

Introduction to
PUBLIC RECORD



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The Interface

THE INTERFACE

Map View

A Public Record search begins on the map you see here.

- 1 The pins represent parcels of land. The data for these parcels originates from public sources rather than from CoStar's own research.
- 2 The parcels on the right are your search results.
- 3 The buttons on the left of the map let you interact with it. You can narrow your search to focus within a certain radius, add layers (including heat maps and national retailers), draw a custom search area, select a particular location, and more.
- 4 The same location settings are also available in the Filters menu.

The screenshot displays the CoStar Map View interface. At the top, there is a search bar and a 'Search Parcels' button showing 79,793 results. Below the search bar are filters for 'Primary Land Use', 'Land Area', and 'Total Value'. The main area is a map of Washington, DC, with numerous parcel pins. On the right side, there is a list of search results, each with a thumbnail image and details such as address, zoning, and owner. Four numbered callouts are present: 1 points to the map pins, 2 points to the search results list, 3 points to the map interaction tools on the left, and 4 points to the filters menu.

Address or Location	Primary Land Use	Land Area	Total Value
1001 Jefferson Davis Hwy Arlington, VA 22202	Commercial Building - Built 1900	860.5 AC - Zoning S-3A	34-038-001 - Arlington County
1381 1st St SE Washington, DC 20024	Commercial (Nec)	19.55 AC - Zoning CG4	0705-0016 - District of Columbia
1300 Pennsylvania Ave NW Washington, DC 20004-3002	Office Building - Built 1998	3.71 AC - Zoning UNZONED	0257-0824 - District of Columbia
1700 28th St NE Washington, DC	Commercial (Nec)	418.97 AC - Zoning PDR4	PAR-0162-0016 - District of Columbia

THE INTERFACE

Filter Navigation

The image displays three sequential screenshots of the CoStar web application interface, illustrating the filter navigation process. The first screenshot shows the main map view with a search bar and filter options. The second screenshot shows the 'Filters' menu open, displaying various filter categories. The third screenshot shows the 'Parcel' filter menu open, displaying specific filter options for lot size, frontage, address, zoning, and land use.

1 Address or Location, Primary Land Use, Land Area, Total Value

2 Filters, Sort, Save, Export

3 Filters, Sort, Save, Export

Parcel Owner Building Assessment Public Record Sales Location

Lot Size AC Existing FAR

Min AC Max AC Min Max

Frontage Block Lot

Min FT Max FT Block Number Lot Number

Address

Address

Zoning

Select

Primary Land Use

Select

Secondary Land Use

Select

In an Opportunity Zone

Owner

Owner

Owner Name

Clear Done

1 The filters bar above the map lets you customize your search. This is where you'll type in your desired address or location, select your primary land use, and enter other basic search parameters.

2 To see additional filters, click the Filters button to the right of the bar.

3 To use this menu, navigate to the desired category and select or type in what you need. You can use the categories at the top to jump directly to that category's filters.

/ Performing a Search

PERFORMING A SEARCH

Entering Basic Filters

The screenshot displays the CoStar web application interface. At the top, there is a navigation bar with a 'Menu' icon, a search icon, the CoStar logo, and search statistics: 'Search Parcels' and '79,793 Parcels'. Below this is a search bar with a red circle '1' next to it, containing the text 'Address or Location'. To the right of the search bar are four filter dropdown menus: 'Primary Land Use', 'Land Area', and 'Total Value'. Further right are buttons for 'Filters', 'Sort', 'Save', and 'Export'. On the far right of the search bar area are icons for 'MAP' and 'LIST'. The main area is a map of Washington, D.C., with numerous grey circular markers representing search results. On the left side of the map is a vertical toolbar with various map controls like zoom, location, and layers. On the right side, there is a list of search results, each with a thumbnail image and text details. The results shown are:

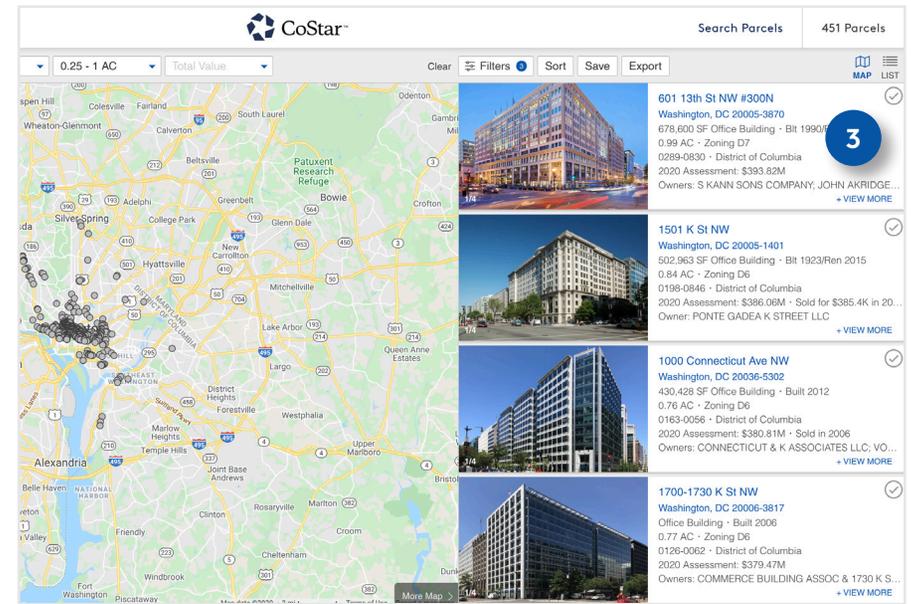
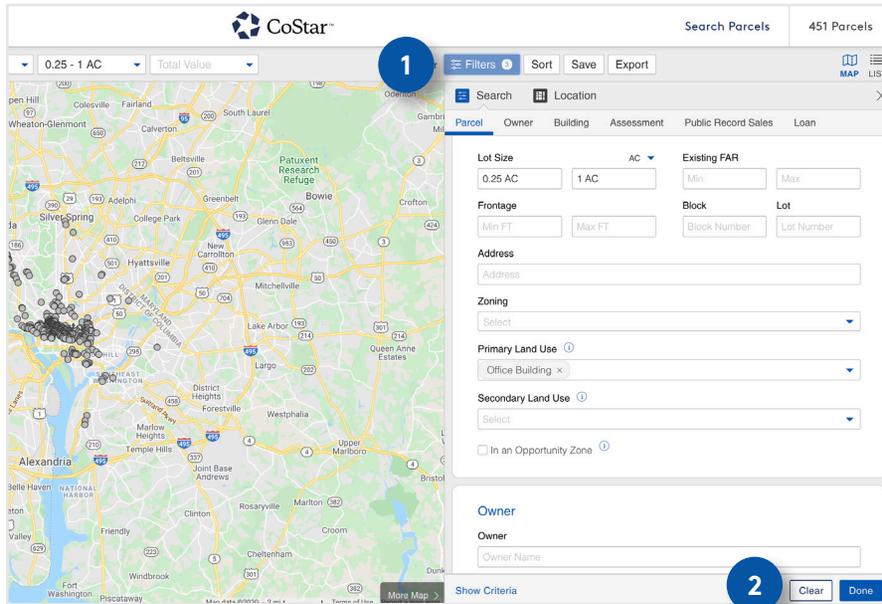
- 1001 Jefferson Davis Hwy**, Arlington, VA 22202: Commercial Building · Built 1900, 860.5 AC · Zoning S-3A, 34-036-001 · Arlington County, 2020 Assessment: \$1B, Owner: UNITED STATES GOVERNMENT. + VIEW MORE
- 1381 1st St SE**, Washington, DC 20024: Commercial (Nec), 19.55 AC · Zoning CG4, 0705-0016 · District of Columbia, 2020 Assessment: \$999.98M, Owner: DISTRICT OF COLUMBIA. + VIEW MORE
- 1300 Pennsylvania Ave NW**, Washington, DC 20004-3002: Office Building · Built 1998, 3.71 AC · Zoning UNZONED, 0257-0824 · District of Columbia, 2020 Assessment: \$995M, Owner: UNITED STATES OF AMERICA. + VIEW MORE
- 1700 28th St NE**

1

To begin performing a search, select your basic filters, such as Address or Location, Primary Land Use, Land Area, and Total Value. You can enter these in whichever order you prefer.

PERFORMING A SEARCH

Entering Additional Filters



1 You can enter additional filters by using the Filters button to open the Filters menu.

2 When you have entered all your desired filters, click the Filters button or the Done button to close the Filters menu and view your search results.

3 They will be to the right of the map.

Understanding the Filters Menu

UNDERSTANDING THE FILTERS MENU

Tabs

The Filters menu lets you narrow your search in a variety of ways. The more filters you select, the fewer search results your search will provide. You'll notice that most of the filters are organized by tabs. Each of these tabs denotes a specific group of filters. Clicking a tab scrolls the menu to the section the tab denotes.

1

Location: The Location filters are accessible at the top of the Filters menu and in the Location button on the map. Use these to narrow your search by market, submarket, state, county, city, and more.

Parcel: The Parcel section covers your basic parcel information, including some filters from the bar above the map.

Owner: The Owner section lets you search by information related to the parcel owner, such as their name and method of property ownership (e.g. Joint Tenants, Living Trust).

Building: This section contains filters related to the building specifications, such as size, year built, and more.

Assessment: This section lets you narrow your search based on assessed values, including improvements.

Public Record Sales: This section lets narrow your search based on sale data associated with a parcel, such as sale price, buyer and seller names, and more.

Loan: This section lets you narrow your search based on loan data related to a parcel, such as the lender, maturity date, and more.

The screenshot displays the CoStar Filters menu interface. At the top right, it shows 'Search Parcels' and '127,489 Parcels'. Below this is a navigation bar with 'Filters', 'Sort', 'Save', and 'Export' buttons. A secondary bar contains 'Search' and 'Location' buttons. The main menu is divided into tabs: 'Parcel' (selected), 'Owner', 'Building', 'Assessment', 'Public Record Sales', and 'Loan'. The 'Parcel' tab is active, showing various filter fields: 'Lot Size' (Min AC, Max AC), 'Existing FAR' (Min, Max), 'Frontage' (Min FT, Max FT), 'Block' (Block Number), 'Lot' (Lot Number), 'Address' (text input), 'Zoning' (dropdown), 'Primary Land Use' (dropdown), 'Secondary Land Use' (dropdown), and 'In an Opportunity Zone' (checkbox). Below these is the 'Owner' section with an 'Owner Name' input field. At the bottom right are 'Clear' and 'Done' buttons. A map on the left side shows a location in Crofton, MD, with a red circle and the number '1' indicating the current filter section.

Organizing Your Search Results

ORGANIZING YOUR SEARCH RESULTS

Options for Organizing

There are a few ways to organize your search results:

- 1 You can use the Sort options to organize by a particular category. These options are located within the Sort menu above your search results.
- 2 You can click the check mark in the top right of a search result to bring up sorting options for that particular result.

The screenshot displays the CoStar search interface. At the top, the CoStar logo is on the left, and 'Search Parcels' and '451 Parcels' are on the right. Below the logo, there are filters for '0.25 - 1 AC' and 'Total Value'. A 'Sort' menu is open, showing options: Improved Assessment, Land Assessment, Primary Improvement, Land Use, Zoning Code, FAR, GBA SF, Units/Rooms, Land AC, Last Sale Date, Last Sale Amount, County, and City. A checkmark icon is highlighted on the right side of a search result in the list. The search results list includes details for several properties, such as '1700-1730 K St NW' and '1700-1730 K St NW'.

ORGANIZING YOUR SEARCH RESULTS

Options for Organizing (cont.)

You can use the buttons on this menu or an icon in the search result to remove it from your results.

- 3 Clicking the minus sign under the check mark will remove it from your results. The minus sign appears when you hover over a search result.
- 4 The Remove Selected button is another way to remove selected parcels from your results.
- 5 Remove Unselected is available if you have 500 or fewer results and will remove all parcels you have not selected.
- 6 You can click the X to close this menu.

The screenshot displays the CoStar search interface. At the top, the CoStar logo is visible. The search bar contains 'ng' and '0.25 - 1 AC'. The search results are displayed in a list on the right side of the map. The list includes the following items:

- 601 13th St NW #300N**
Washington, DC 20005-3870
678,600 SF Office Building · Blt 1990/Re
0.99 AC · Zoning D7
0289-0830 · District of Columbia
2020 Assessment: \$393.82M
Owners: S KANN SONS COMPANY; JOHN AKRIDGE...
+ VIEW MORE
- 1501 K St NW**
Washington, DC 20005-1401
502,963 SF Office Building · Blt 1923/Ren 2015
0.84 AC · Zoning D6
0198-0846 · District of Columbia
2020 Assessment: \$385.06M · Sold for \$385.4K in 20...
Owner: PONTE GADEA K STREET LLC
+ VIEW MORE
- 1000 Connecticut Ave NW**
Washington, DC 20036-5302
430,428 SF Office Building · Built 2012
0.76 AC · Zoning D6
0163-0056 · District of Columbia
2020 Assessment: \$380.81M · Sold in 2006
Owners: CONNECTICUT & K ASSOCIATES LLC; VO...
+ VIEW MORE
- 1700-1730 K St NW**
Washington, DC 20006-3817
Office Building · Built 2006
0.77 AC · Zoning D6
0126-0062 · District of Columbia
2020 Assessment: \$379.47M
Owners: COMMERCE BUILDING ASSOC. & 1730 K S...

Reviewing a Parcel's Information

REVIEWING A PARCEL'S INFORMATION

Options for Reviewing

There are two ways to review a parcel's information.

1 If you want to do it in Map View, you can click View More on the search result. This lets you examine some of the parcel's information while still keeping the map in view.

2 To view all of the parcel's information, click on the parcel's address or photos. This will bring you to the parcel's Detail Page.

The screenshot displays the CoStar interface. On the left, a map shows a cluster of parcels in the Washington, DC area, with one parcel highlighted in yellow. On the right, a search results panel shows a list of properties. The first result is selected, showing a photo of a modern office building (601 13th St NW #300N) and a 'View Detail' button. Below the photo, the 'Parcel Information' section is expanded, showing details such as Land Use (Office Building), County Use (Office - Large), Zoning Code (D7), Municipality Name (Central), and Subdivision (12th & G Streets Assocs Limite). The 'Land' section shows 0.99 AC and 43,242 SF. The 'Owner' section shows the Recorded Owner as S KANN SONS COMPANY, JOHN AKRIDGE CO, with the Primary Address as 601 13th St NW #300N, Washington, DC 20005-3870. The Ownership Type is No Value Available, and the Occupancy Type is Owner Occupied.

Parcel Information »			
Land Use	Office Building		
County Use	Office - Large		
Zoning Code	D7		
Municipality Name	Central		
Subdivision	12th & G Streets Assocs Limite		
Land			
Acres	0.99 AC	Land SF	43,242 SF
Owner »			
Recorded Owner	S KANN SONS COMPANY, JOHN AKRIDGE CO		
Primary Address	601 13th St NW #300N Washington, DC 20005-3870		
Ownership Type	No Value Available		
Occupancy Type	Owner Occupied		

REVIEWING A PARCEL'S INFORMATION

Options for Reviewing (cont.)

A Detail Page contains all the information CoStar has on the parcel. You'll use this to see if a parcel meets your needs. The Detail Page is organized by tabs.

3

Public Record: View all available public record information for the parcel. Different public record information can be available for different parcels based on improvements, ownership, sales history and even the jurisdiction containing the parcel.

Map: Shows you the parcel's location on a Google map, complete with street view and enhanced with CoStar's analytic layer options.

CoStar Property Detail: View CoStar-researched information on properties associated with the parcel.

3

The screenshot displays the CoStar website interface for a specific parcel. The top navigation bar includes a menu icon, the CoStar logo, and a 'Save' button. The main header shows the address '601 13th St NW #300N' and 'Parcel ID 0289-0830'. Below this, key statistics are listed: 678,600 SF (GBA), 0.99 AC (Acre Lot), 43,242 SF (SF Lot), 1990/2010 (Built/Renov), D7 (Zonina), \$393.82M (2020 Assessment), and \$3.2M (Last Sale Price). The 'Public Record' tab is selected, showing a table of parcel details, contacts, and transaction history. A street view image of the building is visible on the right side of the page.

Parcel	
Parcel ID	0289-0830
Municipality	Central
Subdivision	12th & G Streets Assocs Limite
Land Use	Office Building
County Use	Office - Large
Zoning Code	D7
Latitude	38.897841
Longitude	-77.029132
Census Tract	0058001019
Acres	0.99 AC
Land SF	43,242 SF

Contacts	
Recorded Ov...	S KANN SONS COMPANY; JOHN AKRIDGE CO
Ownership Type	No Value Available
Primary Addr...	601 13th St NW #300N Washington, DC 20005-3870
Occupancy Ty...	Owner Occupied

Last Sale/Loan	
Transaction	
Recordation ...	12/24/1986
Sale Type	Arms Length
Sale Price (LTV)	\$3,221,745 (LTV 83%)
Transaction T...	Seller Carryback
Deed Type	Deed
Document #	55002
Sole Contact Details	
Buyer	IMMOBILIEN FONDS AKTI DEUTSCHE
Seller	R NIELSEN
Loan Details	
Loan Date	2/7/2017
Origination Ty...	Deed of Trust
Loan Amount	\$199,700,000
Lender	* Other Institutional Lenders
Borrower	601 THIRTEENTH STREET NW ASSOC
Loan Transac...	Standalone Mortgage/Refinance
Document #	16171



List View

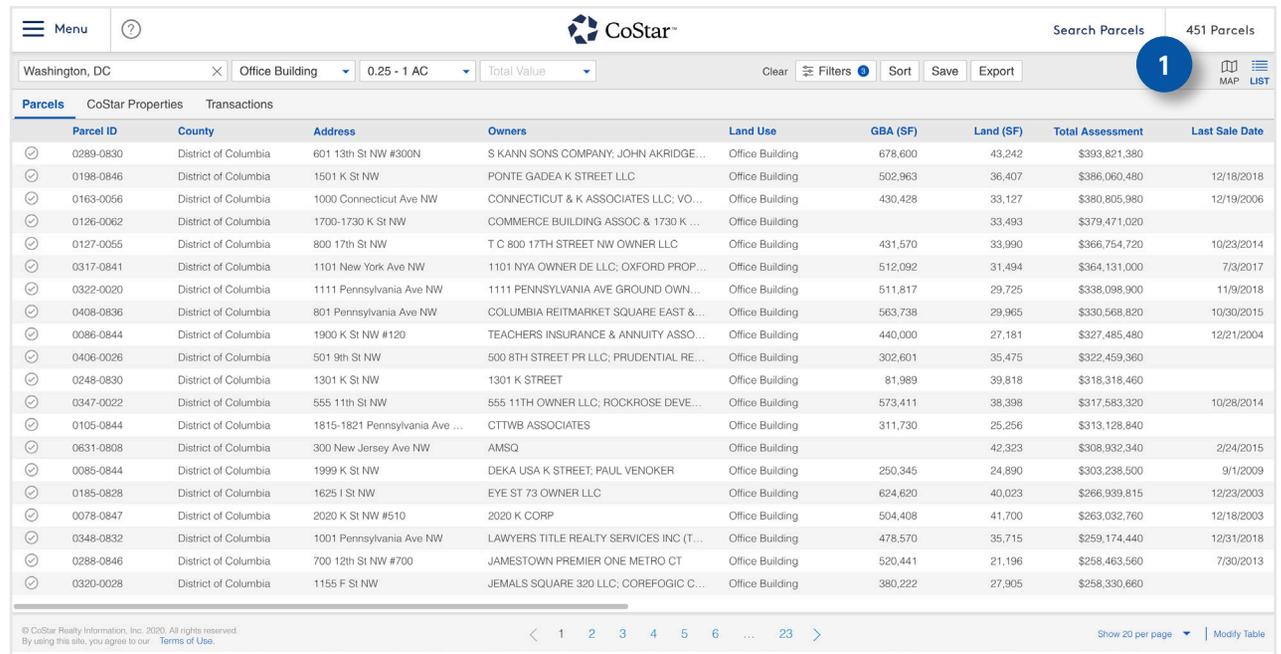
LIST VIEW

Overview

List View is another way to view your search results. It shows you your results in a format similar to a spreadsheet. You can modify the table layout, sort the columns, and view information about related CoStar-researched properties on the CoStar Properties tab.

1

Navigate to List View from Map or Analytics View using the List button in the upper right corner.



Washington, DC | Office Building | 0.25 - 1 AC | Total Value | Clear | Filters | Sort | Save | Export | 451 Parcels

Parcels	CoStar Properties	Transactions						
Parcel ID	County	Address	Owners	Land Use	GBA (SF)	Land (SF)	Total Assessment	Last Sale Date
0289-0830	District of Columbia	601 13th St NW #300N	S KANN SONS COMPANY, JOHN AKRIDGE...	Office Building	678,600	43,242	\$393,821,380	
0198-0846	District of Columbia	1501 K St NW	PONTE GADEA K STREET LLC	Office Building	502,963	36,407	\$386,060,480	12/18/2018
0163-0056	District of Columbia	1000 Connecticut Ave NW	CONNECTICUT & K ASSOCIATES LLC, VO...	Office Building	430,428	33,127	\$380,805,980	12/19/2006
0126-0062	District of Columbia	1700-1730 K St NW	COMMERCE BUILDING ASSOC & 1730 K ...	Office Building		33,493	\$379,471,020	
0127-0055	District of Columbia	800 17th St NW	T C 800 17TH STREET NW OWNER LLC	Office Building	431,570	33,990	\$366,754,720	10/23/2014
0317-0841	District of Columbia	1101 New York Ave NW	1101 NYA OWNER DE LLC, OXFORD PROP...	Office Building	512,092	31,494	\$364,131,000	7/3/2017
0322-0020	District of Columbia	1111 Pennsylvania Ave NW	1111 PENNSYLVANIA AVE GROUND OWN...	Office Building	511,817	29,725	\$338,098,900	11/9/2018
0408-0836	District of Columbia	801 Pennsylvania Ave NW	COLUMBIA REITMARKET SQUARE EAST & ...	Office Building	563,738	29,965	\$330,568,820	10/30/2015
0086-0844	District of Columbia	1900 K St NW #120	TEACHERS INSURANCE & ANNUITY ASSO...	Office Building	440,000	27,181	\$327,485,480	12/21/2004
0406-0026	District of Columbia	501 9th St NW	500 8TH STREET PR LLC, PRUDENTIAL RE...	Office Building	302,601	35,475	\$322,459,360	
0248-0830	District of Columbia	1301 K St NW	1301 K STREET	Office Building	81,989	39,818	\$318,318,460	
0347-0022	District of Columbia	555 11th St NW	555 11TH OWNER LLC, ROCKROSE DEVE...	Office Building	573,411	38,398	\$317,583,320	10/28/2014
0105-0844	District of Columbia	1815-1821 Pennsylvania Ave ...	CTTWB ASSOCIATES	Office Building	311,730	25,256	\$313,128,840	
0631-0808	District of Columbia	300 New Jersey Ave NW	AMSQ	Office Building		42,323	\$308,932,340	2/24/2015
0085-0844	District of Columbia	1999 K St NW	DEKA USA K STREET, PAUL VENOKER	Office Building	250,345	24,890	\$303,238,500	9/1/2009
0185-0828	District of Columbia	1825 I St NW	EYE ST 73 OWNER LLC	Office Building	624,620	40,023	\$266,939,815	12/23/2003
0078-0847	District of Columbia	2020 K St NW #510	2020 K CORP	Office Building	504,408	41,700	\$263,032,760	12/18/2003
0348-0832	District of Columbia	1001 Pennsylvania Ave NW	LAWYERS TITLE REALTY SERVICES INC (T...	Office Building	478,570	35,715	\$259,174,440	12/31/2018
0288-0846	District of Columbia	700 12th St NW #700	JAMESTOWN PREMIER ONE METRO CT	Office Building	520,441	21,196	\$258,463,560	7/30/2013
0320-0028	District of Columbia	1155 F St NW	JEMALS SQUARE 320 LLC, COREFOGIC C...	Office Building	380,222	27,905	\$258,330,680	

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LIST VIEW

Selection and Removal Options

1 As in Map View, clicking the blue check mark will show you a menu with options to remove the property, remove all properties not selected, or add the property to your Favorites.

2 A minus sign will appear to the right of this check mark when you hover over the search result. Clicking the minus sign will remove the property from your search results.

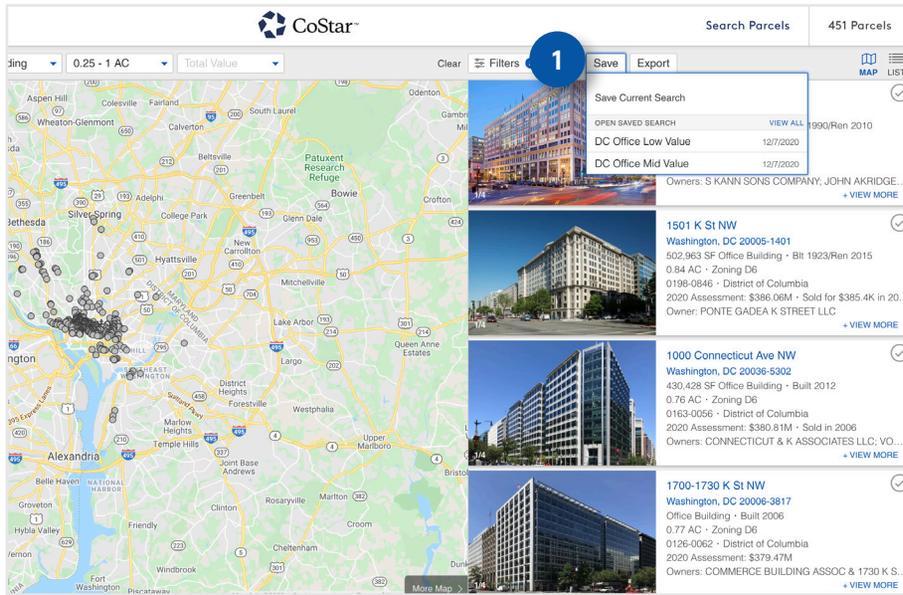
Parcel ID	County	Address	Owners	Land Use	GBA (SF)	Land (SF)
0289-0830	District of Columbia	601 13th St NW #300N	S KANN SONS COMPANY; JOHN AKRIDGE...	Office Building	678,600	43,242
0198-0846	District of Columbia	1501 K St NW	PONTE GADEA K STREET LLC	Office Building	502,963	36,407
0163-0056	District of Columbia	1000 Connecticut Ave NW	CONNECTICUT & K ASSOCIATES LLC; VO...	Office Building	430,428	33,127
0126-0062	District of Columbia	1700-1730 K St NW	COMMERCE BUILDING ASSOC & 1730 K ...	Office Building		33,493
0127-0055	District of Columbia	800 17th St NW	T C 800 17TH STREET NW OWNER LLC	Office Building	431,570	33,990
0317-0841	District of Columbia	1101 New York Ave NW	1101 NYA OWNER DE LLC; OXFORD PROP...	Office Building	512,092	31,494
0322-0020	District of Columbia	1111 Pennsylvania Ave NW	1111 PENNSYLVANIA AVE GROUND OWN...	Office Building	511,817	29,725
0408-0836	District of Columbia	801 Pennsylvania Ave NW	COLUMBIA REITMARKET SQUARE EAST &...	Office Building	563,738	29,965
0086-0844	District of Columbia	1900 K St NW #120	TEACHERS INSURANCE & ANNUITY ASSO...	Office Building	440,000	27,181
0406-0026	District of Columbia	501 9th St NW	500 8TH STREET PR LLC; PRUDENTIAL RE...	Office Building	302,601	35,475
0248-0830	District of Columbia	1301 K St NW	1301 K STREET	Office Building	81,989	39,818
0347-0022	District of Columbia	555 11th St NW	555 11TH OWNER LLC; ROCKROSE DEVE...	Office Building	573,411	38,398
0105-0844	District of Columbia	1815-1821 Pennsylvania Ave ...	CTTWB ASSOCIATES	Office Building	311,730	25,256
0631-0808	District of Columbia	300 New Jersey Ave NW	AMSQ	Office Building		42,323
0085-0844	District of Columbia	1999 K St NW	DEKA USA K STREET; PAUL VENOKER	Office Building	250,345	24,890
0185-0828	District of Columbia	1625 I St NW	EYE ST 73 OWNER LLC	Office Building	624,620	40,023
0078-0847	District of Columbia	2020 K St NW #510	2020 K CORP	Office Building	504,408	41,700
0348-0832	District of Columbia	1001 Pennsylvania Ave NW	LAWYERS TITLE REALTY SERVICES INC (T...	Office Building	478,570	35,715
0288-0846	District of Columbia	700 12th St NW #700	JAMESTOWN PREMIER ONE METRO CT	Office Building	520,441	21,196



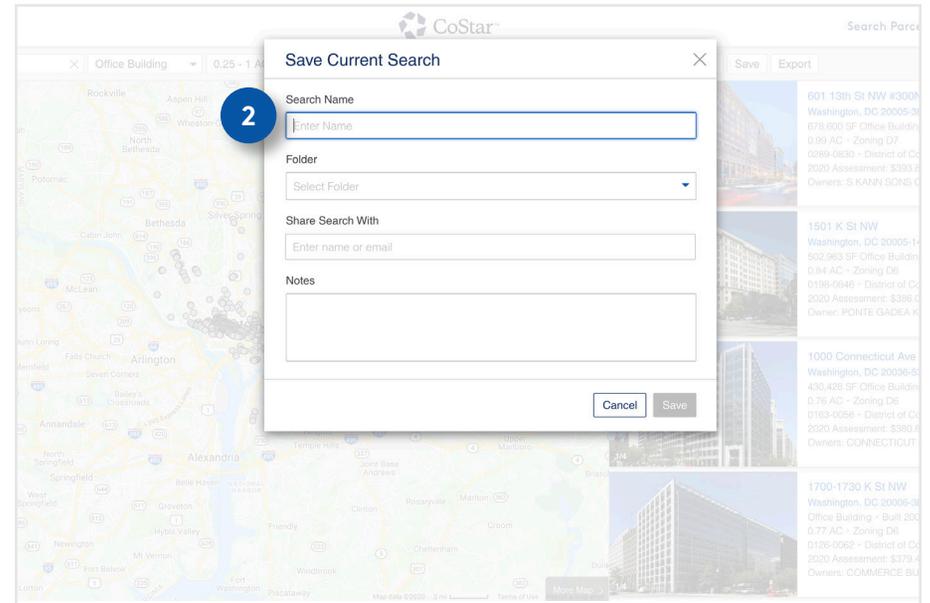
Saved Searches

SAVED SEARCHES

How to Save and Access a Search



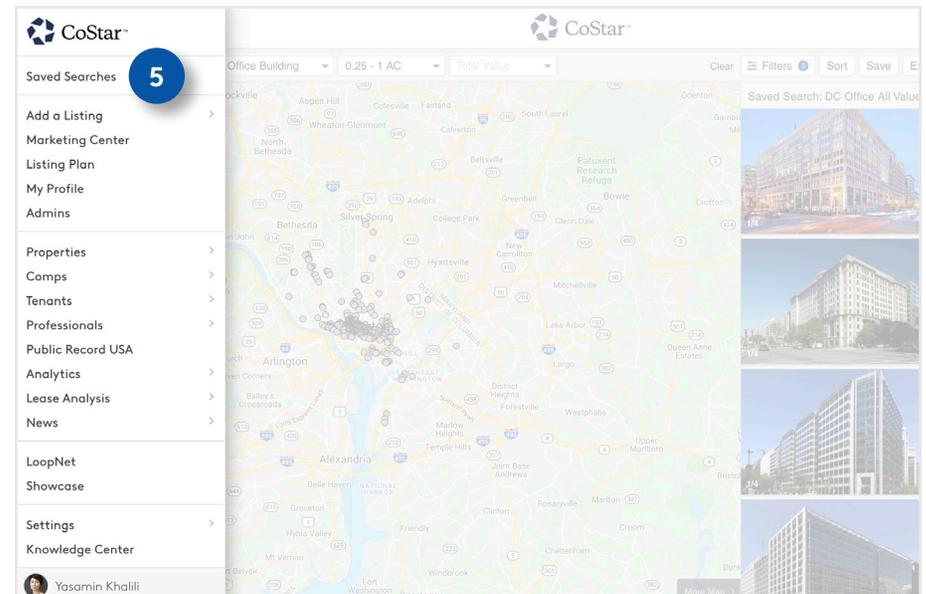
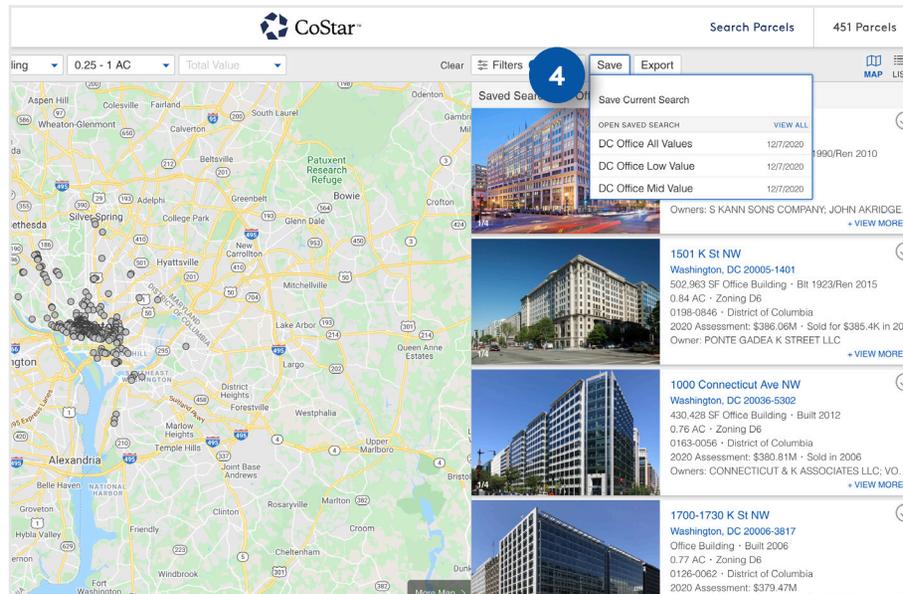
1 When you want to save a search, click the Save button in the upper right of Map, List, or Analytics View and select Save Current Search from the drop-down menu.



2 You'll enter a name for your search, an associated folder if desired, and the name or email address of anyone you want to share the search with.

SAVED SEARCHES

How to Save and Access a Search (cont.)



4 You can view a list of saved searches and load a saved search using the Save button's drop-down menu.

5 There is also a dashboard available at the top of the menu in the upper left corner where you can view, load, and further organize your saved searches.

