realty Investments LLC, P.O. Box 92173, Washington, DC 20090; sale on 07/28/21 of Lot 0020, Trinidad, 3,011.00 sq. ft., improved, rowhouse, zoned RF-4, at 801 20th Street, NE, Washington, DC, 20002, Ward 5, 3-bedroom, 1 full bath, 2-story 1,116 finished sq. ft. rowhouse built 1939; 2021 assessment: \$343,950 (land); \$153,680 (improvement), Lot 0020, Square 4495; \$525,000 (Instrument# 2021101683).

**VU Rental Residential LLC**, to 6800 Georgia Ave NW (DC) Owner, LLC, c/o CIM Group, LLC, 4700 Wilshire Blvd., Los Angeles, CA 90010; sale on 07/28/21 of Lot 0819, Shepherd Park, 97,212.00 sq. ft., improved, residential, zoned WR-3, at Georgia Ave., NW, Washington, DC, 20012, Ward 4, 2021 assessment: \$1,176,270 (land); \$97,210 (improvement), Lot 7011, Shepherd Park, 0.00 sq. ft., vacant, residential, zoned WR-3, at Georgia Ave., NW, Washington, DC, 20012, Ward 4, 2021 assessment: \$10,800,700 (land), Lot 7012, Shepherd Park, 0.00 sq. ft., vacant, commercial, zoned WR-3, at Georgia Ave., NW, Washington, DC, 20012, Ward 4, 2021 assessment: \$1,481,480 (land), Lot 0819 7012 7011,

Square 2950, 2950, 2950; \$126,250,000 (Instrument# 2021102396).

**Helpful Investing LLC**, to 5413 7th St LLC, 4512 Illinois Ave., NW, Washington, DC 20011; sale on 07/29/21 of Lot 0078, Petworth, 2,250.00 sq. ft., improved, rowhouse, zoned RF-1, at 5413 7th Street, NW, Washington, DC, 20011, Ward 4, 1-bedroom, 1 full bath, 2-story 1,256 finished sq. ft. rowhouse built 1910; 2021 assessment: \$397,870 (land); \$143,160 (improvement), Lot 0078, Square 3208; \$593,000 (Instrument# 2021102843).

**Kaloust D. & Susan Yedibalian**, to Object N 16th Street II, LLC, 3614 Prospect Street, NW, Washington, DC 20007; sale on 07/29/21 of Lot 0058, Georgetown, 3,100.00 sq. ft., improved, rowhouse, zoned R-20, at 3604 Prospect Street, NW, Washington, DC, 20007, Ward 2, 6-bedroom, 1 half bath, 5 full bath, 3-story 2,625 finished sq. ft. rowhouse built 1900; 2021 assessment: \$1,008,520 (land); \$1,478,530 (improvement), Lot 0058, Square 1202; \$4,800,000 (Instrument# 2021102647).

**Patricia Ann Owens**, to Turnkey Opportunities L.L.C., 1431 New Jersey Ave., NW, Washington, DC 20001-2413; sale on 07/29/21 of Lot 0813, Old City II, 672.00 sq. ft., improved, rowhouse, zoned RF-1, at 1431 New Jersey Ave., NW, Washington, DC, 20001, Ward 5, 4-bedroom, 2 full bath, 2-story 1,272 finished sq. ft. rowhouse built 1900; 2021 assessment: \$385,580 (land); \$211,170 (improvement), Lot 0813, Square 0553W; \$596,750 (Instrument# 2021102903).

**Frances Sims McCraw**, to Clearview Support Solutions Inc., 807 20th Street, NE, Washington, DC 20002; sale on 07/30/21 of Lot 0023, Trinidad, 1,597.00 sq. ft., improved, rowhouse, zoned RF-4, at 807 20th Street, NE, Washington, DC, 20002, Ward 5, 3-bedroom, 1 full bath, 2-story 1,116 finished sq. ft. rowhouse built 1939; 2021 assessment: \$306,460 (land); \$150,500 (improvement), Lot 0023, Square 4495; \$400,000 (Instrument# 2021103255).

**Julie Christine Lopez**, to 2304 Ontario Rd LLC, 9701 Apollo Drive, Suite 100, Largo, MD 20774; sale on 07/30/21 of Lot 0075, Mount Pleasant, 1,904.00 sq. ft., improved, rowhouse, zoned RA-2, at 2304 Ontario Road, NW, Washington, DC, 20009, Ward 1, 3-bedroom, 1 full bath, 2-story 1,376 finished sq. ft. rowhouse built 1908; 2021 assessment: \$508,330 (land); \$327,030 (improvement), Lot 0075, Square 2562; \$1,250,000 (Instrument# 2021103047).

**Justyna Beckwith Burr**, to LMM Georgetown Properties LLC, 220 Calle Manuel Domenech, Unit 686, San Juan Puerto Rico, 00918; sale on 07/30/21 of Lot 0848, Georgetown, 5,220.00 sq. ft., improved, SFD, zoned R-20, at 3418 Reservoir Street, NW, Washington, DC, 20007,

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Ward 2, 2-bedroom, 1 half bath, 1 full bath, 2-story 1,216 finished sq. ft. home built 1900; 2021 assessment: \$1,068,220 (land); \$446,660 (improvement), Lot 0848, Square 1291; \$1,127,000 (Instrument# 2021103041).

**Ozzie J. Hubbard**, to AWLO Trading LLC, 180 High Park Lane, Unit 7019, Silver Spring, MD 20910; sale on 07/30/21 of Lot 0830, Deanwood, 10,051.00 sq. ft., improved, SFD, zoned R-2, at 4240 Eads Street, NE, Washington, DC, 20019, Ward 7, 3-bedroom, 2 full bath, 2-story 1,080 finished sq. ft. home built 1948; 2021 assessment: \$177,300 (land); \$151,950 (improvement), Lot 0830, Square 5090; \$355,000 (Instrument# 2021103008).

**Wendell W. Webster & Harriet Whitney**, to 1325 Staples Street LLC, 23490 Hillgate Terrace, Brambleton, VA 20148; sale on 07/30/21 of Lot 0079, Trinidad, 1,423.00 sq. ft., improved, rowhouse, zoned RF-1, at 1325 Staples Street, NE, Washington, DC, 20002, Ward 5, 3-bedroom, 2 full bath, 2-story 1,296 finished sq. ft. rowhouse built 1938; 2021 assessment: \$338,100 (land); \$177,620 (improvement), Lot 0079, Square 4062; \$573,100 (Instrument# 2021103535).

## ***New Home Sales***

**SJL, LLC**, to Cathy Perry Woods & Matthew Devin Woods, 1325 Irving Street, NW, Unit A, Washington, DC 20010; sale on 07/01/21 of Condo Unit(s) A, Columbia Heights, Irving Heights Condominiums, 1,270.00 sq. ft., improved, resid. condo, zoned RF-1, at 1325 Irving Street, NW, Unit A, Washington, DC, 20010, Ward 1, 3-bedroom, 3 full bath, 1,715 finished sq. ft. condo; 2021 assessment: \$240,860 (land); \$562,020 (improvement), Lot 2215, Square 2848; \$785,000 (Instrument# 2021089585).

**VUC Developer LLC**, to Joshua W. Hardy, 6803 Cameron Drive, NW, Unit 416, Washington, DC 20012-2598; sale on 07/01/21 of Condo Unit(s) 416, Shepherd Park, The Brooks Condominium, 258.00 sq. ft., improved, resid. condo, zoned WR-7, at 6803 Cameron Drive, NW, Unit 416, Washington, DC, 20012, Ward 4, condo built 2020; 2021 assessment: \$171,150 (land); \$399,350 (improvement), Lot 2068, Square 2950; \$614,550 (Instrument# 2021089041).

**W-G 57 N, LLC**, to Alexander M. Olesker, 57 N Street, NW, Unit 530, Washington, DC 20001-3071; sale on 07/01/21 of Condo Unit(s) 530, Old City II, Chapman Stables Condominium, 421.00 sq. ft., improved, resid. condo, zoned MU-4, at 57 N Street, NW, Unit 530, Washington, DC, 20001, Ward 5, 2-bedroom, 2 full bath, 908 finished sq. ft. condo; 2021 assessment: \$223,580 (land); \$521,700 (improvement), Lot 2137, Square 0617; \$844,900 (Instrument# 2021089692).

**3916 14th St NW LLC**, to Elizabeth & Micheas Yimam, 3916 14th Street, NW, Unit 2, Washington, DC 20011-5406; sale on 07/02/21 of Condo Unit(s) 2, Columbia Heights, Valentis 51 Condominium, 289.00 sq. ft., improved, resid. condo, zoned MU-4, at 3916 14th Street, NW, Unit 2, Washington, DC, 20011, Ward 4, 2-bedroom, 1 half bath, 1 full bath, 1,186 finished sq. ft. condo built 2020; 2021 assessment: \$174,570 (land); \$407,330 (improvement), Lot 2268, Square 2693; \$599,000 (Instrument# 2021090122).

**Ph1A Real Estate Holding Inc.**, to Devra C. Martus, 1155 23rd Street, NW, Unit PH1A, Washington, DC 20037; sale on 07/02/21 of Condo Unit(s) PH1A, Central, Millennium Square, 382.00 sq. ft., improved, resid. condo, zoned RA-5, MU-6, at 1155 23rd Street, NW, Unit PH1A, Washington, DC, 20037, Ward 2, 3-bedroom, 1 half bath, 3 full bath, 2,845 finished sq. ft. condo; 2021 assessment: \$655,670 (land); \$1,529,900 (improvement), Lot 2227, Square 0051; \$1,900,000 (Instrument# 2021090201).

**SJL, LLC**, to Mario Edward Cosby & Marsel Maurice Gray, 1325 Irving Street, NW, Unit B, Washington, DC 20010; sale on 07/02/21 of Condo Unit(s) B, Columbia Heights, Irving Heights Condominiums, 1,194.00 sq. ft., improved, resid. condo, zoned RF-1, at 1325 Irving Street, NW, Unit B, Washington, DC, 20010, Ward 1, 3-bedroom, 2 full bath, 1,715 finished sq. ft. condo; 2021 assessment: \$240,860 (land); \$562,020 (improvement), Lot 2216, Square 2848; \$850,000 (Instrument# 2021090035).

**1313 11th St LLC**, to Jhumur Razzaque, 1313 11th Street, NW, Unit 9, Washington, DC 20001-4219; sale on 07/06/21 of Condo Unit(s) 9, Old City II, The Morley Condominium, 287.00 sq. ft., improved, resid. condo, zoned MU-4, at 1313 11th Street, NW, Unit 9, Washington, DC, 20001, Ward 2, 2-bedroom, 1 full bath, 948 finished sq. ft. condo built 2021; 2021 assessment: \$215,340 (land); \$502,460 (improvement), Lot 2013, Square 0339; \$727,000 (Instrument# 2021091014).

**1979 Baltimore LLC**, to Louis Sito & Tina Arrigo Sito, 3549 Hertford Place, NW, Unit 1, Washington, DC 20010; sale on 07/06/21 of Condo Unit(s) 1 & P-1, Columbia Heights, 3549 Hertford Place Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 3549 Hertford Place, NW, Unit 1, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 2 full bath, 2,056 finished sq. ft. condo & parking space; 2021 assessment: n/a, Lot 2014 & 2016, Square 2686; \$935,000 (Instrument# 2021090939).

**2015 Savannah Pl LLC**, to Samuel T. Negatu, 1460 Columbia Road, NW, Unit E, Washington, DC 20009; sale on 07/06/21 of Condo Unit(s) E, Columbia Heights, 1460-64 Columbia Road Condominium, 997.00 sq. ft., improved, resid. condo, zoned RA-2, at 1460 Columbia Road, NW,

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Unit E, Washington, DC, 20009, Ward 1, 2-bedroom, 1 full bath, 900 finished sq. ft. condo; 2021 assessment: \$108,000 (land); \$252,000 (improvement), Lot 2012, Square 2670; \$370,000 (Instrument# 2021090500).

**212 Varnum St NW LLC**, to Megan Marie Barnhart, 212 Varnum Street, NW, Unit 4, Washington, DC 20011; sale on 07/06/21 of Condo Unit(s) 4, Petworth, 212 Varnum Condominium, 0.00 sq. ft., improved, resid. condo, zoned RA-1, at 212 Varnum Street, NW, Unit 4, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, condo built 2020; 2021 assessment: n/a, Lot 2004, Square 3317; \$515,000 (Instrument# 2021090941).

**50 Florida Avenue Development Associates, LLC**, to James Edmund Grady, 50 Florida Ave., NE, Unit 319, Washington, DC 20002-3302; sale on 07/06/21 of Condo Unit(s) 319, Eckington, The Lexicon, 256.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 319, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 978 finished sq. ft. condo built 2019; 2021 assessment: \$124,260 (land); \$289,930 (improvement), Lot 2026, Square 3516; \$636,600 (Instrument# 2021090981).

**50 Florida Avenue Development Associates, LLC**, to Katherine L. Joyce & Calder Stembel, 50 Florida Ave., NE, Unit 215, Washington, DC 20002-6964; sale on 07/06/21 of Condo Unit(s) 215, Eckington, The Lexicon, 98.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 215, Washington, DC, 20002, Ward 5, 1-bedroom, 1 half bath, 1 full bath, 881 finished sq. ft. condo built 2019; 2021 assessment: \$121,330 (land); \$283,100 (improvement), Lot 2132, Square 3516; \$549,500 (Instrument# 2021090902).

**660 Morton Place LLC**, to Andrew E. McCartin, 660 Morton Place, NE, Unit 1, Washington, DC 20002; sale on 07/06/21 of Condo Unit(s) 1, Old City I, Morton Place Condominium, 239.00 sq. ft., improved, resid. condo, zoned RF-1, at 660 Morton Place, NE, Unit 1, Washington, DC, 20002, Ward 6, 2-bedroom, 1 half bath, 1 full bath, 563 finished sq. ft. condo; 2021 assessment: \$101,960 (land); \$237,920 (improvement), Lot 2001, Square 0855; \$317,450 (Instrument# 2021090324).

**660 Morton Place LLC**, to Daniel A. Monarrez, 660 Morton Place, NE, Unit 2, Washington, DC 20002; sale on 07/06/21 of Condo Unit(s) 2, Old City I, Morton Place Condominium, 234.00 sq. ft., improved, resid. condo, zoned RF-1, at 660 Morton Place, NE, Unit 2, Washington, DC, 20002, Ward 6, 1-bedroom, 1 full bath, 554 finished sq. ft. condo; 2021 assessment: \$96,970 (land); \$226,270 (improvement), Lot 2002, Square 0855; \$300,000 (Instrument# 2021090652).

**AG/MR SQ700 Residential Owner, L.L.C.**, to Marc A. & Tonya s. Veasey, 1211 Van Street, SE, Unit 708, Washington, DC 20003-4677; sale on 07/06/21 of Condo Unit(s) 708, Old City I, The Avidian Condominium, 145.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 708, Washington, DC, 20003, Ward 6, 2-bedroom, 2 full bath, 1,087 finished sq. ft. condo built 2020; 2021 assessment: \$204,000 (land); \$476,000 (improvement), Lot 2084, Square 0700; \$796,900 (Instrument# 2021090519).

**AG/MR SQ700 Residential Owner, L.L.C.**, to Jack Ambridge, 1211 Van Street, SE, Unit 701, Washington, DC 20003-4677; sale on 07/06/21 of Condo Unit(s) 701, Old City I, The Avidian Condominium, 150.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 701, Washington, DC, 20003, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,198 finished sq. ft. condo built 2020; 2021 assessment: \$211,650 (land); \$493,850 (improvement), Lot 2079, Square 0700; \$834,900 (Instrument# 2021090447).

**Hamilton Street NW LLC**, to Jorge Hernan Granados De La Rosa, 752 Lamont Street, NW, Unit 1, Washington, DC 20010; sale on 07/06/21 of Condo Unit(s) 1, Columbia Heights, 752 Lamont Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 752 Lamont Street, NW, Unit 1, Washington, DC, 20010, Ward 1, 2-bedroom, 1 half bath, 2 full bath, 1,300 finished sq. ft. condo; 2021 assessment: n/a, Lot 2053, Square 2892; \$400,000 (Instrument# 2021090317).

**Red ACE-DBT, LLC**, to Justin Courtney Demer, 37 L Street, SE, Unit 801, Washington, DC 20003-5018; sale on 07/06/21 of Condo Unit(s) 801, Old City I, Kennedy on L Condominium, 99.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit 801, Washington, DC, 20003, Ward 6, 2-bedroom, 2 full bath, 740 finished sq. ft. condo built 2021; 2021 assessment: \$199,290 (land); \$465,010 (improvement), Condo Unit(s) P-8, Old City I, Kennedy on L Condominium, 17.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit P-8, Washington, DC, 20003, Ward 6, condo parking space; 2021 assessment: \$7,500 (land); \$17,500 (improvement), Lot 2048 2081, Square 0698, 0698; \$714,900 (Instrument# 2021090913).

**W-G 9th & O LLC**, to David & Donna Dupree, 810 O Street, NW, Unit 302, Washington, DC 20001-5387; sale on 07/06/21 of Condo Unit(s) 302, Old City II, The Perla Residential Condominiums, 337.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit 302, Washington, DC, 20001, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,760 finished sq. ft. condo built 2020; 2021 assessment: \$432,960 (land); \$1,010,240 (improvement), Condo Unit(s) P2-27, Old City II, The Perla Residential

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Condominiums, 7.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit P2-27, Washington, DC, 20001, Ward 6, condo parking space; 2021 assessment: \$12,000 (land); \$28,000 (improvement), Lot 2125 2017, Square 0399, 0399; \$1,399,900 (Instrument# 2021090560).

**W-G 9th & O LLC**, to Shantel Quinn, 810 O Street, NW, Unit 404, Washington, DC 20001-5387; sale on 07/06/21 of Condo Unit(s) 404, Old City II, The Perla Residential Condominiums, 191.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit 404, Washington, DC, 20001, Ward 6, 2-bedroom, 2 full bath, 992 finished sq. ft. condo built 2020; 2021 assessment: \$244,030 (land); \$569,410 (improvement), Condo Unit(s) P2-16, Old City II, The Perla Residential Condominiums, 7.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit P2-16, Washington, DC, 20001, Ward 6, condo parking space; 2021 assessment: \$12,000 (land); \$28,000 (improvement), Lot 2114 2028, Square 0399, 0399; \$744,900 (Instrument# 2021090589).

**2009 E, LLC**, to Ryan Haaker & Samira Abdulmalikovna Haaker, 2009 E Street, NE, Unit 3, Washington, DC 20002-4760; sale on 07/07/21 of Condo Unit(s) 3, Old City I, 2009 E Condominium, 894.00 sq. ft., improved, resid. condo, zoned RF-1, at 2009 E Street, NE, Unit 3, Washington, DC, 20002, Ward 7, 1,410 finished sq. ft. condo built 2021; 2021 assessment: \$210,940 (land); \$492,210 (improvement), Condo Unit(s) P-3, Old City I, 2009 E Condominium, 108.00 sq. ft., improved, resid. condo, zoned RF-1, at 2009 E Street, NE, Unit P-3, Washington, DC, 20002, Ward 7, condo parking space; 2021 assessment: \$4,500 (land); \$10,500 (improvement), Lot 2035 2039, Square 4550, 4550; \$715,000 (Instrument# 2021091555).

**2009 E, LLC**, to Clinton Y. & Laura P. Prescott, 2009 E Street, NE, Unit 4, Washington, DC 20002-4760; sale on 07/07/21 of Condo Unit(s) 4, Old City I, 2009 E Condominium, 913.00 sq. ft., improved, resid. condo, zoned RF-1, at 2009 E Street, NE, Unit 4, Washington, DC, 20002, Ward 7, 2-bedroom, 1 half bath, 2 full bath, 1,442 finished sq. ft. condo built 2021; 2021 assessment: \$210,940 (land); \$492,210 (improvement), Condo Unit(s) P-2, Old City I, 2009 E Condominium, 108.00 sq. ft., improved, resid. condo, zoned RF-1, at 2009 E Street, NE, Unit P-2, Washington, DC, 20002, Ward 7, condo parking space; 2021 assessment: \$4,500 (land); \$10,500 (improvement), Lot 2038 2036, Square 4550, 4550; \$725,000 (Instrument# 2021091138).

**3934 10th Street NE, LLC**, to William Wei-Xi Wang, 3934 10th Street, NE, Unit 6, Washington, DC 20017-1828; sale on 07/07/21 of Condo Unit(s) 6, Brookland, 3934 10th St NE Condominium, 687.00 sq. ft., improved,

resid. condo, zoned RA-1, at 3934 10th Street, NE, Unit 6, Washington, DC, 20017, Ward 5, 2-bedroom, 2 full bath, 815 finished sq. ft. condo; 2021 assessment: \$174,310 (land); \$406,720 (improvement), Lot 2020, Square 3818; \$585,000 (Instrument# 2021091492).

**801 N LLC**, to Jennifer C. & Scott M. Jackson, 801 N Street, NW, Unit PH6, Washington, DC 20001-4209; sale on 07/07/21 of Condo Unit(s) PH6, Old City II, 801 N Condominium, 340.00 sq. ft., improved, resid. condo, zoned MU-4, at 801 N Street, NW, Unit PH6, Washington, DC, 20001, Ward 6, 2-bedroom, 2 full bath, 991 finished sq. ft. condo built 2020; 2021 assessment: \$221,160 (land); \$516,040 (improvement), Lot 2165, Square 0399; \$999,000 (Instrument# 2021091454).

**Avamere 3317 16th LLC**, to Sara Bibbens, 3317 16th Street, NW, Unit 3, Washington, DC 20010-2201; sale on 07/07/21 of Condo Unit(s) 3, Columbia Heights, 3317 16th Condominium, 490.00 sq. ft., improved, resid. condo, zoned RA-2, at 3317 16th Street, NW, Unit 3, Washington, DC, 20010, Ward 1, 2-bedroom, 2 full bath, 1,160 finished sq. ft. condo; 2021 assessment: \$228,450 (land); \$533,050 (improvement), Condo Unit(s) P-1, Columbia Heights, 3317 16th Condominium, 20.00 sq. ft., improved, resid. condo, zoned RA-2, at 3317 16th Street, NW, Unit P-1, Washington, DC, 20010, Ward 1, condo parking space; 2021 assessment: \$7,500 (land); \$17,500 (improvement), Lot 2195 2197, Square 2676, 2676; \$785,000 (Instrument# 2021091246).

**Parc LLC**, to John Andrew Sobel, 317 3rd Street, SE., Unit 31, Washington, DC 20003; sale on 07/07/21 of Condo Unit(s) 31 & P-3, Capitol Hill, The Parc Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-3, at 317 3rd Street, SE, Unit 31, Washington, DC, 20003, Ward 6, 2-bedroom, 2 full bath, condo & parking space built 2020; 2021 assessment: n/a, Lot 2010 & 2018, Square 0763; \$725,000 (Instrument# 2021091295).

**1201 Staples, LLC**, to Dina O. Abdalla & Ehab Salem Abdallah, 1201 Staples Street, NE, Unit 2, Washington, DC 20002-3923; sale on 07/08/21 of Condo Unit(s) 2, Trinidad, Staples Retreat Condominium, 1,020.00 sq. ft., improved, resid. condo, zoned RF-1, at 1201 Staples Street, NE, Unit 2, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 1,169 finished sq. ft. condo; 2021 assessment: \$105,540 (land); \$246,260 (improvement), Condo Unit(s) P-1, Trinidad, Staples Retreat Condominium, 28.00 sq. ft., improved, resid. condo, zoned RF-1, at 1201 Staples Street, NE, Unit P-1, Washington, DC, 20002, Ward 5, condo parking space; 2021 assessment: \$7,500 (land); \$17,500 (improvement), Lot 2020 2018, Square 4067, 4067; \$660,000 (Instrument# 2021091793).

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**1313 11th St LLC**, to Clarence Premraj Allegakoen & David Vibulan Allegakoen, 1313 11th Street, NW, Unit 4, Washington, DC 20001-4219; sale on 07/08/21 of Condo Unit(s) 4, Old City II, The Morley Condominium, 185.00 sq. ft., improved, resid. condo, zoned MU-4, at 1313 11th Street, NW, Unit 4, Washington, DC, 20001, Ward 2, 1-bedroom, 1 full bath, 562 finished sq. ft. condo built 2021; 2021 assessment: \$133,860 (land); \$312,340 (improvement), Lot 2008, Square 0339; \$469,000 (Instrument# 2021092101).

**42920 NE LLC**, to Barrett Wilson Alexander & Christiana Joy Alexander, 429 20th Street, NE, Unit 2, Washington, DC 20002; sale on 07/08/21 of Condo Unit(s) 2, Old City I, RDW Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 429 20th Street, NE, Unit 2, Washington, DC, 20002, Ward 7, 2-bedroom, 1 half bath, 2 full bath, 1,700 finished sq. ft. condo built 2020; 2021 assessment: n/a, Lot 2041, Square 4550; \$635,000 (Instrument# 2021092362).

**822 Kennedy Street, LLC**, to Darren Eric Pierre, 822 Kennedy Street, NW, Unit 2, Washington, DC 20011-2914; sale on 07/08/21 of Condo Unit(s) 2, Petworth, 822 Kennedy Condominium, 308.00 sq. ft., improved, resid. condo, zoned MU-4, at 822 Kennedy Street, NW, Unit 2, Washington, DC, 20011, Ward 4, 2-bedroom, 1 full bath, 750 finished sq. ft. condo built 2020; 2021 assessment: \$104,970 (land); \$244,930 (improvement), Lot 2080, Square 2994; \$342,500 (Instrument# 2021091738).

**Kennedy Land Development Company, LLC**, to Brittany Donald, 839 Kennedy Street, NW, Unit 303, Washington, DC 20011-2933; sale on 07/08/21 of Condo Unit(s) 303, Petworth, Eight 39 Condominium, 264.00 sq. ft., improved, resid. condo, zoned MU-4, at 839 Kennedy Street, NW, Unit 303, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 797 finished sq. ft. condo built 2020; 2021 assessment: \$145,210 (land); \$338,820 (improvement), Lot 2026, Square 2993; \$499,000 (Instrument# 2021091957).

**Red ACE-DBT, LLC**, to Emily Diaz & Alejandro Jesus Guerrero, 37 L Street, SE, Unit 304, Washington, DC 20003-5016; sale on 07/08/21 of Condo Unit(s) 304, Old City I, Kennedy on L Condominium, 84.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit 304, Washington, DC, 20003, Ward 6, 1-bedroom, 1 full bath, 612 finished sq. ft. condo built 2021; 2021 assessment: \$119,970 (land); \$279,930 (improvement), Condo Unit(s) P-23, Old City I, Kennedy on L Condominium, 17.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit P-23, Washington, DC, 20003, Ward 6, condo parking space; 2021 assessment:

\$7,500 (land); \$17,500 (improvement), Lot 2011 2095, Square 0698, 0698; \$539,900 (Instrument# 2021091926).

**Red ACE-DBT, LLC**, to Joseph Diver, 37 L Street, SE, Unit 608, Washington, DC 20003-5017; sale on 07/08/21 of Condo Unit(s) 608, Old City I, Kennedy on L Condominium, 76.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit 608, Washington, DC, 20003, Ward 6, 576 finished sq. ft. condo built 2021; 2021 assessment: \$141,870 (land); \$331,030 (improvement), Lot 2039, Square 0698; \$499,900 (Instrument# 2021091800).

**SK Asset Group LLC**, to Chelsea Reckell & William Richmond, 445 M Street, NW, Unit 2, Washington, DC 20001; sale on 07/08/21 of Condo Unit(s) 2, Old City II, The Four Four Five M Street Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 445 M Street, NW, Unit 2, Washington, DC, 20001, Ward 6, 3-bedroom, 3 full bath, 1,633 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2095, Square 0513; \$1,100,000 (Instrument# 2021091810).

**Ustar Investments LLC**, to Zachary Frank, 1238 Queen Street, NE, Unit 4, Washington, DC 20002; sale on 07/08/21 of Condo Unit(s) 4, Trinidad, The Alexis Condominium, 676.00 sq. ft., improved, resid. condo, zoned RF-1, at 1238 Queen Street, NE, Unit 4, Washington, DC, 20002, Ward 5, 2-bedroom, 1 half bath, 1 full bath, 689 finished sq. ft. condo; 2021 assessment: \$74,890 (land); \$174,760 (improvement), Lot 2012, Square 4057; \$340,000 (Instrument# 2021092407).

**1220 Raum St NE LLC**, to Erika Lauren Grimm, Rebeca B. Grimm & Samuel O. Grimm III, 1220 Raum Street, NE, Unit 1, Washington, DC 20002-2671; sale on 07/09/21 of Condo Unit(s) 1, Trinidad, 1220 Raum Street Condominium, 890.00 sq. ft., improved, resid. condo, zoned RF-1, at 1220 Raum Street, NE, Unit 1, Washington, DC, 20002, Ward 5, 3-bedroom, 3 full bath, 1,548 finished sq. ft. condo built 2020; 2021 assessment: \$194,970 (land); \$454,930 (improvement), Condo Unit(s) P-3, Trinidad, 1220 Raum Street Condominium, 37.00 sq. ft., improved, resid. condo, zoned RF-1, at 1220 Raum Street, NE, Unit P-3, Washington, DC, 20002, Ward 5, condo parking space; 2021 assessment: \$6,000 (land); \$14,000 (improvement), Lot 2038 2044, Square 4052, 4052; \$645,000 (Instrument# 2021092892).

**3318 Sherman Avenue, LLC**, to Timothy Aguirre, 3318 Sherman Ave., NW, Unit 201, Washington, DC 20010; sale on 07/09/21 of Condo Unit(s) 201, Columbia Heights, The Drew at Columbia Heights Condominium, 314.00 sq. ft., improved, resid. condo, zoned RF-1, at 3318 Sherman Ave., NW, Unit 201, Washington, DC, 20010, Ward 1, 1-bedroom, 1 full bath, 498 finished sq. ft. condo; 2021 assessment: \$93,730 (land); \$218,710 (improvement),



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Lot 2013, Square 2841; \$335,000 (Instrument# 2021093045).

**AG/MR SQ700 Residential Owner, L.L.C.**, to James M. Hammersley, 1211 Van Street, SE, Unit 1103, Washington, DC 20003-4681; sale on 07/09/21 of Condo Unit(s) 1103, Old City I, The Avidian Condominium, 85.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 1103, Washington, DC, 20003, Ward 6, 1-bedroom, 1 full bath, 637 finished sq. ft. condo built 2020; 2021 assessment: \$119,850 (land); \$279,650 (improvement), Lot 2137, Square 0700; \$514,900 (Instrument# 2021092863).

**Boulevard LLC**, to Eve Brecker, 5619 1st Street, NW, Unit 3, Washington, DC 20011-2381; sale on 07/09/21 of Condo Unit(s) 3, Chillum, Fifty-Six Nineteen Condominium, 1,148.00 sq. ft., improved, resid. condo, zoned R-3, at 5619 1st Street, NW, Unit 3, Washington, DC, 20011, Ward 4, 2-bedroom, 1 full bath, 710 finished sq. ft. condo; 2021 assessment: \$121,190 (land); \$285,110 (improvement), Lot 2003, Square 3388; \$419,900 (Instrument# 2021092980).

**Kenyon 7 LLC**, to Denise & Lamarcus Walker, 3117 Georgia Ave., NW, Unit 301, Washington, DC 20010; sale on 07/09/21 of Condo Unit(s) 301, Columbia Heights, The Lofton Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 3117 Georgia Ave., NW, Unit 301, Washington, DC, 20010, Ward 1, condo built 2021; 2021 assessment: n/a, Lot 2018, Square 3047; \$509,900 (Instrument# 2021092625).

**VU C Developer LLC**, to Alberto Jova, 6803 Cameron Drive, NW, Unit 14, Washington, DC 20012-2567; sale on 07/09/21 of Condo Unit(s) 14, Shepherd Park, The Brooks Condominium, 201.00 sq. ft., improved, resid. condo, zoned WR-7, at 6803 Cameron Drive, NW, Unit 14, Washington, DC, 20012, Ward 4, 1-bedroom, 1 full bath, 673 finished sq. ft. condo built 2020; 2021 assessment: \$127,350 (land); \$297,150 (improvement), Lot 2003, Square 2950; \$506,550 (Instrument# 2021092562).

**1222 Neal LLC**, to Emily Jewett Bowden & Ross Philip Worthington, 1222 Neal Street, NE, Unit 4, Washington, DC 20002; sale on 07/12/21 of Condo Unit(s) 4 & P-4, Trinidad, 1222 Neal Street Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1222 Neal Street, NE, Unit 4, Washington, DC, 20002, Ward 5, condo & parking space; 2021 assessment: n/a, Lot 2020 & 2024, Square 4063; \$825,000 (Instrument# 2021093218).

**1222 Neal LLC**, to Jonathan Douglas Green, 1222 Neal Street, NE, Unit 3, Washington, DC 20002; sale on 07/12/21 of Condo Unit(s) 3 & P-3, Trinidad, 1222 Neal Street Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1222 Neal Street, NE, Unit 3, Washington,

DC, 20002, Ward 5, condo & parking space; 2021 assessment: n/a, Lot 2019 & 2023, Square 4063; \$803,000 (Instrument# 2021093247).

**1979 Biltmore LLC**, to Michael Cohen & Matthew Stensrud, 3549 Hertford Place, NW, Unit 2, Washington, DC 20010; sale on 07/12/21 of Condo Unit(s) 2 & P-2, Columbia Heights, 3549 Hertford Place Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 3549 Hertford Place, NW, Unit 2, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 2 full bath, 2,185 finished sq. ft. condo & parking space; 2021 assessment: n/a, Lot 2015 & 2017, Square 2686; \$1,100,000 (Instrument# 2021093699).

**Morton DC LLC**, to Amanda Pfabe, 746 Morton Street, NW, Unit 1, Washington, DC 20010; sale on 07/12/21 of Condo Unit(s) 1, Columbia Heights, Steel House Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 746 Morton Street, NW, Unit 1, Washington, DC, 20010, Ward 1, 2-bedroom, 1 half bath, 2 full bath, 1,300 finished sq. ft. condo; 2021 assessment: n/a, Lot 2093, Square 2893; \$710,000 (Instrument# 2021093510).

**1309 E Street LLC**, to Yasmein Asi & Alexander L. Hooper, 1309 E Street, SE, Unit 42, Washington, DC 20003-5010; sale on 07/13/21 of Condo Unit(s) 42, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit 42, Washington, DC, 20003, Ward 6, 3-bedroom, 1 half bath, 3 full bath, 2,354 finished sq. ft. condo built 2020; 2021 assessment: \$317,940 (land); \$808,690 (improvement), Condo Unit(s) PS-32, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit PS-32, Washington, DC, 20003, Ward 6, condo parking space; 2021 assessment: \$22,000 (land), Lot 6071 6031, Square 1043, 1043; \$1,150,000 (Instrument# 2021094584).

**1309 E Street LLC**, to Aurelio Rivera, 1309 E Street, SE, Unit 30, Washington, DC 20003-5008; sale on 07/13/21 of Condo Unit(s) 30, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit 30, Washington, DC, 20003, Ward 6, 3-bedroom, 1 half bath, 3 full bath, 2,354 finished sq. ft. condo built 2020; 2021 assessment: \$317,940 (land); \$808,690 (improvement), Condo Unit(s) PS-14, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit PS-14, Washington, DC, 20003, Ward 6, condo parking space; 2021 assessment: \$22,000 (land), Lot 6013 6059, Square 1043, 1043; \$1,150,000 (Instrument# 2021094436).

**1309 E Street LLC**, to Sundeep Agrawal & Rayva Arun Virginkar, 1309 E Street, SE, Unit 31, Washington,

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DC 20003-5008; sale on 07/13/21 of Condo Unit(s) 31, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit 31, Washington, DC, 20003, Ward 6, 3-bedroom, 1 half bath, 3 full bath, 2,354 finished sq. ft. condo built 2020; 2021 assessment: \$317,940 (land); \$808,690 (improvement), Condo Unit(s) PS-16, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit PS-16, Washington, DC, 20003, Ward 6, condo parking space; 2021 assessment: \$22,000 (land), Lot 6060 6015, Square 1043, 1043; \$1,150,000 (Instrument# 2021094616).

**1309 E Street LLC**, to Natalie Lauren Peelish, 1309 E Street, SE, Unit 19, Washington, DC 20003-3006; sale on 07/13/21 of Condo Unit(s) 19, Old City I, Watkins Alley Condominium, 273.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit 19, Washington, DC, 20003, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,385 finished sq. ft. condo built 2020; 2021 assessment: \$270,750 (land); \$631,750 (improvement), Condo Unit(s) PS-41, Old City I, Watkins Alley Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1309 E Street, SE, Unit PS-41, Washington, DC, 20003, Ward 6, condo parking space; 2021 assessment: \$22,000 (land), Lot 2038 6040, Square 1043, 1043; \$870,000 (Instrument# 2021094423).

**14th Street Condominiums, LLC**, to Brandon Cypress, 3523 14th Street, NW, Unit 1, Washington, DC 20010-1375; sale on 07/13/21 of Condo Unit(s) 1, Columbia Heights, The Esplanade Condominium, 186.00 sq. ft., improved, resid. condo, zoned MU-4, at 3523 14th Street, NW, Unit 1, Washington, DC, 20010, Ward 1, 1-bedroom, 1 full bath, 531 finished sq. ft. condo; 2021 assessment: \$127,440 (land); \$297,360 (improvement), Condo Unit(s) P-2, Columbia Heights, The Esplanade Condominium, 18.00 sq. ft., improved, resid. condo, zoned MU-4, at 3523 14th Street, NW, Unit P-2, Washington, DC, 20010, Ward 1, condo parking space; 2021 assessment: \$7,500 (land); \$17,500 (improvement), Lot 2048 2041, Square 2827S, 2827S; \$335,000 (Instrument# 2021094654).

**14th Street Condominiums, LLC**, to Olivia Grace Dieni & Matthew Aaron Stefanko, 3523 14th Street, NW, Unit 4, Washington, DC 20010-1375; sale on 07/13/21 of Condo Unit(s) 4, Columbia Heights, The Esplanade Condominium, 343.00 sq. ft., improved, resid. condo, zoned MU-4, at 3523 14th Street, NW, Unit 4, Washington, DC, 20010, Ward 1, 2-bedroom, 2 full bath, 891 finished sq. ft. condo; 2021 assessment: \$224,790 (land); \$524,510 (improvement), Lot 2044, Square 2827S; \$625,000 (Instrument# 2021094592).

**3569 Warder LLC**, to Cory B. Brooks & Andre Braz Pinheiro, 3569 Warder Street, NW, Unit 2, Washington, DC 20010; sale on 07/13/21 of Condo Unit(s) 2 & P-1, Columbia Heights, Whitney Close Mews Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 3569 Warder Street, NW, Unit 2, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 2 full bath, 1,599 finished sq. ft. condo & parking space built 2021; 2021 assessment: n/a, Lot 2048 & 2052, Square 3035; \$814,900 (Instrument# 2021094129).

**Fulcrum Properties Group, LLC**, to Samantha Linkins, 1000 Constitution Ave., NE, Unit 2, Washington, DC 20002; sale on 07/13/21 of Condo Unit(s) 2, Old City I, King Felix Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1000 Constitution Ave., NE, Unit 2, Washington, DC, 20002, Ward 6, 2021 assessment: n/a, Lot 2002, Square 0964; \$470,000 (Instrument# 2021094571).

**Red ACE-DBT, LLC**, to Jaime Ann Cordes & Regis James Venti, 37 L Street, SE, Unit 501, Washington, DC 20003-5017; sale on 07/13/21 of Condo Unit(s) 501, Old City I, Kennedy on L Condominium, 99.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit 501, Washington, DC, 20003, Ward 6, 740 finished sq. ft. condo built 2021; 2021 assessment: \$178,470 (land); \$416,430 (improvement), Lot 2024, Square 0698; \$646,900 (Instrument# 2021094705).

**West End Residential Properties II, L.L.C.**, to Joyce Campbell & Murray Pollack, 1111 24th Street, NW, Unit 31, Washington, DC 20037-1405; sale on 07/13/21 of Condo Unit(s) 31, Central, Westlight Condominium, 318.00 sq. ft., improved, resid. condo, zoned RA-2, at 1111 24th Street, NW, Unit 31, Washington, DC, 20037, Ward 2, 3-bedroom, 3 full bath, 2,385 finished sq. ft. condo; 2021 assessment: \$892,240 (land); \$2,081,900 (improvement), Lot 2133, Square 0037; \$2,625,000 (Instrument# 2021094394).

**1273 Simms Place, LLC**, to Anders Beal & Ayan Mohamed, 1273 Simms Place, NE, Unit 1, Washington, DC 20002-7835; sale on 07/14/21 of Condo Unit(s) 1, Trinidad, 1273 Simms Place Condominiums, 1,187.00 sq. ft., improved, resid. condo, zoned RF-1, at 1273 Simms Place, NE, Unit 1, Washington, DC, 20002, Ward 5, 3-bedroom, 2 full bath, 1,171 finished sq. ft. condo built 2021; 2021 assessment: \$174,600 (land); \$407,400 (improvement), Lot 2045, Square 4052; \$552,000 (Instrument# 2021095335).

**200 8th Street NE LLC**, to Gregory Duguid Burns & Robin Heather Burns, 216 8th Street, NE, Unit 2, Washington, DC 20002; sale on 07/14/21 of Condo Unit(s) 2, Old City I, The Downing House Condominium, 0.00 sq.

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ft., improved, resid. condo, zoned RF-1, at 216 8th Street, NE, Unit 2, Washington, DC, 20002, Ward 6, 4-bedroom, 1 half bath, 4 full bath, 4,100 finished sq. ft. condo built 2020; 2021 assessment: n/a, Lot 2002, Square 0895; \$2,325,000 (Instrument# 2021095343).

**3569 Warder LLC**, to Jenna Elise Raspanti & Benjamin Rodabaugh, 3569 Warder Street, NW, Unit 4, Washington, DC 20010; sale on 07/14/21 of Condo Unit(s) 4 & P-2, Columbia Heights, Whitney Close Mews Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 3569 Warder Street, NW, Unit 4, Washington, DC, 20010, Ward 1, 5-bedroom, 1 half bath, 3 full bath, 2,130 finished sq. ft. condo & parking space built 2021; 2021 assessment: n/a, Lot 2050 & 2053, Square 3035; \$954,900 (Instrument# 2021095452).

**1313 11th St LLC**, to Kristen Brooke Piehl & Matthew James Piehl, 1313 11th Street, NW, Unit 5, Washington, DC 20001-4219; sale on 07/15/21 of Condo Unit(s) 5, Old City II, The Morley Condominium, 185.00 sq. ft., improved, resid. condo, zoned MU-4, at 1313 11th Street, NW, Unit 5, Washington, DC, 20001, Ward 2, 1-bedroom, 1 full bath, 598 finished sq. ft. condo built 2021; 2021 assessment: \$142,590 (land); \$332,710 (improvement), Lot 2009, Square 0339; \$499,000 (Instrument# 2021095506).

**2301Duru LLC**, to Bryant M. Bednarek & Melissa V. Lopez, 2301 Ontario Road, NW, Unit 302, Washington, DC 20009; sale on 07/15/21 of Condo Unit(s) 302, Mount Pleasant, 2301 Ontario Road Condominium, 0.00 sq. ft., improved, resid. condo, zoned RA-2, at 2301 Ontario Road, NW, Unit 302, Washington, DC, 20009, Ward 1, 2-bedroom, 1 half bath, 1 full bath, 896 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2492, Square 2567; \$735,000 (Instrument# 2021096025).

**V Street SW LLC**, to Kevin Smith, 88 V Street, SW, Unit 212, Washington, DC 20024-3302; sale on 07/15/21 of Condo Unit(s) 212, Old City I, Peninsula 88 Condominium, 114.00 sq. ft., improved, resid. condo, zoned CG-5, at 88 V Street, SW, Unit 212, Washington, DC, 20024, Ward 6, 1-bedroom, 1 half bath, 1 full bath, 657 finished sq. ft. condo built 2020; 2021 assessment: \$142,500 (land); \$73,200 (improvement), Lot 2021, Square 0667S; \$215,700 (Instrument# 2021095880).

**VU C Developer LLC**, to Carol C. Jagdeo, 6803 Cameron Drive, NW, Unit 304, Washington, DC 20012-2595; sale on 07/15/21 of Condo Unit(s) 304, Shepherd Park, The Brooks Condominium, 302.00 sq. ft., improved, resid. condo, zoned WR-7, at 6803 Cameron Drive, NW, Unit 304, Washington, DC, 20012, Ward 4, 2-bedroom, 2 full bath, 1,018 finished sq. ft. condo built 2020; 2021 assessment: \$206,220 (land); \$481,180 (improvement), Lot 2040, Square 2950; \$725,700 (Instrument# 2021095902).

**5230 Georgia Avenue LLC**, to Amirali Zubin Valliani, 5230 Georgia Ave., NW, Unit 406, Washington, DC 20011-3962; sale on 07/16/21 of Condo Unit(s) 406, 16th Street Heights, The Commodore Condominium, 457.00 sq. ft., improved, resid. condo, zoned MU-4, at 5230 Georgia Ave., NW, Unit 406, Washington, DC, 20011, Ward 4, 3-bedroom, 3 full bath, 1,288 finished sq. ft. condo built 2020; 2021 assessment: \$206,580 (land); \$482,020 (improvement), Condo Unit(s) P-3, 16th Street Heights, The Commodore Condominium, 73.00 sq. ft., improved, resid. condo, zoned MU-4, at 5230 Georgia Ave., NW, Unit P-3, Washington, DC, 20011, Ward 4, condo parking space; 2021 assessment: \$4,500 (land); \$10,500 (improvement), Lot 2025 2029, Square 2930, 2930; \$690,000 (Instrument# 2021096209).

**Edna Trading LLC**, to Heather Murphy, 1715 North Capitol Street, NE, Unit 6, Washington, DC 20002; sale on 07/16/21 of Condo Unit(s) 6, Eckington, North Capitol Street Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 1715 N. Capitol Street, NE, Unit 6, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 1,263 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2006, Square 3513; \$715,000 (Instrument# 2021096552).

**1156 Owen Pl, LLC**, to Terran Ray, 1156 Owen Place, NE, Unit 4, Washington, DC 20002; sale on 07/19/21 of Condo Unit(s) 4, Trinidad, 1156 Owen Place Condominiums, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1156 Owen Place, NE, Unit 4, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 700 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2039, Square 4059; \$460,000 (Instrument# 2021097286).

**14th Street Condominiums, LLC**, to Mark Russell, 3523 14th Street, NW, Unit 2, Washington, DC 20010-1375; sale on 07/19/21 of Condo Unit(s) 2, Columbia Heights, The Esplanade Condominium, 179.00 sq. ft., improved, resid. condo, zoned MU-4, at 3523 14th Street, NW, Unit 2, Washington, DC, 20010, Ward 1, 1-bedroom, 1 full bath, 459 finished sq. ft. condo; 2021 assessment: \$114,000 (land); \$266,000 (improvement), Condo Unit(s) P-1, Columbia Heights, The Esplanade Condominium, 18.00 sq. ft., improved, resid. condo, zoned MU-4, at 3523 14th Street, NW, Unit P-1, Washington, DC, 20010, Ward 1, condo parking space; 2021 assessment: \$7,500 (land); \$17,500 (improvement), Lot 2047 2042, Square 2827S, 2827S; \$334,000 (Instrument# 2021097357).

**3569 Warder LLC**, to Robert Emerson McWilliams & Catherine Irene Jakle Miller, 3569 Warder Street, NW, Unit 3, Washington, DC 20010; sale on 07/19/21 of Condo Unit(s) 3, Columbia Heights, Whitney Close Mews Condominium, 0.00 sq. ft., improved, resid. condo, zoned

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RF-1, at 3569 Warder Street, NW, Unit 3, Washington, DC, 20010, Ward 1, 3-bedroom, 1 half bath, 2 full bath, 1,600 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2049, Square 3035; \$825,000 (Instrument# 2021096742).

**Parc LLC**, to Ashley Kirk Stow, 317 3rd Street, SE, Unit 32, Washington, DC 20003; sale on 07/19/21 of Condo Unit(s) 32 & P-2, Capitol Hill, The Parc Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-3, at 317 3rd Street, SE, Unit 32, Washington, DC, 20003, Ward 6, 1-bedroom, 1 half bath, 1 full bath, condo & parking space built 2020; 2021 assessment: n/a, Lot 2011 & 2017, Square 0763; \$575,000 (Instrument# 2021097110).

**West End Residential Properties II, L.L.C.**, to Geraldine & Peter Saks, 1111 24th Street, NW, Unit 62, Washington, DC 20037-1405; sale on 07/19/21 of Condo Unit(s) 62, Central, Westlight Condominium, 218.00 sq. ft., improved, resid. condo, zoned RA-2, at 1111 24th Street, NW, Unit 62, Washington, DC, 20037, Ward 2, 2-bedroom, 2 full bath, 1,633 finished sq. ft. condo; 2021 assessment: \$579,290 (land); \$1,351,670 (improvement), Lot 2158, Square 0037; \$1,825,000 (Instrument# 2021097316).

**2812 Georgia Ave LLC**, to Sarah Baron, 2812 Georgia Ave., NW, Unit 4, Washington, DC 20001-3819; sale on 07/20/21 of Condo Unit(s) 4, Columbia Heights, The Valencia Condominium, 226.00 sq. ft., improved, resid. condo, zoned MU-4, at 2812 Georgia Ave., NW, Unit 4, Washington, DC, 20001, Ward 1, 2-bedroom, 2 full bath, 744 finished sq. ft. condo built 2019; 2021 assessment: \$179,910 (land); \$419,790 (improvement), Lot 2014, Square 2886; \$495,000 (Instrument# 2021097458).

**646 Newton Pl NW LLC**, to Wambui Imani Karobia & Terry W. Njoroge, 646 Newton Place, NW, Unit 1, Washington, DC 20010-1744; sale on 07/20/21 of Condo Unit(s) 1, Columbia Heights, The Arietta Condominium, 457.00 sq. ft., improved, resid. condo, zoned RF-1, at 646 Newton Place, NW, Unit 1, Washington, DC, 20010, Ward 1, 2-bedroom, 2 full bath, 1,042 finished sq. ft. condo built 2020; 2021 assessment: \$128,250 (land); \$299,250 (improvement), Lot 2099, Square 3038; \$463,000 (Instrument# 2021097679).

**Red ACE-DBT, LLC**, to Jennifer K. Krystopowicz, 37 L Street, SE, Unit 508, Washington, DC 20003-5017; sale on 07/20/21 of Condo Unit(s) 508, Old City I, Kennedy on L Condominium, 76.00 sq. ft., improved, resid. condo, zoned D-5, at 37 L Street, SE, Unit 508, Washington, DC, 20003, Ward 6, 1-bedroom, 1 full bath, 576 finished sq. ft. condo built 2021; 2021 assessment: \$141,870 (land);

\$331,030 (improvement), Lot 2031, Square 0698; \$484,900 (Instrument# 2021097857).

**822 Kennedy Street, LLC**, to Obinna Ezebuiroh, 822 Kennedy Street, NW, Unit 1, Washington, DC 20011-2914; sale on 07/21/21 of Condo Unit(s) 1, Petworth, 822 Kennedy Condominium, 308.00 sq. ft., improved, resid. condo, zoned MU-4, at 822 Kennedy Street, NW, Unit 1, Washington, DC, 20011, Ward 4, 2-bedroom, 1 full bath, 750 finished sq. ft. condo built 2020; 2021 assessment: \$104,970 (land); \$244,930 (improvement), Lot 2079, Square 2994; \$340,000 (Instrument# 2021098540).

**CCAP 1225 11th Street NW LLC**, to Joseph Ryan Prillaman, 1225 11th Street, NW, Unit 4, Washington, DC 20001-4217; sale on 07/21/21 of Condo Unit(s) 4, Old City II, 1225 11th Street Condominium, 299.00 sq. ft., improved, resid. condo, zoned MU-4, at 1225 11th Street, NW, Unit 4, Washington, DC, 20001, Ward 2, 2-bedroom, 1 half bath, 2 full bath, condo built 2021; 2021 assessment: \$208,060 (land); \$485,490 (improvement), Lot 2164, Square 0340; \$715,000 (Instrument# 2021098244).

**Foxhall Real Estate LLC**, to Devon E. & Scott C. Caraher, 4420 Edmunds Street, NW, Washington, DC 20007-1117; sale on 07/21/21 of Lot 0040, Berkley, 9,800.00 sq. ft., improved, SFD, zoned R-14, at 4420 Edmunds Street, NW, Washington, DC, 20007, Ward 3, 2021 assessment: \$984,700 (land); \$643,740 (improvement), Lot 0040, Square 1340; \$5,000,000 (Instrument# 2021098236).

**Kennedy Land Development Company, LLC**, to Stella Biderman & Madeline Halpern, 839 Kennedy Street, NW, Unit 201, Washington, DC 20011-2933; sale on 07/21/21 of Condo Unit(s) 201, Petworth, Adagio Condominium, 265.00 sq. ft., improved, resid. condo, zoned MU-4, at 839 Kennedy Street, NW, Unit 201, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 695 finished sq. ft. condo built 2020; 2021 assessment: \$133,570 (land); \$311,660 (improvement), Lot 2016, Square 2993; \$420,000 (Instrument# 2021098362).

**Kennedy Land Development Company, LLC**, to Amirio Freeman & Lincoln Mondy, 839 Kennedy Street, NW, Unit 304, Washington, DC 20011-2933; sale on 07/21/21 of Condo Unit(s) 304, Petworth, Adagio Condominium, 269.00 sq. ft., improved, resid. condo, zoned MU-4, at 839 Kennedy Street, NW, Unit 304, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 690 finished sq. ft. condo built 2020; 2021 assessment: \$149,860 (land); \$349,690 (improvement), Lot 2027, Square 2993; \$485,000 (Instrument# 2021098193).

**Kennedy Land Development Company, LLC**, to Vijay Jainanan, 839 Kennedy Street, NW, Unit 302, Washington, DC 20011-2933; sale on 07/21/21 of Condo

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Unit(s) 302, Petworth, Adagio Condominium, 253.00 sq. ft., improved, resid. condo, zoned MU-4, at 839 Kennedy Street, NW, Unit 302, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 669 finished sq. ft. condo built 2020; 2021 assessment: \$129,490 (land); \$302,160 (improvement), Lot 2025, Square 2993; \$445,000 (Instrument# 2021098320).

**1729 T Street TF LLC**, to Amit & Archana Sondhi, 1729 T Street, NW, Unit 5, Washington, DC 20009; sale on 07/22/21 of Condo Unit(s) 5 & P-2, Old City II, 1729 T Street Condominium, a Condominium, 0.00 sq. ft., improved, resid. condo, zoned RA-2, at 1729 T Street, NW, Unit 5, Washington, DC, 20009, Ward 2, 2-bedroom, 1 half bath, 2 full bath, 1,626 finished sq. ft. condo & parking space built 2020; 2021 assessment: n/a, Lot 2361 & 2363, Square 0151; \$1,635,000 (Instrument# 2021098999).

**212 Varnum St NW LLC**, to Bashaara Graves, Cleveland Warren Richard Jr. & Margaree King Richard, 212 Varnum Street, NW, Unit 3, Washington, DC 20011; sale on 07/22/21 of Condo Unit(s) 3, Petworth, 212 Varnum Condominium, 0.00 sq. ft., improved, resid. condo, zoned RA-1, at 212 Varnum Street, NW, Unit 3, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 918 finished sq. ft. condo built 2020; 2021 assessment: n/a, Lot 2003, Square 3317; \$489,900 (Instrument# 2021099199).

**3927 14th St NW LLC**, to Ali Walid Kalaji, 3927 14th Street, NW, Unit 2, Washington, DC 20011-5405; sale on 07/22/21 of Condo Unit(s) 2, Columbia Heights, Valentis 52 Condominium, 332.00 sq. ft., improved, resid. condo, zoned MU-4, at 3927 14th Street, NW, Unit 2, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 950 finished sq. ft. condo built 2020; 2021 assessment: \$156,300 (land); \$364,700 (improvement), Condo Unit(s) P-1, Columbia Heights, Valentis 52 Condominium, 21.00 sq. ft., improved, resid. condo, zoned MU-4, at 3927 14th Street, NW, Unit P-1, Washington, DC, 20011, Ward 4, condo parking space; 2021 assessment: \$7,500 (land); \$17,500 (improvement), Lot 2038 2042, Square 2824, 2824; \$588,000 (Instrument# 2021099073).

**Boulevard LLC**, to Korrea Johnston, 5619 1st Street, NW, Unit 4, Washington, DC 20011-2381; sale on 07/22/21 of Condo Unit(s) 4, Chillum, Fifty-Six Nineteen Condominium, 1,148.00 sq. ft., improved, resid. condo, zoned R-3, at 5619 1st Street, NW, Unit 4, Washington, DC, 20011, Ward 4, 2-bedroom, 1 full bath, 710 finished sq. ft. condo; 2021 assessment: \$126,550 (land); \$295,300 (improvement), Lot 2004, Square 3388; \$425,000 (Instrument# 2021099389).

**CCAP 1225 11th Street NW LLC**, to Kyle A. & Rachael M. Mansfield, 1225 11th Street, NW, Unit 7,

Washington, DC 20001-4217; sale on 07/22/21 of Condo Unit(s) 7, Old City II, 1225 11th Street Condominium, 366.00 sq. ft., improved, resid. condo, zoned MU-4, at 1225 11th Street, NW, Unit 7, Washington, DC, 20001, Ward 2, 2-bedroom, 1 half bath, 2 full bath, condo built 2021; 2021 assessment: \$200,790 (land); \$468,510 (improvement), Condo Unit(s) P-2, Old City II, 1225 11th Street Condominium, 24.00 sq. ft., improved, resid. condo, zoned MU-4, at 1225 11th Street, NW, Unit P-2, Washington, DC, 20001, Ward 2, condo parking space; 2021 assessment: \$10,500 (land); \$24,500 (improvement), Lot 2171 2167, Square 0340, 0340; \$755,000 (Instrument# 2021099171).

**Kennedy Land Development Company, LLC**, to Savannah Foley & Michael W. Towler, 839 Kennedy Street, NW, Unit 101, Washington, DC 20011-2933; sale on 07/22/21 of Condo Unit(s) 101, Petworth, Adagio Condominium, 265.00 sq. ft., improved, resid. condo, zoned MU-4, at 839 Kennedy Street, NW, Unit 101, Washington, DC, 20011, Ward 4, 2-bedroom, 2 full bath, 695 finished sq. ft. condo built 2020; 2021 assessment: \$130,660 (land); \$304,870 (improvement), Lot 2008, Square 2993; \$449,000 (Instrument# 2021099176).

**1273 Simms Place, LLC**, to Yitayal Mengistu & Mahlet Zeru, 1273 Simms Place, NE, Unit 2, Washington, DC 20002-7835; sale on 07/23/21 of Condo Unit(s) 2, Trinidad, 1273 Simms Place Condominiums, 1,187.00 sq. ft., improved, resid. condo, zoned RF-1, at 1273 Simms Place, NE, Unit 2, Washington, DC, 20002, Ward 5, 3-bedroom, 2 full bath, 1,192 finished sq. ft. condo built 2021; 2021 assessment: \$174,000 (land); \$406,000 (improvement), Lot 2046, Square 4052; \$540,000 (Instrument# 2021099568).

**14th Street Condominiums, LLC**, to Tatiana Cole, 3523 14th Street, NW, Unit 3, Washington, DC 20010-1375; sale on 07/23/21 of Condo Unit(s) 3, Columbia Heights, The Esplanade Condominium, 343.00 sq. ft., improved, resid. condo, zoned MU-4, at 3523 14th Street, NW, Unit 3, Washington, DC, 20010, Ward 1, 2-bedroom, 2 full bath, 898 finished sq. ft. condo; 2021 assessment: \$226,500 (land); \$528,500 (improvement), Lot 2043, Square 2827S; \$569,000 (Instrument# 2021099478).

**801 N LLC**, to Colby Louis Moore, 801 N Street, NW, Unit PH5, Washington, DC 20001-4209; sale on 07/23/21 of Condo Unit(s) PH5, Old City II, 801 N Condominium, 273.00 sq. ft., improved, resid. condo, zoned MU-4, at 801 N Street, NW, Unit PH5, Washington, DC, 20001, Ward 6, 1-bedroom, 1 full bath, 782 finished sq. ft. condo built 2020; 2021 assessment: \$206,610 (land); \$482,090 (improvement), Lot 2164, Square 0399; \$699,900 (Instrument# 2021099434).

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**AG/MR SQ700 Residential Owner, L.L.C.**, to Pankaj Jay, Reena & Tara Pasricha, 1211 Van Street, SE, Unit 518, Washington, DC 20003-4676; sale on 07/23/21 of Condo Unit(s) 518, Old City I, The Avidian Condominium, 134.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 518, Washington, DC, 20003, Ward 6, 2-bedroom, 2 full bath, 942 finished sq. ft. condo built 2020; 2021 assessment: \$188,700 (land); \$440,300 (improvement), Lot 2064, Square 0700; \$749,900 (Instrument# 2021099550).

**Fulcrum Properties Group, LLC**, to Kimberly Ekmark, 1000 Constitution Ave., NE, Unit 1, Washington, DC 20002; sale on 07/23/21 of Condo Unit(s) 1, Old City I, King Felix Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1000 Constitution Ave., NE, Unit 1, Washington, DC, 20002, Ward 6, 2-bedroom, 1 full bath, 885 finished sq. ft. condo; 2021 assessment: n/a, Lot 2001, Square 0964; \$621,000 (Instrument# 2021099497).

**Reves Services LLC**, to Hampden T. Macbeth, 450 Q Street, NW, Unit A, Washington, DC 20001; sale on 07/23/21 of Condo Unit(s) A, Old City II, Q Street Flats Condominium, 1,158.00 sq. ft., improved, resid. condo, zoned RF-1, at 450 Q Street, NW, Unit A, Washington, DC, 20001, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,607 finished sq. ft. condo; 2021 assessment: \$298,270 (land); \$695,980 (improvement), Lot 2005, Square 0510; \$890,000 (Instrument# 2021099924).

**50 Florida Avenue Development Associates, LLC**, to Alice W. Arnold, 50 Florida Ave., NE, Unit 407, Washington, DC 20002-6966; sale on 07/26/21 of Condo Unit(s) 407, Eckington, The Lexicon, 112.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 407, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 1,007 finished sq. ft. condo built 2019; 2021 assessment: \$184,280 (land); \$429,990 (improvement), Lot 2150, Square 3516; \$727,850 (Instrument# 2021100390).

**50 Florida Avenue Development Associates, LLC**, to Dean Q. Luo & Fang Zhao, 50 Florida Ave., NE, Unit 918, Washington, DC 20002-3302; sale on 07/26/21 of Condo Unit(s) 918, Eckington, The Lexicon, 256.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 918, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 962 finished sq. ft. condo built 2019; 2021 assessment: \$176,050 (land); \$410,770 (improvement), Lot 2098, Square 3516; \$675,000 (Instrument# 2021100392).

**50 Florida Avenue Development Associates, LLC**, to Taryn Lee Arbeiter, Anthony Mann, Kanitha Kim Mann & Lan Mai Nguyen, 50 Florida Ave., NE, Unit 225, Washington, DC 20002-3302; sale on 07/26/21 of Condo

Unit(s) 225, Eckington, The Lexicon, 256.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 225, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 970 finished sq. ft. condo built 2019; 2021 assessment: \$177,510 (land); \$414,190 (improvement), Lot 2019, Square 3516; \$682,275 (Instrument# 2021100636).

**50 Florida Avenue Development Associates, LLC**, to Derron Mercedes Bennett, 50 Florida Ave., NE, Unit 307, Washington, DC 20002-6965; sale on 07/26/21 of Condo Unit(s) 307, Eckington, The Lexicon, 112.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 307, Washington, DC, 20002, Ward 5, 2-bedroom, 1 half bath, 2 full bath, 1,007 finished sq. ft. condo built 2019; 2021 assessment: \$184,280 (land); \$55,020 (improvement), Lot 2137, Square 3516; \$253,625 (Instrument# 2021100673).

**50 Florida Avenue Development Associates, LLC**, to Shahed Seyed Ghoreishi, 50 Florida Ave., NE, Unit 508, Washington, DC 20002-6968; sale on 07/26/21 of Condo Unit(s) 508, Eckington, The Lexicon, 78.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 508, Washington, DC, 20002, Ward 5, 1-bedroom, 1 full bath, 647 finished sq. ft. condo built 2019; 2021 assessment: \$118,400 (land); \$276,270 (improvement), Lot 2164, Square 3516; \$432,900 (Instrument# 2021100460).

**CCAP 1225 11th Street NW LLC**, to Arnab Pal, 1255 11th Street, NW, Unit 5, Washington, DC 20001-4217; sale on 07/26/21 of Condo Unit(s) 5, Old City II, 1225 11th Street Condominium, 299.00 sq. ft., improved, resid. condo, zoned MU-4, at 1225 11th Street, NW, Unit 5, Washington, DC, 20001, Ward 2, 2-bedroom, 2 full bath, condo built 2021; 2021 assessment: \$186,240 (land); \$434,560 (improvement), Lot 2165, Square 0340; \$640,000 (Instrument# 2021100622).

**Kenyon 7 LLC**, to Allison Elizabeth Key, 3117 Georgia Ave., NW, Unit 102, Washington, DC 20010; sale on 07/26/21 of Condo Unit(s) 102, Columbia Heights, The Lofton Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 3117 Georgia Ave., NW, Unit 102, Washington, DC, 20010, Ward 1, 1-bedroom, 1 half bath, 1 full bath, 659 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2015, Square 3047; \$449,900 (Instrument# 2021100454).

**Square 3054 Partners LLC**, to Kiren Gopal, 2905 Georgia Ave., NW, Unit 402, Washington, DC 20001; sale on 07/26/21 of Condo Unit(s) 402, Columbia Heights, The Maddox Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 2905 Georgia Ave., NW, Unit 402, Washington, DC, 20001, Ward 1, 2-bedroom, 2 full bath,

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979 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2026, Square 3054; \$744,900 (Instrument# 2021100114).

**Square 3054 Partners LLC**, to Ellen L. Walker, 2905 Georgia Ave., NW, Unit 301, Washington, DC 20001; sale on 07/26/21 of Condo Unit(s) 301, Columbia Heights, The Maddox Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 2905 Georgia Ave., NW, Unit 301, Washington, DC, 20001, Ward 1, 1-bedroom, 1 full bath, 487 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2021, Square 3054; \$387,900 (Instrument# 2021100812).

**W-G 9th & O LLC**, to Eric Scott Cohen & Nancy Hope Cohen, 810 O Street, NW, Unit 702, Washington, DC 20001-5387; sale on 07/26/21 of Condo Unit(s) 702, Old City II, The Perla Residential Condominiums, 337.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit 702, Washington, DC, 20001, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,769 finished sq. ft. condo built 2020; 2021 assessment: \$435,180 (land); \$1,015,420 (improvement), Condo Unit(s) P2-25, Old City II, The Perla Residential Condominiums, 7.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit P2-25, Washington, DC, 20001, Ward 6, condo parking space; 2021 assessment: \$12,000 (land); \$28,000 (improvement), Condo Unit(s) P2-26, Old City II, The Perla Residential Condominiums, 7.00 sq. ft., improved, resid. condo, zoned MU-4, at 810 O Street, NW, Unit P2-26, Washington, DC, 20001, Ward 6, condo parking space; 2021 assessment: \$12,000 (land); \$28,000 (improvement), Lot 2124 2053 2123, Square 0399, 0399, 0399; \$1,800,000 (Instrument# 2021100171).

**70 N Street Condo Owner, LLC**, to Stephen J. Thompson, 70 N Street, SE, Unit N508, Washington, DC 20003-4799; sale on 07/27/21 of Condo Unit(s) N508, Old City I, eNvy Condominium, 33.00 sq. ft., improved, resid. condo, zoned CG-4, at 70 N Street, SE, Unit 508, Washington, DC, 20003, Ward 6, 1-bedroom, 1 full bath, 694 finished sq. ft. condo built 2020; 2021 assessment: \$148,380 (land); \$346,220 (improvement), Lot 2047, Square 0701; \$542,400 (Instrument# 2021101024).

**District Properties.com Inc.**, to Sofiat Abdulrazaaq, 5231 D Street, SE, Washington, DC 20019; sale on 07/27/21 of Lot 0050, Marshall Heights, 2,000.00 sq. ft., improved, TH, zoned R-3, at 5231 D Street, SE, Washington, DC, 20019, Ward 7, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,600 finished sq. ft. townhouse built 2021; 2021 assessment: \$111,380 (land), Lot 0050, Square 5314; \$560,000 (Instrument# 2021101124).

**Kennedy Land Development Company, LLC**, to Christina Nicole Malliris, 839 Kennedy Street, NW, Unit

102, Washington, DC 20011-2933; sale on 07/27/21 of Condo Unit(s) 102, Petworth, Adagio Condominium, 253.00 sq. ft., improved, resid. condo, zoned MU-4, at 839 Kennedy Street, NW, Unit 102, Washington, DC, 20011, Ward 4, 1-bedroom, 1 half bath, 1 full bath, 682 finished sq. ft. condo built 2020; 2021 assessment: \$124,840 (land); \$291,290 (improvement), Lot 2009, Square 2993; \$429,000 (Instrument# 2021101228).

**RRAS Investment, LLC**, to Mark Anthony Braza, 712 Kearny Street, NE, Unit 1, Washington, DC 20017; sale on 07/27/21 of Condo Unit(s) 1, Brookland, 712 Kearny Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 712 Kearny Street, NE, Unit 1, Washington, DC, 20017, Ward 5, 2-bedroom, 2 full bath, 1,126 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2001, Square 3653; \$712,500 (Instrument# 2021101259).

**RRAS Investment, LLC**, to Mulugeta Lolamo Handino & Miriam S. Pietzsch, 712 Kearny Street, NE, Unit 2, Washington, DC 20017; sale on 07/27/21 of Condo Unit(s) 2, Brookland, 712 Kearny Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 712 Kearny Street, NE, Unit 2, Washington, DC, 20017, Ward 5, 3-bedroom, 2 full bath, condo built 2021; 2021 assessment: n/a, Lot 2002, Square 3653; \$715,000 (Instrument# 2021101511).

**VU C Developer LLC**, to Brittani N. Gordon, 6803 Cameron Drive, NW, Unit 116, Washington, DC 20012-2593; sale on 07/27/21 of Condo Unit(s) 116, Shepherd Park, The Brooks Condominium, 260.00 sq. ft., improved, resid. condo, zoned WR-7, at 6803 Cameron Drive, NW, Unit 116, Washington, DC, 20012, Ward 4, 1-bedroom, 1 full bath, 863 finished sq. ft. condo built 2020; 2021 assessment: \$161,370 (land); \$376,530 (improvement), Lot 2020, Square 2950; \$569,050 (Instrument# 2021101560).

**1309 E Street LLC**, to Jeneyne T. Harris, 1309 E Street, SE, Unit 4, Washington, DC 20003-4061; sale on 07/28/21 of Lot 0873, Old City I, 601.00 sq. ft., improved, rowhouse, zoned PDR-1, at 1309 E Street, SE, Unit 4, Washington, DC, 20003, Ward 6, 3-bedroom, 1 half bath, 3 full bath, 3.5-story 1,839 finished sq. ft. rowhouse built 2020; 2021 assessment: \$392,600 (land); \$668,980 (improvement), Lot 0873, Square 1043; \$186,300 (Instrument# 2021101684).

**1309 E Street LLC**, to Dominique Latocia Taylor, 1309 E Street, SE, Unit 10, Washington, DC 20003-4061; sale on 07/28/21 of Lot 0879, Old City I, 488.00 sq. ft., improved, rowhouse, zoned PDR-1, at 1309 E Street, SE, Unit 10, Washington, DC, 20003, Ward 6, 3-bedroom, 3 full bath, 3.5-story 1,880 finished sq. ft. rowhouse built 2020; 2021 assessment: \$379,610 (land); \$672,870

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(improvement), Lot 0879, Square 1043; \$187,700 (Instrument# 2021101674).

**315 T Street, LLC**, to Nathan Kyle Hagerman, 315 T Street, NE, Unit 1, Washington, DC 20002-1507; sale on 07/28/21 of Condo Unit(s) 1, Eckington, The Nancy VP Condominium, 538.00 sq. ft., improved, resid. condo, zoned RF-1, at 315 T Street, NE, Unit 1, Washington, DC, 20002, Ward 5, 1-bedroom, 1 half bath, 1 full bath, 859 finished sq. ft. condo; 2021 assessment: \$131,940 (land); \$307,860 (improvement), Lot 2001, Square 3567; \$459,900 (Instrument# 2021101933).

**46th Place LLC**, to Charlotte Duke, 2102 1st Street, NW, Unit 1, Washington, DC 20001-1005; sale on 07/28/21 of Condo Unit(s) 1, Ledroit Park, The 2102 1st Street NW Condominium, 447.00 sq. ft., improved, resid. condo, zoned RF-1, at 2102 1st Street, NW, Unit 1, Washington, DC, 20001, Ward 5, 2-bedroom, 2 full bath, 3,317 finished sq. ft. condo; 2021 assessment: \$156,750 (land); \$365,750 (improvement), Lot 2009, Square 3119; \$540,000 (Instrument# 2021101923).

**816 Taylor Street LLC**, to Rebekah Antoin Nahas, 816 Taylor Street, NW, Unit 2, Washington, DC 20011; sale on 07/28/21 of Condo Unit(s) 2, Petworth, 816 Taylor Street Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 816 Taylor Street, NW, Unit 2, Washington, DC, 20011, Ward 4, 3-bedroom, 1 half bath, 2 full bath, 1,700 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2041, Square 3026; \$900,000 (Instrument# 2021101930).

**Congressional 836 Varnum Street LLC**, to Melissa C. Cornelius, 836 Varnum Street, NW, Unit 101, Washington, DC 20011-7232; sale on 07/28/21 of Condo Unit(s) 101, Petworth, 836 Varnum Street Condominium, 188.00 sq. ft., improved, resid. condo, zoned MU-4, at 836 Varnum Street, NW, Unit 101, Washington, DC, 20011, Ward 4, 1-bedroom, 1 full bath, 621 finished sq. ft. condo built 2020; 2021 assessment: \$51,390 (land); \$119,910 (improvement), Lot 2026, Square 3024; \$215,700 (Instrument# 2021102176).

**Edna Trading LLC**, to Kurt Joseph Graves, 1715 N. Capitol Street, NE, Unit 7, Washington, DC 20002; sale on 07/28/21 of Condo Unit(s) 7, Eckington, North Capitol Street Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 1715 N. Capitol Street, NE, Unit 7, Washington, DC, 20002, Ward 5, 2-bedroom, 2 full bath, 1,266 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2007, Square 3513; \$700,000 (Instrument# 2021101849).

**V Street SW LLC**, to Lowlwa LLC, 88 V Street, SW, Unit 508, Washington, DC 20024-3302; sale on 07/28/21 of Condo Unit(s) 508, Old City I, Peninsula 88 Condominium, 260.00 sq. ft., improved, resid. condo,

zoned CG-5, at 88 V Street, SW, Unit 508, Washington, DC, 20024, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,224 finished sq. ft. condo built 2020; 2021 assessment: \$357,730 (land); \$834,690 (improvement), Lot 2059, Square 0667S; \$1,354,000 (Instrument# 2021101793).

**1515 3rd LLC**, to Robert Fronk, 1515 3rd Street, NW, Unit A, Washington, DC 20001; sale on 07/29/21 of Condo Unit(s) A, Old City II, Chappelle Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-1, at 1515 3rd Street, NW, Unit A, Washington, DC, 20001, Ward 5, 3-bedroom, 1 half bath, 2 full bath, 1,784 finished sq. ft. condo; 2021 assessment: n/a, Lot 2024, Square 0552; \$1,200,000 (Instrument# 2021102472).

**2301Duru LLC**, to Manpreet Singh Suri, 2301 Ontario Road, NW, Unit 102, Washington, DC 20009; sale on 07/29/21 of Condo Unit(s) 102, Mount Pleasant, 2301 Ontario Road Condominium, 0.00 sq. ft., improved, resid. condo, zoned RA-2, at 2301 Ontario Road, NW, Unit 102, Washington, DC, 20009, Ward 1, 1-bedroom, 1 half bath, 1 full bath, 776 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2488, Square 2567; \$465,000 (Instrument# 2021102542).

**2301Duru LLC**, to Hugo Garcia, 2301 Ontario Road, NW, Unit 202, Washington, DC 20009; sale on 07/29/21 of Condo Unit(s) 202, Mount Pleasant, 2301 Ontario Road Condominium, 0.00 sq. ft., improved, resid. condo, zoned RA-2, at 2301 Ontario Road, NW, Unit 202, Washington, DC, 20009, Ward 1, 1-bedroom, 1 full bath, 520 finished sq. ft. condo built 2021; 2021 assessment: n/a, Lot 2490, Square 2567; \$420,000 (Instrument# 2021102619).

**AG/MR SQ700 Residential Owner, L.L.C.**, to Michael Samuel Civay, 1211 Van Street, SE, Unit 315, Washington, DC 20003-4673; sale on 07/29/21 of Condo Unit(s) 315, Old City I, The Avidian Condominium, 85.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 315, Washington, DC, 20003, Ward 6, 1-bedroom, 1 full bath, 670 finished sq. ft. condo built 2020; 2021 assessment: \$119,850 (land); \$279,650 (improvement), Lot 2030, Square 0700; \$569,900 (Instrument# 2021102544).

**Ewora, LLC**, to Markus A. Primes, 4422 Georgia Ave., NW, Unit 302, Washington, DC 20011-7124; sale on 07/29/21 of Condo Unit(s) 302, 16th Street Heights, Kozzy-2 Condominium, 372.00 sq. ft., improved, resid. condo, zoned MU-4, at 4422 Georgia Ave., NW, Unit 302, Washington, DC, 20011, Ward 4, 3-bedroom, 1 half bath, 2 full bath, 1,080 finished sq. ft. condo built 2020; 2021 assessment: \$218,250 (land); \$509,250 (improvement), Lot 2004, Square 2917; \$650,000 (Instrument# 2021102827).

**Parc LLC**, to Uros Simovic, 317 3rd Street, SE, Unit 34, Washington, DC 20003; sale on 07/29/21 of Condo



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Unit(s) 34 & P-1, Capitol Hill, The Parc Condominium, 0.00 sq. ft., improved, resid. condo, zoned RF-3, at 317 3rd Street, SE, Unit 34, Washington, DC, 20003, Ward 6, 1-bedroom, 1 half bath, 1 full bath, condo & parking space built 2020; 2021 assessment: n/a, Lot 2013 & 2016, Square 0763; \$480,000 (Instrument# 2021102556).

**Seventeenth Place, LLC**, to Daniel Oscar Moore, 1016 17th Place, NE, Unit 503, Washington, DC 20002-7605; sale on 07/29/21 of Condo Unit(s) 503, Trinidad, The View Condominium, 342.00 sq. ft., improved, resid. condo, zoned RA-2, at 1016 17th Place, NE, Unit 503, Washington, DC, 20002, Ward 5, 1-bedroom, 1 full bath, 618 finished sq. ft. condo built 2020; 2021 assessment: \$124,470 (land); \$290,430 (improvement), Lot 2083, Square 4473; \$414,900 (Instrument# 2021102803).

**50 Florida Avenue Development Associates, LLC**, to Jayanthi Gopalakrishnan & Michael Mcerlean, 50 Florida Ave., NE, Unit 715, Washington, DC 20002-6971; sale on 07/30/21 of Condo Unit(s) 715, Eckington, The Lexicon, 147.00 sq. ft., improved, resid. condo, zoned PDR-2, at 50 Florida Ave., NE, Unit 715, Washington, DC, 20002, Ward 5, 2-bedroom, 1 half bath, 2 full bath, 1,242 finished sq. ft. condo built 2019; 2021 assessment: \$121,330 (land); \$283,100 (improvement), Lot 2190, Square 3516; \$942,200 (Instrument# 2021103272).

**AG/MR SQ700 Residential Owner, L.L.C.**, to Nancy E. Salzberg, 1211 Van Street, SE, Unit 801, Washington, DC 20003-4678; sale on 07/30/21 of Condo Unit(s) 801, Old City I, The Avidian Condominium, 150.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 801, Washington, DC, 20003, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,198 finished sq. ft. condo built 2020; 2021 assessment: \$211,650 (land); \$493,850 (improvement), Lot 2093, Square 0700; \$789,900 (Instrument# 2021103319).

**AG/MR SQ700 Residential Owner, L.L.C.**, to Daniel W. Chang & Eileen S. Han, 1211 Van Street, SE, Unit 302, Washington, DC 20003-4673; sale on 07/30/21 of Condo Unit(s) 302, Old City I, The Avidian Condominium, 85.00 sq. ft., improved, resid. condo, zoned CG-4, at 1211 Van Street, SE, Unit 302, Washington, DC, 20003, Ward 6, 1-bedroom, 1 full bath, 666 finished sq. ft. condo built 2020; 2021 assessment: \$119,850 (land); \$279,650 (improvement), Lot 2018, Square 0700; \$449,900 (Instrument# 2021103029).

**Lamorak Properties LLC**, to Tanesha Barnett & Phillip Berkaw, 1216 I Street, NE, Unit A, Washington, DC 20002-7120; sale on 07/30/21 of Condo Unit(s) A, Old City I, Eye Street Condominium, 840.00 sq. ft., improved, resid. condo, zoned RF-1, at 1216 I Street, NE, Unit A, Washington, DC, 20002, Ward 6, 4-bedroom, 1 half bath, 3

full bath, 1,915 finished sq. ft. condo built 2021; 2021 assessment: \$261,870 (land); \$611,030 (improvement), Lot 2032, Square 1002; \$899,900 (Instrument# 2021103058).

**Square 3054 Partners LLC**, to Daniel Berhanu, 2905 Georgia Ave., NW, Unit 401, Washington, DC 20001; sale on 07/30/21 of Condo Unit(s) 401 & P-3, Columbia Heights, The Maddox Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 2905 Georgia Ave., NW, Unit 401, Washington, DC, 20001, Ward 1, 2-bedroom, 2 full bath, 882 finished sq. ft. condo & parking space built 2021; 2021 assessment: n/a, Lot 2025 & 2031, Square 3054; \$754,900 (Instrument# 2021103275).

**Square 3054 Partners LLC**, to Maxwell Scurlock, 2905 Georgia Ave., NW, Unit 403, Washington, DC 20001; sale on 07/30/21 of Condo Unit(s) 403 & P-2, Columbia Heights, The Maddox Condominium, 0.00 sq. ft., improved, resid. condo, zoned MU-4, at 2905 Georgia Ave., NW, Unit 403, Washington, DC, 20001, Ward 1, 2-bedroom, 2 full bath, 828 finished sq. ft. condo & parking space built 2021; 2021 assessment: n/a, Lot 2027 & 2030, Square 3054; \$734,900 (Instrument# 2021103282).

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