

Summary of Findings



Property Address: 12526 Andrea Road

McLean, MD

Parcel Number: 04-02563815

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

Value Conclusion

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

\$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 Buillings 1

Number of Stories 2

Gross Building Area 7,448

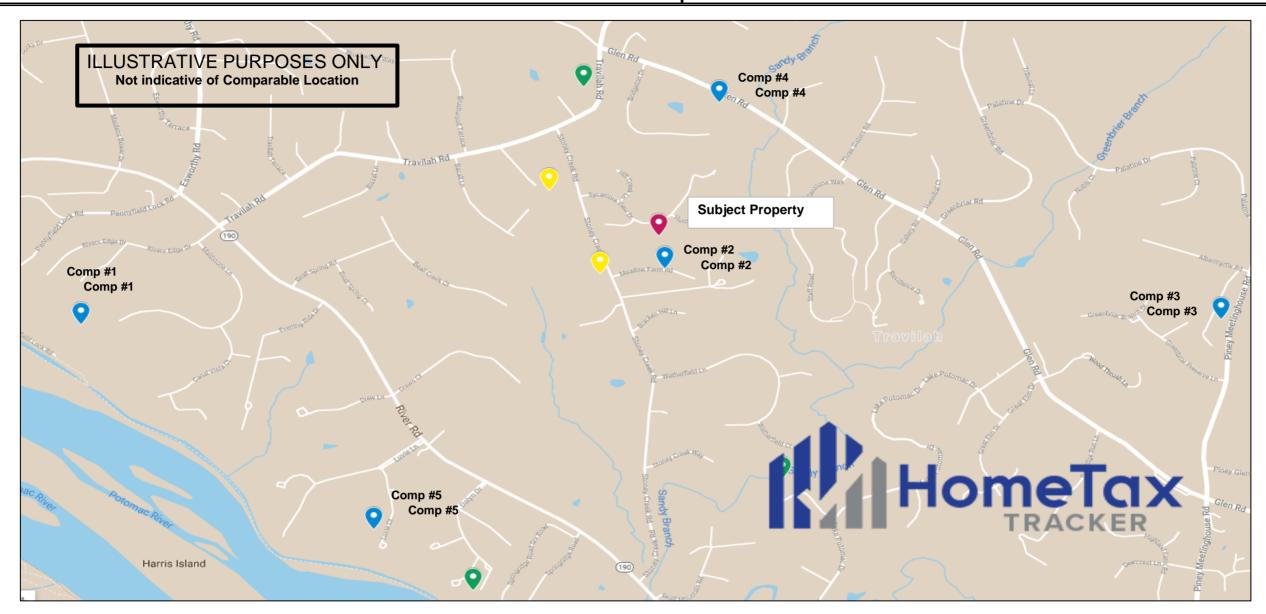
Year Built 2008



Analysis of Neighborhood Sales

FEATURE	SUBJECT	COMPARABLE S	ALE NO. 1	COMPARABLE	SALE NO. 2	COMPARABLE S	SALE NO. 3	COMPARABLE S	ALE NO. 4	COMPARABLE S	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 A	rea	\$ 225		\$ 186		\$ 281		\$ 261		\$ 285	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$	DESCRIPTION	+(-) \$ Adjustment	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	\$ 200,000	1997	\$ 200,000	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	\$ (110.200)	8.461	\$ (202.600)	7.486	\$ (7.600)	7.270	\$ 35.600	5.335	\$ 422,600
Basement	Yes	Yes	Ψ (110,200)	Yes	ψ (202,000)	Yes	ψ (1,000)	Yes	Ψ 00,000	Yes	Ψ 122,000
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	\$ (15,000)	3 Car Attached	\$ (15,000)	3 Car Attached	\$ (15,000)	4 Car Attached	\$ (30,000)	3 Car Attached	\$ -
Exterior Amenities (ex.	None	Pool and Grand	\$ (30,000)	Pool and In-Law	\$ (40,000)	Pool and Guest	\$ (40,000)	None	\$ -	Pool	\$ (30,000)
Porch/Patio/Deck/Pool)		Room		Suite		House					
Fireplace(s)	Yes	Yes	\$ -	Yes	\$ -	Yes	\$ -	Yes	\$ -	Yes	\$ -
Other	None	None	\$ -	None	\$ -	None	\$ -	None	\$ -	None	\$ -
Net Adjustment (Total)		+ X -	\$ (155,200)	+ X -	\$ (57,600)	X + -	\$ 137,400	X + -	\$ 5,600	X + -	\$ 392,600
Adjusted Sale Price of Comparables \$1,643,800		\$1,643,800		\$1,517,400		\$2,237,400		\$1,905,600		\$1,912,600	
	TARGET PROPERTY VALUE \$1,840,000										

Location Map



MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PETITION FOR REVIEW or NEW OWNER APPEAL OF REAL PROPERTY

Use this form to file a Petition for Review or New Owner Appeal of the valuation or classification of real property. This form must be completed in full and signed by the property owner or an authorized representative or, in limited cases, a third party. Further information about the appeal process can be found on the Department's website dat.maryland.gov.

By filing a Petit	on for Review, any open appeals for previous tax years will only be effective for those tax years prior to the effective
•	s Petition for Review.
APPEAL TYPE	[] <u>Petition for Review</u> - Check if you are requesting an appeal of your property out of the normal assessment cycle. A Petition for Review must be filed on or before the first business day following January 1, for the next
	upcoming taxable year starting July 1.
	[] New Owner Appeal - Check if property was transferred to you between January 1 and June 30.
	Appeal must be filed on or before 60 days from the date of transfer. (Transferred means the date the instrument
	that gave you ownership was recorded, unless you submit copies of an instrument evidencing a different transfer
	date.)
PROPERTY ADD	OUNT NUMBER (if known):
	are the [] Owner or [] Representative of Owner or [] Third Party (Select one)
-	an be selected only for a Petition for Review and if you are neither the property owner or an owner's authorized
- ·	
· ·	Note that the property owner will be informed of the filing of this Petition and the resulting decision. Irrent owner(s):
	s of Current Owner(s):
_	wner, is this mailing address to be used by the Department as your primary mailing? [] Yes [] No
•	he Owner , provide your full name, position, company, and mailing address. Include copy of a letter of authorization
=	hird Party:
1100 11111116 43 4 1	mid turty.
 Has the syears. Submit income Please [] In F [] By [] Wr review If writ addition 	e property been appraised in the previous 3 years? [] No [] Yes; If yes, indicate appraised value \$
	the penalties of perjury that the statements contained herein have been examined by me, and to the best of my ormation, and belief, are true, correct, and complete.
Signature	Daytime Telephone Number Date
As a result of th	is filing, you will be mailed your property worksheet and area sales listing prior to your hearing date. Once the
	m the appeal is considered, you will be mailed a final notice detailing the result of this appeal. Please mail this form
	ted below for the county in which the property is located.

This form seeks information for the purpose of reviewing the value of the indicated property. Failure to provide this information may result in denial of your request. Note that as a result of this request, the property's current market value may also be increased by the Department. Information submitted in an appeal may be considered part of the "personal record" as defined in State Government Article, §10-624. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Personal information provided to the State Department of Assessments and Taxation is not generally available for public review. However, this information is available to officials of the State, County, or Municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute. Additionally, if your property would be used by the State Department of Assessments and Taxation as a comparable for purposes of establishing the value of another property in a hearing before the Maryland Tax Court, the requested information, or a portion thereof, may have to be provided to the owner of that other property.

MARYLAND STATE DEPARTMENT OF ASSESSMENTS & TAXATION CHANGING Maryland for the Better

WEBSITE - DAT.MARYLAND.GOV