

General Information

Owner MOHAMED YASSIN MAHMOUD		Legal Description LOT 14 CARVER PLACE SQ FT 800	
Mailing Address 1311 S QUINN ST ARLINGTON VA 22204			
Year Built 2016	Units N/A	EU# N/A	
Property Class Code 512-Townhouse (fee simple own)	Zoning R-5	Lot Size 800	
Neighborhood# 509810	Map Book/Page 074-07	Polygon 33007034	
Site Plan N/A	Rezoning N/A	Tax Exempt No	

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2025	01- Annual	\$460,000	\$455,700	\$915,700
1/1/2024	01- Annual	\$460,000	\$452,600	\$912,600
1/1/2023	01- Annual	\$425,000	\$447,000	\$872,000
1/1/2022	01- Annual	\$400,000	\$442,600	\$842,600
1/1/2021	01- Annual	\$355,000	\$419,100	\$774,100
1/1/2020	01- Annual	\$330,000	\$419,100	\$749,100
1/1/2019	01- Annual	\$300,000	\$419,100	\$719,100
1/1/2018	01- Annual	\$290,000	\$419,100	\$709,100
4/1/2017	09- New Construction	\$270,000	\$391,700	\$661,700
1/1/2017	01- Annual	\$270,000	\$183,300	\$453,300

Improvements

House Type 81 - Townhouse Center Unit			Year Built 2016		Stories 3.0		Heating Forced hot air-gas	
Central Air Central air			Storage Area		Finished Storage Area			
Interior								
Floor	Base Area	Fin Area	Bedrooms	2 Fix Bath	3 Fix Bath	4 Fix Bath	5 Fix Bath	
1.0	640	328	0	0	0	0	0	
2.0	662	662	0	1	0	0	0	
3.0	662	662	2	0	1	1	0	
A	432	108	1	0	1	0	0	
Basement Fin Rec Rm Area			Converted Extra Living Units 0			Rec Room Description None		
Designed Extra Living Units 0			Extra Fixtures 0			Fireplaces 0		
Exterior								
Floor	Ext Cover 1		Ext Cover 1%		Ext Cover 2		Ext Cover 2%	
2.0	Cement fiber siding		80		Brick veneer		20	

3.0	Brick veneer	20	Cement fiber siding	80
1.0	Stone veneer	50	Cement fiber siding	50
A	Wood siding	100		
Porches, Patios and Decks				
Description				Size
Masonry Stoop				20
Balcony				108

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
MOHAMED YASSIN MAHMOUD	6/20/2023	\$925,000		/	20230100007303
ESTEVEZ MATTHEW LAURENCE	2/23/2017	\$751,955	G-New Construction	/	20170100003907
CARVER INVESTMENT DEVELOPMENT	1/13/2016	\$0	D-Resub/Declaration	/	20160100001195

Neighborhood 509810 Sales between 7/1/2021 and 12/31/2025

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
33-007-040	1715 13th RD S	2/20/2025	\$1,100,000		/	20250100002667
33-007-040	1715 13th RD S	2/13/2025	\$1,100,000		/	20250100002666
33-007-040	1715 13th RD S	1/8/2025	\$0	6-Quitclaim	/	20250100000175
33-007-039	1717 13th RD S	9/18/2024	\$1,125,000		/	20240100010946
33-007-038	1319 S QUINN ST	8/26/2024	\$1,015,000		/	20240100010313
33-007-045	1334 S QUEEN ST	4/4/2024	\$0	5-Not Market Sale	/	20240100003582
33-007-034	1311 S QUINN ST	6/20/2023	\$925,000		/	20230100007303
33-007-049	1326 S QUEEN ST	7/1/2021	\$980,000		/	20210100023668

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1601725	3/21/2017	CNEW	\$250,000

Note: Permits are issued and tracked by the [Community Planning, Housing & Development Department](#). The permits reflected above are considered in the property's assessment. *Cost Estimates are provided by the permit applicants.

Resubdivision

Resubdivision Project Information

Project Name CARVER PLACE RESUB		
Project Year 2016	Project ID# 1209	Project Type RESUB/VAC/DE
Appraiser DEIDRA	Deed Book/Page # N/A	Date Complete 1/19/2016
Deed Document ID# N/A		

Deleted/Inactive RPC(s)

33-007-001

Added RPC(s)

33-007-021, 33-007-022, 33-007-023, 33-007-024, 33-007-025, 33-007-026, 33-007-027, 33-007-028, 33-007-029, 33-007-030, 33-007-033, 33-007-034, 33-007-035, 33-007-036, 33-007-037, 33-007-038, 33-007-039, 33-007-040, 33-007-041, 33-007-042, 33-007-043, 33-007-044, 33-007-045, 33-007-046, 33-007-047, 33-007-048, 33-007-049, 33-007-051, 33-007-052

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install Due	Status	2nd Install Due	Status	New Construction Due Status																																								
2025	\$915,700	1.033	\$4,729.59	0.60	258.00	\$154.80	\$0.00	\$0.00	Paid	N/A		N/A N/A																																								
<table><tr><th>1st Install</th><th>Tax</th><th>Stormwater Fee</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th>Due date</th></tr><tr><td>Levy</td><td>\$4,729.59</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$4,729.59</td><td>6/15/2025</td></tr><tr><td>Payment</td><td>-\$4,729.59</td><td>-\$77.40</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$4,806.99</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$77.40</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$77.40</td><td></td></tr><tr><td>Due</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td></tr></table>													1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date	Levy	\$4,729.59	\$0.00	\$0.00	\$0.00	\$0.00	\$4,729.59	6/15/2025	Payment	-\$4,729.59	-\$77.40	\$0.00	\$0.00	\$0.00	-\$4,806.99		SW Fee	\$0.00	\$77.40	\$0.00	\$0.00	\$0.00	\$77.40		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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2024	\$912,600	1.033	\$9,427.14	0.60	258.00	\$154.80	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A N/A																																								
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2023	\$872,000	1.030	\$8,981.60	--	--	--	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A N/A																																								
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Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																														

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2022 \$842,600 1.030 \$8,678.76 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2022
Levy	\$4,339.38	\$0.00	\$0.00	\$0.00	\$0.00	\$4,339.38	
Payment	-\$4,339.38	\$0.00	\$0.00	\$0.00	\$0.00	-\$4,339.38	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2022
Levy	\$4,339.38	\$0.00	\$0.00	\$0.00	\$0.00	\$4,339.38	
Payment	-\$4,339.38	\$0.00	\$0.00	\$0.00	\$0.00	-\$4,339.38	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021 \$774,100 1.030 \$7,973.20 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2021
Levy	\$3,986.60	\$0.00	\$0.00	\$0.00	\$0.00	\$3,986.60	
Payment	-\$3,986.60	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,986.60	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2021
Levy	\$3,986.60	\$0.00	\$0.00	\$0.00	\$0.00	\$3,986.60	
Payment	-\$3,986.60	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,986.60	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$749,100 1.026 \$7,685.76 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2020
Levy	\$3,842.88	\$0.00	\$0.00	\$0.00	\$0.00	\$3,842.88	
Payment	-\$3,842.88	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,842.88	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2020
Levy	\$3,842.88	\$0.00	\$0.00	\$0.00	\$0.00	\$3,842.88	
Payment	-\$3,842.88	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,842.88	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2019 \$719,100 1.026 \$7,377.96 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2019
Levy	\$3,688.98	\$0.00	\$0.00	\$0.00	\$0.00	\$3,688.98	
Payment	-\$3,688.98	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,688.98	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2019
Levy	\$3,688.98	\$0.00	\$0.00	\$0.00	\$0.00	\$3,688.98	
Payment	-\$3,688.98	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,688.98	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2018 \$709,100 1.006 \$7,133.54 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid N/A N/A

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2018
Levy	\$3,566.77	\$0.00	\$0.00	\$0.00	\$0.00	\$3,566.77	
Payment	-\$3,566.77	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,566.77	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2018
Levy	\$3,566.77	\$0.00	\$0.00	\$0.00	\$0.00	\$3,566.77	
Payment	-\$3,566.77	\$0.00	\$0.00	\$0.00	\$0.00	-\$3,566.77	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2017 \$661,700 1.006 \$6,132.52 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2017
Levy	\$2,280.09	\$0.00	\$0.00	\$0.00	\$0.00	\$2,280.09	
Payment	-\$2,280.09	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,280.09	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2017
Levy	\$2,280.09	\$0.00	\$0.00	\$0.00	\$0.00	\$2,280.09	
Payment	-\$2,280.09	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,280.09	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

New Construction	Tax	Penalty	Interest	Fees	Total	Due date 2/15/2018
Levy	\$1,572.34	\$0.00	\$0.00	\$0.00	\$0.00	\$1,572.34
Payment	-\$1,572.34	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,572.34
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00