



Summary of Findings



Property Address: 12526 Andrea Road
McLean, MD

Parcel Number: 04-02563815

2019-2021 Assessment: \$2,274,300 \$305 per SF
2016-2018 Assessment: \$2,262,700 \$304 per SF

Value Conclusion		
Target Appeal Value	\$1,840,000	\$247 per SF
Potential Tax Savings	\$4,800	



Sailent Facts

Property Address: 12526 Andrea Road
McLean, MD

Parcel Number: 04-02563815

Property Owner : Fred & Grace Jones

Owner's Address: 12526 Andrea Road
McLean, MD

Land Area : 2.20 acres, or 95,832 SF

Use: Residential

Improvement Summary

Number of Buidlings 1

Number of Stories 2

Gross Building Area 7,448

Year Built 2008



Analysis of Neighborhood Sales

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3			COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5		
	12526 Andrea Road	4625 Valley Road			19780 Savant Lane			10212 Dolly Court			500 Aliante Road			120 Dairy Rd.		
																
Proximity to Subject		0.5			1.5			1.2			1.6			0.1		
Sale Price	\$	\$1,799,000			\$1,575,000			\$2,100,000			\$1,900,000			\$1,520,000		
Sale Price/Gross Living Area		\$ 225			\$ 186			\$ 281			\$ 261			\$ 285		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Date of Sale		4/30/2018			6/8/2018			9/14/2018			2/22/2019			6/21/2019		
Site (SF)	95,832	193,406			103,673			70,322			91,476			87,120		
Quality	9	9			7			8			7			7		
Neighborhood	Darnestown	North McLean			Lower Valley			Farmland			Darnestown			Lower Valley		
Exterior	Brick	Stucco			Brick			Brick			Brick			Brick		
Year Built	2008	2002			1989			1997			2005			1996		
	Tot Bdrm Bath	Tot Bdrm Bath			Tot Bdrm Bath			Tot Bdrm Bath			Tot Bdrm Bath			Tot Bdrm Bath		
Above Grade Room Count	14 6 6.2	12 5 6.1			14 6 7.1			14 6 6.2			14 6 5.3			14 7 6.1		
Gross Living Area (SF)	7,448	7,999			8,461			7,486			7,270			5,335		
		\$ (110,200)			\$ (202,600)			\$ (7,600)			\$ 35,600			\$ 422,600		
Basement	Yes	Yes			Yes			Yes			Yes			Yes		
Basement Type	Finished	Finished			Finished			Finished			Finished			Finished		
Heating/Cooling	Typical	Typical			Typical			Typical			Typical			Typical		
Energy Efficient Items	Typical	Typical			Typical			Typical			Typical			Typical		
Garage/Carport	2 Car Attached	3 Car Attached			3 Car Attached			3 Car Attached			4 Car Attached			3 Car Attached		
		\$ (15,000)			\$ (15,000)			\$ (15,000)			\$ (30,000)			\$ -		
Exterior Amenities (ex. Porch/Patio/Deck/Pool)	None	Pool and Grand Room			Pool and In-Law Suite			Pool and Guest House			None			Pool		
		\$ (30,000)			\$ (40,000)			\$ (40,000)			\$ -			\$ (30,000)		
Fireplace(s)	Yes	Yes			Yes			Yes			Yes			Yes		
		\$ -			\$ -			\$ -			\$ -			\$ -		
Other	None	None			None			None			None			None		
		\$ -			\$ -			\$ -			\$ -			\$ -		
Net Adjustment (Total)		+ X -			+ X -			X + -			X + -			X + -		
		\$ (155,200)			\$ (57,600)			\$ 137,400			\$ 5,600			\$ 392,600		
Adjusted Sale Price of Comparables		\$1,643,800			\$1,517,400			\$2,237,400			\$1,905,600			\$1,912,600		
TARGET PROPERTY VALUE		\$1,840,000														

Location Map



