

## General Information

<b>Owner</b> CLAY ABIGAIL & POULIN SHAWN		<b>Legal Description</b> LTS 315, 316 CLARENFORD 5850 SQ FT	
<b>Mailing Address</b> 1228 N UTAH ST ARLINGTON VA 22201			
<b>Year Built</b> 2018	<b>Units</b> N/A	<b>EU#</b> N/A	
<b>Property Class Code</b> 511-Single Family Detached	<b>Zoning</b> R-5	<b>Lot Size</b> 5850	
<b>Neighborhood#</b> 507048	<b>Map Book/Page</b> 052-04	<b>Polygon</b> 14008025	
<b>Site Plan</b> N/A	<b>Rezoning</b> N/A	<b>Tax Exempt</b> V - Disabled Veteran Removed from Tax Roll: 6/5/2018	

## Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2024	01- Annual	\$784,700	\$965,100	\$1,749,800
1/1/2023	01- Annual	\$774,700	\$858,800	\$1,633,500
1/1/2022	01- Annual	\$719,700	\$826,000	\$1,545,700
1/1/2021	01- Annual	\$690,000	\$809,000	\$1,499,000
1/1/2020	01- Annual	\$665,000	\$826,200	\$1,491,200
1/1/2019	01- Annual	\$650,000	\$826,200	\$1,476,200
8/1/2018	09- New Construction	\$625,000	\$826,200	\$1,451,200
6/5/2018	16- Tax to Exempt	\$625,000	\$173,200	\$798,200
1/1/2018	01- Annual	\$625,000	\$173,200	\$798,200

## Improvements

<b>House Type</b> 31 - 2 Story		<b>Year Built</b> 2018	<b>Stories</b> 2.0		<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
<b>B</b>	1676	0	1	0	1	0	0
<b>1.0</b>	1676	1676	0	1	0	0	0
<b>2.0</b>	1689	1689	4	0	1	1	1
<b>Basement Fin Rec Rm Area</b> 1508			<b>Converted Extra Living Units</b> 0			<b>Rec Room Description</b> Flr,ceil,wall fin,ptn	
<b>Designed Extra Living Units</b> 0			<b>Extra Fixtures</b> 0			<b>Fireplaces</b> 1	
<b>Exterior</b>							
Floor	Ext Cover 1		Ext Cover 1%		Ext Cover 2		Ext Cover 2%
<b>1.0</b>	Cement fiber siding		100				

2.0	Cement fiber siding	100
<b>Garages and Outbuildings</b>		
Description		Size
Detached Garage		286
<b>Porches, Patios and Decks</b>		
Description		Size
Open Masonry Porch		192
Wood Deck		120

## Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
CLAY ABIGAIL &	6/5/2018	\$1,646,000	G-New Construction	/	20180100009996
CLASSIC COTTAGES LLC	5/1/2017	\$900,000	4-Multiple RPCs, Not A Coded S	/	20170100009034
BELL ANDREJA TR	5/24/2016	\$0	D-Resub/Declaration	/	20160100011111

## Neighborhood 507048 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
14-007-024	4305 WASHINGTON BLVD	3/26/2024	\$825,000		/	20240100003246
14-003-011	1247 N STUART ST	3/1/2024	\$0	5-Not Market Sale	/	20240100002270
14-007-015	1232 N TAYLOR ST	2/16/2024	\$0	5-Not Market Sale	/	20240100001644
14-006-004	1316 N TAYLOR ST	2/7/2024	\$700,000		/	20240100001448
14-002-003	1309 N STUART ST	11/8/2023	\$1,000,000		/	20230100013083
14-004-009	1233 N TAYLOR ST	10/10/2023	\$2,047,024	G-New Construction	/	20230100011953
14-007-024	4305 WASHINGTON BLVD	9/15/2023	\$790,000		/	20230100011171
14-002-001	1301 N STUART ST	9/15/2023	\$955,000	N-DREA Not a market Sale	/	20230100010881
14-006-004	1316 N TAYLOR ST	8/11/2023	\$0	2-Sale or Gift to Relative	/	20230100009396
14-010-026	4511 WASHINGTON BLVD	8/9/2023	\$0	D-Resub/Declaration	/	20230100009206
14-010-027	4515 WASHINGTON BLVD	8/9/2023	\$0	D-Resub/Declaration	/	20230100009206
14-002-001	1301 N STUART ST	8/3/2023	\$0	5-Not Market Sale	/	20230100009085
14-008-012	1244 N UTAH ST	7/21/2023	\$1,980,000	G-New Construction	/	20230100008481
14-018-015	1142 N UTAH ST	6/6/2023	\$920,000		/	20230100007831
14-007-012	1244 N TAYLOR ST	5/10/2023	\$1,800,000		/	20230100005108
14-002-016	1320 N STAFFORD ST	3/16/2023	\$1,749,000		/	20230100002679
14-007-001	1203 N UTAH ST	12/12/2022	\$0	W-Will / R.O.S/L O H	/	20230400031103
14-007-005	1225 N UTAH ST	11/2/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100018960
14-023-114	4214 WASHINGTON BLVD	8/26/2022	\$1,262,500		/	20220100015549
14-003-019	1212 N STAFFORD ST	8/1/2022	\$2,550,000	G-New Construction	/	20220100014303
14-004-007	1227 N TAYLOR ST	6/17/2022	\$980,000		/	20220100012018
14-019-007	1129 N UTAH ST	6/13/2022	\$976,000		/	20220100011551
14-004-025	1206 N STUART ST	5/9/2022	\$0	5-Not Market Sale	/	20220100009549
14-009-003	4415 13th ST N	5/5/2022	\$0	5-Not Market Sale	/	20220100009034
14-004-014	1248 N STUART ST	3/31/2022	\$1,140,000		/	20220100006414
14-003-005	1219 N STUART ST	3/15/2022	\$405,175	7-Partial Interest	/	20220100005247
14-008-012	1244 N UTAH ST	2/24/2022	\$820,000	L-Land Sale	/	20220100003873
14-002-011	1314 N STAFFORD ST	2/17/2022	\$1,895,000		/	20220100004143
14-003-009	1237 N STUART ST	2/14/2022	\$959,000	L-Land Sale	/	20220100003205
14-002-011	1314 N STAFFORD ST	2/11/2022	\$1,895,000	R-Relocation Sale/Holding Co.	/	20220100004142
14-007-004	1221 N UTAH ST	2/4/2022	\$1,650,000	N-DREA Not a market Sale	/	20220100002654
14-006-002	1307 N UTAH ST	1/12/2022	\$0	5-Not Market Sale	/	20220100001914
14-008-011	1247 N VERMONT ST	1/8/2022	\$0	W-Will / R.O.S/L O H	/	20220400024204
15-082-004	3801 13th ST N	11/30/2021	\$0	5-Not Market Sale	/	20210100040120

## 14-008-025 1228 N UTAH ST ARLINGTON VA 22201

14-023-011	4206 WASHINGTON BLVD	10/29/2021	\$1,195,000	N-DREA Not a market Sale	/	20210100035852
14-018-007	1131 N VERMONT ST	10/20/2021	\$0	A-Correction Deed	/	20210100034462
14-004-024	1210 N STUART ST	10/19/2021	\$879,000		/	20210100034401
14-004-009	1233 N TAYLOR ST	10/15/2021	\$765,000	L-Land Sale	/	20210100034243
14-023-011	4206 WASHINGTON BLVD	9/29/2021	\$0	5-Not Market Sale	/	20210100035732
14-007-022	1210 N TAYLOR ST	8/27/2021	\$775,000		/	20210100029417
14-018-075	N VERMONT ST	8/20/2021	\$0	A-Correction Deed	/	20210100034462
14-008-018	1212 N UTAH ST	7/29/2021	\$1,180,000	L-Land Sale	/	20210100026550
14-006-007	1304 N TAYLOR ST	7/19/2021	\$0	5-Not Market Sale	/	20210100025950
14-007-023	4301 WASHINGTON BLVD	7/15/2021	\$0	2-Sale or Gift to Relative	/	20210100025564
14-010-016	1210 N VERMONT ST	6/24/2021	\$0	2-Sale or Gift to Relative	/	20210100024332
14-026-013	1118 N RANDOLPH ST	5/25/2021	\$0	5-Not Market Sale	/	20210100020239
14-010-017	4507 WASHINGTON BLVD	5/25/2021	\$0	5-Not Market Sale	/	20210100020236
14-010-017	4507 WASHINGTON BLVD	5/25/2021	\$0	5-Not Market Sale	/	20210100020232
14-026-013	1118 N RANDOLPH ST	5/25/2021	\$0	5-Not Market Sale	/	20210100020242
14-004-024	1210 N STUART ST	5/11/2021	\$475,000	7-Partial Interest	/	20210100017555
14-010-013	1228 N VERMONT ST	4/27/2021	\$0	5-Not Market Sale	/	20210100015909
14-007-009	1241 N UTAH ST	1/8/2021	\$0	2-Sale or Gift to Relative	/	20210100034695
14-010-024	1240 N VERMONT ST	12/29/2020	\$1,685,000	G-New Construction	/	20200100038059
14-004-011	1239 N TAYLOR ST	12/4/2020	\$0	5-Not Market Sale	/	20210100003729
14-005-007	1317 N TAYLOR ST	11/10/2020	\$730,000		/	20200100033667
14-028-012	4011 11th ST N	10/19/2020	\$0	2-Sale or Gift to Relative	/	20200100036012
14-007-003	1213 N UTAH ST	10/1/2020	\$1,212,500	L-Land Sale	/	20200100026725
14-010-025	1248 N VERMONT ST	9/25/2020	\$1,976,434	G-New Construction	/	20200100025715
14-003-019	1212 N STAFFORD ST	9/8/2020	\$850,000	L-Land Sale	/	20200100023517
14-008-017	1220 N UTAH ST	7/10/2020	\$93,750	7-Partial Interest	/	20200100020430
14-008-017	1220 N UTAH ST	7/10/2020	\$79,688	7-Partial Interest	/	20200100018388
14-008-017	1220 N UTAH ST	7/10/2020	\$93,000	7-Partial Interest	/	20200100016886

### Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B1701163	7/17/2018	RNEW	\$425,000

**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

CLARENFORD RESUB BY OWNER

##### Project Year

2017

##### Project ID#

1260

##### Project Type

RESUB

**14-008-025 1228 N UTAH ST ARLINGTON VA 22201**

**Appraiser**  
KATELYN

**Deed Book/Page #**  
N/A

**Date Complete**  
3/21/2017

**Deed Document ID#**  
N/A

**Deleted/Inactive RPC(s)**  
14-008-016, 14-008-022

**Added RPC(s)**  
14-008-024, 14-008-025

## Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due	1st Install		2nd Install		
					Due	Status	Due	Status	
2024	\$1,749,800	\$1.0330	\$0.00	\$0.00	\$0.00	N/A	N/A		
	1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2024	
	SW Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$116.10		
	SW Grant Credit		\$0.00	\$0.00	\$0.00	\$0.00	-\$116.10		
	Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2023	\$1,633,500	\$1.0300	\$0.00	\$0.00	N/A		N/A		
2022	\$1,545,700	\$1.0300	\$0.00	\$0.00	N/A		N/A		
2021	\$1,499,000	\$1.0300	\$0.00	\$0.00	N/A		N/A		
2020	\$1,491,200	\$1.0260	\$0.00	\$0.00	N/A		N/A		
2019	\$1,476,200	\$1.0260	\$0.00	\$0.00	N/A		N/A		
2018	\$1,451,200	\$1.0060	\$8,029.88	\$0.00	\$0.00	Paid	\$0.00	Paid	
	1st Install		Tax		Penalty	Interest	Fees	Total	Due date 6/15/2018
	Levy		\$4,014.94		\$0.00	\$0.00	\$0.00	\$4,014.94	
	Payment		-\$3,409.95		\$0.00	\$0.00	\$0.00	-\$3,409.95	
	Adjustment		-\$604.99		\$0.00	\$0.00	\$0.00	-\$604.99	
	Due		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
	2nd Install		Tax		Penalty	Interest	Fees	Total	Due date 10/5/2018
	Levy		\$4,014.94		\$0.00	\$0.00	\$0.00	\$4,014.94	
	Adjustment		-\$4,014.94		\$0.00	\$0.00	\$0.00	-\$4,014.94	
	Due		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	