

General Information

Owner KINARD ANDREW		Legal Description LOT 7 BALLSTON OAK TOWNHOMES 2,145 SQ FT	
Mailing Address 1140 N STUART ST ARLINGTON VA 22201			
Year Built 2019	Units N/A	EU# N/A	
Property Class Code 512-Townhouse (fee simple own)	Zoning R15-30T	Lot Size 2145	
Neighborhood# 507821	Map Book/Page 052-08	Polygon 14022058	
Site Plan N/A	Rezoning N/A	Tax Exempt V - Disabled Veteran Removed from Tax Roll: 4/12/2024	

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2026	01- Annual	\$630,000	\$1,196,800	\$1,826,800
1/1/2025	01- Annual	\$620,000	\$1,160,300	\$1,780,300
4/12/2024	16- Tax to Exempt	\$620,000	\$1,047,100	\$1,667,100
1/1/2024	01- Annual	\$620,000	\$1,047,100	\$1,667,100
1/1/2023	01- Annual	\$620,000	\$1,012,600	\$1,632,600
1/1/2022	01- Annual	\$560,000	\$993,300	\$1,553,300
1/1/2021	01- Annual	\$525,000	\$1,013,600	\$1,538,600
1/1/2020	01- Annual	\$485,000	\$1,013,600	\$1,498,600
1/1/2019	01- Annual	\$425,000	\$0	\$425,000
1/1/2018	01- Annual	\$425,000	\$0	\$425,000
10/1/2017	05- Review	\$425,000	\$0	\$425,000
1/1/2017	01- Annual	\$0	\$0	\$0

Improvements

House Type 71 - Townhouse End Unit		Year Built 2019	Stories 4.0	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	1050	550	0	0	1	0	0
2.0	1050	1050	0	0	0	0	0
3.0	1050	1050	2	0	0	1	0
4.0	550	550	3	0	1	0	0
B	550	0	0	0	0	0	0
Basement Fin Rec Rm Area 400		Converted Extra Living Units 0			Rec Room Description Flr,ceil,wall fin,ptn		
Designed Extra Living Units 0		Extra Fixtures 1			Fireplaces 0		

Exterior

Floor	Ext Cover 1	Ext Cover 1%	Ext Cover 2	Ext Cover 2%
2.0	Brick	100		
1.0	Brick	100		
4.0	Brick veneer	100		
3.0	Brick	100		

Porches, Patios and Decks

Description	Size
Balcony	45
Balcony	300
Balcony	350
Concrete Patio	24
Roof Extension	24

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
KINARD ANDREW	3/21/2026	\$0	2-Sale or Gift to Relative	/	20260100003990
KINARD ANDREW	4/12/2024	\$1,850,000		/	20240100004127
DREUX MARK S SR TR	6/10/2019	\$0	5-Not Market Sale	/	20190100009973
DREUX MARK S SR &	6/7/2019	\$1,642,147	G-New Construction	/	20190100009972
EVG- BALLSTON LLC	11/29/2016	\$0	D-Resub/Declaration	/	20160100026382

Neighborhood 507821 Sales between 7/1/2022 and 12/31/2026

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
14-022-058	1140 N STUART ST	3/21/2026	\$0	2-Sale or Gift to Relative	/	20260100003990
14-022-063	1134 N STUART ST 1	6/13/2024	\$1,317,500		/	20240100007057
14-022-052	1122 N STUART ST	5/31/2024	\$0	5-Not Market Sale	/	20240100007540
14-022-058	1140 N STUART ST	4/12/2024	\$1,850,000		/	20240100004127
14-022-052	1122 N STUART ST	2/13/2024	\$1,535,000		/	20240100001858
14-022-063	1134 N STUART ST 1	2/2/2023	\$0	5-Not Market Sale	/	20230100001155
14-022-063	1134 N STUART ST 1	2/2/2023	\$0	5-Not Market Sale	/	20230100001059

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
CTBO25-01400	--	CTBO	\$15,000
B1700276	12/27/2019	CNEW	\$300,000

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 RESUB BALLSTON OAKS		
Project Year 2016	Project ID# 1261	Project Type RESUB/VAC/RE
Appraiser KATELYN	Deed Book/Page # N/A	Date Complete 11/14/2016
Deed Document ID# N/A		
Deleted/Inactive RPC(s) 14-022-011, 14-022-012, 14-022-013, 14-022-014, 14-022-015		
Added RPC(s) 14-022-052, 14-022-053, 14-022-054, 14-022-055, 14-022-056, 14-022-057, 14-022-058, 14-022-059, 14-022-060, 14-022-061, 14-022-062, 14-022-063, 14-022-064		

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install		2nd Install																																																																	
								Due	Status	Due	Status																																																																
2025	\$1,780,300	1.033	\$0.00	0.60	258.00	\$154.80	\$0.00	\$0.00	N/A	\$0.00	N/A																																																																
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14-022-058 1140 N STUART ST ARLINGTON VA 22201

2022 \$1,553,300 1.030 \$15,998.98 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2022
Levy	\$7,999.49	\$0.00	\$0.00	\$0.00	\$0.00	\$7,999.49	
Payment	-\$7,999.49	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,999.49	
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	\$7,999.49	\$0.00	\$0.00	\$0.00	\$0.00	\$7,999.49	
Payment	-\$7,999.49	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,999.49	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2021 \$1,538,600 1.030 \$15,847.56 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2021
Levy	\$7,923.78	\$0.00	\$0.00	\$0.00	\$0.00	\$7,923.78	
Payment	-\$7,923.78	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,923.78	
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	\$7,923.78	\$0.00	\$0.00	\$0.00	\$0.00	\$7,923.78	
Payment	-\$7,923.78	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,923.78	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2020 \$1,498,600 1.026 \$15,375.60 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2020
Levy	\$7,687.80	\$0.00	\$0.00	\$0.00	\$0.00	\$7,687.80	
Payment	-\$7,687.80	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,687.80	
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	\$7,687.80	\$0.00	\$0.00	\$0.00	\$0.00	\$7,687.80	
Payment	-\$7,687.80	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,687.80	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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2019 \$425,000 1.026 \$4,360.48 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2019
Levy	\$2,180.24	\$0.00	\$0.00	\$0.00	\$0.00	\$2,180.24	
Payment	-\$2,180.24	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,180.24	
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	\$2,180.24	\$0.00	\$0.00	\$0.00	\$0.00	\$2,180.24	
Payment	-\$2,180.24	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,180.24	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2018 \$425,000 1.006 \$4,275.48 -- -- -- \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							6/15/2018
Levy	\$2,137.74	\$0.00	\$0.00	\$0.00	\$0.00	\$2,137.74	
Payment	-\$2,137.74	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,137.74	
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	\$2,137.74	\$0.00	\$0.00	\$0.00	\$0.00	\$2,137.74	
Payment	-\$2,137.74	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,137.74	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2017 \$425,000 1.006 \$4,275.48 -- -- -- \$0.00 N/A \$0.00 Paid

2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date
							10/5/2017
Levy	\$4,275.48	\$0.00	\$0.00	\$0.00	\$0.00	\$4,275.48	
Payment	-\$4,275.48	\$0.00	\$0.00	\$0.00	\$0.00	-\$4,275.48	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	