

## General Information

<b>Owner</b> GRUNDY ROBERT & RODRIGUEZ LUZ DARY		<b>Legal Description</b> LOT 15 CARVER PLACE SQ FT 800
<b>Mailing Address</b> 1313 S QUINN ST ARLINGTON VA 22204		
<b>Year Built</b> 2016	<b>Units</b> N/A	<b>EU#</b> N/A
<b>Property Class Code</b> 512-Townhouse (fee simple own)	<b>Zoning</b> R-5	<b>Lot Size</b> 800
<b>Neighborhood#</b> 509810	<b>Map Book/Page</b> 074-07	<b>Polygon</b> 33007035
<b>Site Plan</b> N/A	<b>Rezoning</b> N/A	<b>Tax Exempt</b> Removed from Tax Roll: 8/1/2018 Added to Tax Roll: 10/1/2021

## Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2025	01- Annual	\$460,000	\$469,800	\$929,800
1/1/2024	01- Annual	\$460,000	\$466,600	\$926,600
1/1/2023	01- Annual	\$425,000	\$434,400	\$859,400
1/1/2022	01- Annual	\$400,000	\$430,100	\$830,100
10/1/2021	18- Exempt to Tax	\$355,000	\$407,300	\$762,300
1/1/2021	01- Annual	\$355,000	\$407,300	\$762,300
1/1/2020	01- Annual	\$330,000	\$407,300	\$737,300
1/1/2019	01- Annual	\$300,000	\$407,300	\$707,300
8/1/2018	16- Tax to Exempt	\$290,000	\$407,500	\$697,500
1/1/2018	01- Annual	\$290,000	\$407,500	\$697,500
4/1/2017	09- New Construction	\$270,000	\$380,800	\$650,800
1/1/2017	01- Annual	\$270,000	\$185,100	\$455,100

## Improvements

<b>House Type</b> 81 - Townhouse Center Unit			<b>Year Built</b> 2016	<b>Stories</b> 3.0			<b>Heating</b> Forced hot air-gas
<b>Central Air</b> Central air			<b>Storage Area</b>	<b>Finished Storage Area</b>			
<b>Interior</b>							
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	640	640	0	1	0	0	0
3.0	640	640	2	0	1	1	0
A	432	380	1	0	1	0	0
<b>Basement Fin Rec Rm Area</b>			<b>Converted Extra Living Units</b>			<b>Rec Room Description</b>	
			0			None	
<b>Designed Extra Living Units</b>			<b>Extra Fixtures</b>			<b>Fireplaces</b>	
0			0			0	

Exterior

Floor	Ext Cover 1	Ext Cover 1%	Ext Cover 2	Ext Cover 2%
2.0	Cement fiber siding	50	Stone veneer	50
3.0	Brick veneer	50	Cement fiber siding	50
1.0	Stone veneer	50	Cement fiber siding	50
A	Cement fiber 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#
GRUNDY ROBERT &	2/23/2017	\$737,295	G-New Construction	/	20170100003925
CARVER INVESTMENT DEVELOPMENT	1/13/2015	\$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
B1601726	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	\$929,800	1.033	\$4,802.41	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>\$4,802.41</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$4,802.41</td><td>6/15/2025</td></tr><tr><td>Payment</td><td>-\$4,802.41</td><td>-\$77.40</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$4,879.81</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	\$4,802.41	\$0.00	\$0.00	\$0.00	\$0.00	\$4,802.41	6/15/2025	Payment	-\$4,802.41	-\$77.40	\$0.00	\$0.00	\$0.00	-\$4,879.81		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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2023	\$859,400	1.030	\$8,851.80	--	--	--	\$0.00	\$0.00	Paid	\$0.00	Paid	N/A N/A																																								
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2022 \$830,100 1.030 \$8,550.00 -- -- -- \$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	\$4,275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,275.00	
Payment	-\$4,275.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$4,275.00	
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	\$4,275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,275.00	
Payment	-\$4,275.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$4,275.00	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021 \$762,300 1.030 \$1,979.05 -- -- -- \$0.00 N/A \$0.00 Paid N/A N/A

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2021
Levy	\$1,979.05	\$0.00	\$197.90	\$40.93	\$25.00	\$2,242.88	
Payment	-\$1,979.05	\$0.00	-\$197.90	-\$40.93	-\$20.88	-\$2,238.76	
Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	-\$4.12	-\$4.12	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2018 \$697,500 1.006 \$7,016.82 -- -- -- \$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	\$3,508.41	\$0.00	\$0.00	\$0.00	\$0.00	\$3,508.41	
Payment	-\$2,037.77	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,037.77	
Adjustment	-\$1,470.64	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,470.64	
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	\$3,508.41	\$0.00	\$0.00	\$0.00	\$0.00	\$3,508.41	
Payment	-\$2,037.77	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,037.77	
Adjustment	-\$1,470.64	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,470.64	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2017 \$650,800 1.006 \$6,054.08 -- -- -- \$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	\$2,289.15	\$0.00	\$0.00	\$0.00	\$0.00	\$2,289.15	
Payment	-\$2,289.15	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,289.15	
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	\$2,289.15	\$0.00	\$0.00	\$0.00	\$0.00	\$2,289.15	
Payment	-\$2,289.15	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,289.15	
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	\$1,475.78	\$0.00	\$73.79	\$14.86	\$25.00	\$1,589.43
Payment	-\$1,475.78	\$0.00	-\$73.79	-\$14.86	-\$25.00	-\$1,589.43
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00