

General Information

Owner BADANES DAVID W & VIRGINIA S BADANES		Legal Description LOT 1 TERBORGH'S ADD TO LYONHURST 16,058 SQFT	
Mailing Address 4582 26TH ST N ARLINGTON VA 22207			
Year Built 2023	Units N/A	EU# N/A	
Property Class Code 511-Single Family Detached	Zoning R-10/R-8	Lot Size 16058	
Neighborhood# 503012	Map Book/Page 032-10	Polygon 03063113	
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	\$975,700	\$2,327,100	\$3,302,800
7/1/2024	09- New Construction	\$965,700	\$2,083,600	\$3,049,300
1/1/2024	01- Annual	\$965,700	\$0	\$965,700
1/1/2023	01- Annual	\$965,700	\$260,900	\$1,226,600

Improvements

House Type 32 - 2-Story with Attic			Year Built 2023		Stories 2.0		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	2732	2156	0	1	0	0	0	
1.5	264	132	0	0	0	0	0	
1.75	576	432	0	0	0	0	0	
2.0	1916	1916	5	0	4	0	1	
A	1892	400	0	0	1	0	0	
B	2246	0	1	0	1	0	0	
Basement Fin Rec Rm Area 1797			Converted Extra Living Units 0			Rec Room Description Flr,ceil,wall fin,ptn,blt-ins		
Designed Extra Living Units 0			Extra Fixtures 1			Fireplaces 3		
Exterior								
Floor	Ext Cover 1		Ext Cover 1%		Ext Cover 2		Ext Cover 2%	
1.0	Cement fiber siding		100					
1.75	Cement fiber siding		100					
1.5	Cement fiber siding		100					
B	Masonry		100					
2.0	Cement fiber siding		100					

A	Cement fiber siding	100
Garages and Outbuildings		
Description		Size
Attached Garage		15
Porches, Patios and Decks		
Description		Size
Open Masonry Porch		24
Open Masonry Porch		90
Open Masonry Porch		240
Open Frame Porch		240

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
BADANES DAVID W & VIRGINIA S BADANES	8/22/2024	\$3,500,000	G-New Construction	/	20240100009918
MR PROJECT MANAGEMENT INC	8/18/2022	\$950,000	B-Not Previously Assessed	/	20220100015236
ESTATE OF ANNE TRUFANT TERBORGH	6/30/2022	\$0	D-Resub/Declaration	/	20220100012631

Neighborhood 503012 Sales between 7/1/2021 and 12/31/2025

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
03-047-091	4231 31st ST N	6/12/2025	\$1,950,000		/	20250100007366
03-047-033	3408 N UTAH ST	6/6/2025	\$1,970,000		/	20250100007009
03-047-087	4207 31st ST N	6/3/2025	\$0	5-Not Market Sale	/	20250100007629
03-047-105	3111 N THOMAS ST	5/23/2025	\$0	5-Not Market Sale	/	20250100006277
03-047-105	3111 N THOMAS ST	5/20/2025	\$1,300,000		/	20250100006084
03-048-007	3424 N RANDOLPH ST	4/28/2025	\$3,556,640	G-New Construction	/	20250100005124
03-047-041	3427 N UTAH ST	4/22/2025	\$0	5-Not Market Sale	/	20250100004707
03-063-038	4514 26th ST N	4/21/2025	\$2,090,000		/	20250100004699
03-047-090	4225 31st ST N	3/24/2025	\$0	5-Not Market Sale	/	20250100003303
03-047-090	4225 31st ST N	3/24/2025	\$0	5-Not Market Sale	/	20250100003307
03-063-056	2546 N VERMONT ST	3/14/2025	\$1,275,000		/	20250100003035
03-036-114	3512 N UTAH ST	3/10/2025	\$0	5-Not Market Sale	/	20250100002965
03-036-071	3506 MILITARY RD	2/28/2025	\$0	5-Not Market Sale	/	20250100005549
03-064-063	4212 31st ST N	2/26/2025	\$2,310,000		/	20250100002266
03-047-135	2707 N WAKEFIELD ST	12/12/2024	\$3,010,019	G-New Construction	/	20240100014445
03-047-097	3111 N TAYLOR ST	12/9/2024	\$1,750,000		/	20240100014456
03-063-078	4561 25th RD N	11/26/2024	\$0	5-Not Market Sale	/	20240100013707
03-036-060	3600 MILITARY RD	11/22/2024	\$0	2-Sale or Gift to Relative	/	20240100013767
03-063-078	4561 25th RD N	11/15/2024	\$0	7-Partial Interest	/	20240100013565
03-036-089	4083 35th ST N	11/14/2024	\$1,350,000		/	20240100013220
03-063-009	4624 26th ST N	9/20/2024	\$1,200,000	L-Land Sale	/	20240100012194
03-063-113	4582 26th ST N	8/22/2024	\$3,500,000	G-New Construction	/	20240100009918
03-047-092	4237 31st ST N	8/16/2024	\$0	5-Not Market Sale	/	20240100009753
03-047-134	2701 N WAKEFIELD ST	8/12/2024	\$0	2-Sale or Gift to Relative	/	20240100009305
03-063-050	4524 25th RD N	8/6/2024	\$0	7-Partial Interest	/	20240100009785
03-063-050	4524 25th RD N	8/6/2024	\$0	7-Partial Interest	/	20240100009782
03-036-076	4043 35th ST N	7/3/2024	\$2,090,000		/	20240100008210
03-047-088	4213 31st ST N	7/2/2024	\$0	5-Not Market Sale	/	20240100007885
03-048-019	4121 34th RD N	7/1/2024	\$0	W-Will / R.O.S/L O H	/	19980100023911
03-063-085	4572 25th RD N	6/18/2024	\$1,800,000		/	20240100007060
03-048-017	4126 34th RD N	6/12/2024	\$1,200,000	L-Land Sale	/	20240100006720
03-063-072	2548 N WAKEFIELD ST	5/24/2024	\$0	5-Not Market Sale	/	20240100006640
03-047-123	2628 N UPLAND ST	5/24/2024	\$0	5-Not Market Sale	/	20240100005876
03-047-123	2628 N UPLAND ST	5/20/2024	\$3,250,000	G-New Construction	/	20240100005868

03-063-113 4582 26th ST N ARLINGTON VA 22207

03-064-004	2527 N VERMONT ST	5/9/2024	\$0	5-Not Market Sale	/	20240100005586
03-036-095	4201 35th ST N	5/1/2024	\$0	5-Not Market Sale	/	20240100005480
03-047-159	4612 27th ST N	4/30/2024	\$1,110,000	L-Land Sale	/	20240100004856
03-048-007	3424 N RANDOLPH ST	3/27/2024	\$1,140,000	L-Land Sale	/	20240100003218
03-063-077	2525 N WAKEFIELD ST	3/19/2024	\$1,325,000		/	20240100002994
03-063-014	4604 26th ST N	3/9/2024	\$0	W-Will / R.O.S/L O H	/	20140100012413
03-047-037	3405 N UTAH ST	1/25/2024	\$0	5-Not Market Sale	/	20240100001229
03-036-066	3542 MILITARY RD	1/12/2024	\$1,280,000		/	20240100000471
03-064-062	3031 N STUART ST	1/2/2024	\$1,000,000	L-Land Sale	/	20240100000180
03-064-048	4300 31st ST N	12/27/2023	\$1,200,000		/	20230100014809
03-048-007	3424 N RANDOLPH ST	12/15/2023	\$0	5-Not Market Sale	/	20230100014565
03-063-076	4572 26th ST N	10/16/2023	\$1,289,000		/	20230100012134
03-064-029	2500 N UPLAND ST	10/13/2023	\$890,000	6-Quitclaim	/	20230100014314
03-036-060	3600 MILITARY RD	10/6/2023	\$1,350,000		/	20230100011777
03-047-076	4012 35th ST N	9/27/2023	\$0	W-Will / R.O.S/L O H	/	20240400040389
03-064-084	4110 31st ST N	8/24/2023	\$2,160,000	G-New Construction	/	20230100009926
03-036-078	4055 35th ST N	8/23/2023	\$1,134,700	3-Family Sale	/	20230100009860
03-036-064	3554 MILITARY RD	8/21/2023	\$850,000	L-Land Sale	/	20230100009809
03-048-017	4126 34th RD N	7/31/2023	\$0	A-Correction Deed	/	20230100009028
03-048-017	4126 34th RD N	7/31/2023	\$1,110,000	N-DREA Not a market Sale	/	20230100008891
03-047-106	3119 N THOMAS ST	7/27/2023	\$0	5-Not Market Sale	/	20230100010629
03-036-080	3505 N QUEBEC ST	7/17/2023	\$0	5-Not Market Sale	/	20230100008437
03-047-166	4617 26th ST N	6/15/2023	\$1,405,000		/	20230100006909
03-048-004	3444 N RANDOLPH ST	6/15/2023	\$1,150,000	E-Estate Sale	/	20230100006990
03-047-163	4605 26th ST N	6/6/2023	\$0	2-Sale or Gift to Relative	/	20230100006900
03-047-047	3400 N THOMAS ST	5/30/2023	\$3,109,296	G-New Construction	/	20230100005969
03-036-120	4501 35th ST N	5/25/2023	\$0	5-Not Market Sale	/	20230100005839
03-047-164	4609 26th ST N	5/12/2023	\$1,400,000		/	20230100005301
03-064-004	2527 N VERMONT ST	5/3/2023	\$2,475,000		/	20230100005226
03-036-096	4207 35th ST N	4/17/2023	\$0	2-Sale or Gift to Relative	/	20230100003993
03-047-094	4249 31st ST N	4/14/2023	\$1,146,100		/	20230100004441
03-064-012	2704 N UPSHUR ST	4/14/2023	\$1,425,000	N-DREA Not a market Sale	/	20230100003882
03-047-189	3110 N THOMAS ST	4/3/2023	\$1,645,000		/	20230100003307
03-048-014	4125 34th ST N	3/17/2023	\$2,300,000		/	20230100002701
03-063-010	4620 26th ST N	3/8/2023	\$3,000,000	G-New Construction	/	20230100002290
03-064-028	2504 N UPLAND ST	2/10/2023	\$1,215,000	E-Estate Sale	/	20230100001453
03-063-114	4578 26th ST N	2/1/2023	\$0	2-Sale or Gift to Relative	/	20230100001148
03-064-093	2561 N VERMONT ST	1/31/2023	\$1,000,000	L-Land Sale	/	20230100000974
03-064-094	26th ST N	1/31/2023	\$1,550,000	L-Land Sale	/	20230100000975
03-064-028	2504 N UPLAND ST	12/29/2022	\$0	2-Sale or Gift to Relative	/	20220100020960
03-074-026	3400 N VERMONT ST	12/29/2022	\$0	F-Multiple RPCs Not Market Sal	/	20230100000061
03-074-025	3406 N VERMONT ST	12/29/2022	\$0	F-Multiple RPCs Not Market Sal	/	20230100000061
03-047-148	2785 N WAKEFIELD ST	12/22/2022	\$0	2-Sale or Gift to Relative	/	20220100020759
03-064-049	4252 31st ST N	12/20/2022	\$1,845,000	G-New Construction	/	20220100020718
03-047-030	4400 35th ST N	11/18/2022	\$0	5-Not Market Sale	/	20220100019418
03-047-084	3106 MILITARY RD	11/17/2022	\$1,503,106	4-Multiple RPCs, Not A Coded S	/	20220100019386
03-047-085	MILITARY RD	11/17/2022	\$1,503,106	4-Multiple RPCs, Not A Coded S	/	20220100019386

03-063-113 4582 26th ST N ARLINGTON VA 22207

03-063-060	2511 N VERMONT ST	11/17/2022	\$1,005,000	/	20220100019391
03-047-135	2707 N WAKEFIELD ST	11/16/2022	\$1,200,000 L-Land Sale	/	20220100019951
03-064-012	2704 N UPSHUR ST	10/21/2022	\$0 2-Sale or Gift to Relative	/	20220100018235
03-047-033	3408 N UTAH ST	10/13/2022	\$0 5-Not Market Sale	/	20220100017996
03-047-113	3120 N THOMAS ST	10/12/2022	\$0 2-Sale or Gift to Relative	/	20220100020438
03-064-066	3038 N STAFFORD ST	10/10/2022	\$0 5-Not Market Sale	/	20220100017626
03-047-113	3120 N THOMAS ST	10/6/2022	\$1,085,000	/	20220100017771
03-047-163	4605 26th ST N	9/23/2022	\$3,500,000 G-New Construction	/	20220100017727
03-036-063	3560 MILITARY RD	9/7/2022	\$0 2-Sale or Gift to Relative	/	20220100016161
03-063-115	26th ST N	8/29/2022	\$0 2-Sale or Gift to Relative	/	20220100018372
03-063-113	4582 26th ST N	8/18/2022	\$950,000 B-Not Previously Assessed	/	20220100015236
03-063-073	2542 N WAKEFIELD ST	8/11/2022	\$1,325,000	/	20220100014887
03-036-107	3549 N UTAH ST	8/9/2022	\$1,825,000	/	20220100014817
03-062-007	4607 27th ST N	8/2/2022	\$2,999,999	/	20220100014409
03-064-048	4300 31st ST N	8/1/2022	\$0 2-Sale or Gift to Relative	/	20220100014373
03-064-058	3009 N STUART ST	6/30/2022	\$1,700,000	/	20220100012763
03-063-114	4578 26th ST N	6/30/2022	\$0 D-Resub/Declaration	/	20220100012631
03-063-115	26th ST N	6/30/2022	\$0 D-Resub/Declaration	/	20220100012631
03-063-113	4582 26th ST N	6/30/2022	\$0 D-Resub/Declaration	/	20220100012631
03-036-082	3514 N QUEBEC ST	5/31/2022	\$965,000 N-DREA Not a market Sale	/	20220100011011
03-064-012	2704 N UPSHUR ST	5/24/2022	\$1,150,000 L-Land Sale	/	20220100010361
03-047-055	3353 N RANDOLPH ST	3/31/2022	\$0 5-Not Market Sale	/	20220100006481
03-036-093	4101 35th ST N	12/28/2021	\$1,107,400 L-Land Sale	/	20220100000015
03-047-049	3346 N THOMAS ST	12/28/2021	\$0 5-Not Market Sale	/	20210100040873
03-049-013	4133 33rd RD N	12/23/2021	\$2,809,125 G-New Construction	/	20210100040705
03-047-104	3101 N THOMAS ST	12/21/2021	\$1,099,000	/	20210100040681
03-063-040	4509 25th RD N	11/30/2021	\$2,344,345 G-New Construction	/	20200100034399
03-047-035	3400 N UTAH ST	11/29/2021	\$0 2-Sale or Gift to Relative	/	20210100038221
03-048-004	3444 N RANDOLPH ST	11/27/2021	\$0 W-Will / R.O.S/L O H	/	20210400021304
03-036-061	3572 MILITARY RD	11/17/2021	\$1,050,000	/	20210100037679
03-047-026	3407 N VERMONT ST	10/15/2021	\$1,935,000 N-DREA Not a market Sale	/	20210100034422
03-064-049	4252 31st ST N	9/10/2021	\$850,000 L-Land Sale	/	20210100031116
03-063-015	4600 26th ST N	9/1/2021	\$900,000 L-Land Sale	/	20210100029991
03-047-047	3400 N THOMAS ST	8/20/2021	\$1,000,000 L-Land Sale	/	20210100028875
03-047-077	4006 35th ST N	8/3/2021	\$0 5-Not Market Sale	/	20210100027095
03-047-141	2743 N WAKEFIELD ST	7/21/2021	\$0 5-Not Market Sale	/	20210100031329
03-036-103	3529 N UTAH ST	7/13/2021	\$1,575,000	/	20210100024736

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
DEMO23-00135	11/30/2023	NA	\$0
RNEW23-04325	7/3/2024	New	\$400,000

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.

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	\$3,302,800	1.033	\$17,058.96	3.00	258.00	\$774.00	\$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 6/15/2025</th></tr><tr><td>Levy</td><td>\$17,058.96</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$17,058.96</td><td></td></tr><tr><td>Payment</td><td>-\$17,058.96</td><td>-\$387.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$17,445.96</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$387.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$387.00</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 6/15/2025	Levy	\$17,058.96	\$0.00	\$0.00	\$0.00	\$0.00	\$17,058.96		Payment	-\$17,058.96	-\$387.00	\$0.00	\$0.00	\$0.00	-\$17,445.96		SW Fee	\$0.00	\$387.00	\$0.00	\$0.00	\$0.00	\$387.00		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 6/15/2025																																														
Levy	\$17,058.96	\$0.00	\$0.00	\$0.00	\$0.00	\$17,058.96																																															
Payment	-\$17,058.96	-\$387.00	\$0.00	\$0.00	\$0.00	-\$17,445.96																																															
SW Fee	\$0.00	\$387.00	\$0.00	\$0.00	\$0.00	\$387.00																																															
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																															
2024	\$3,049,300	1.033	\$20,737.46	1.00	258.00	\$774.00	\$0.00	\$0.00	Paid	\$0.00	Paid	\$0.00	Paid																																								
<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 6/15/2024</th></tr><tr><td>Levy</td><td>\$4,987.84</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$4,987.84</td><td></td></tr><tr><td>Payment</td><td>-\$4,987.84</td><td>-\$129.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$5,116.84</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$129.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$129.00</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 6/15/2024	Levy	\$4,987.84	\$0.00	\$0.00	\$0.00	\$0.00	\$4,987.84		Payment	-\$4,987.84	-\$129.00	\$0.00	\$0.00	\$0.00	-\$5,116.84		SW Fee	\$0.00	\$129.00	\$0.00	\$0.00	\$0.00	\$129.00		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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Levy	\$4,987.84	\$0.00	\$0.00	\$0.00	\$0.00	\$4,987.84																																															
Payment	-\$4,987.84	-\$129.00	\$0.00	\$0.00	\$0.00	-\$5,116.84																																															
SW Fee	\$0.00	\$129.00	\$0.00	\$0.00	\$0.00	\$129.00																																															
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																															
<table><tr><th>2nd Install</th><th>Tax</th><th>Stormwater Fee</th><th>Penalty</th><th>Interest</th><th>Fees</th><th>Total</th><th>Due date 10/5/2024</th></tr><tr><td>Levy</td><td>\$4,987.84</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$4,987.84</td><td></td></tr><tr><td>Payment</td><td>-\$4,987.84</td><td>-\$129.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$5,116.84</td><td></td></tr><tr><td>SW Fee</td><td>\$0.00</td><td>\$129.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$129.00</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>														2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2024	Levy	\$4,987.84	\$0.00	\$0.00	\$0.00	\$0.00	\$4,987.84		Payment	-\$4,987.84	-\$129.00	\$0.00	\$0.00	\$0.00	-\$5,116.84		SW Fee	\$0.00	\$129.00	\$0.00	\$0.00	\$0.00	\$129.00		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date 10/5/2024																																														
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2023	\$1,226,600	1.030	\$12,633.96	--	--	--	\$0.00	\$0.00	Paid	\$0.00	Paid	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 6/15/2023</th></tr><tr><td>Levy</td><td>\$6,316.98</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$6,316.98</td><td></td></tr><tr><td>Payment</td><td>-\$6,316.98</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>-\$6,316.98</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 6/15/2023	Levy	\$6,316.98	\$0.00	\$0.00	\$0.00	\$0.00	\$6,316.98		Payment	-\$6,316.98	\$0.00	\$0.00	\$0.00	\$0.00	-\$6,316.98		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
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