

E DIV: COMM SW COR OF BLOCK 260,  
 POB, N 58.65 FT, N 27 DEGE 7.18  
 11.25 FT, N 9 DEG E 16.16 FT, N

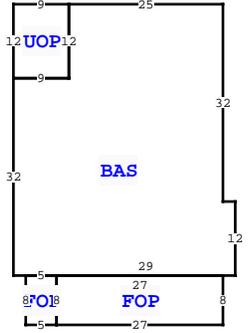
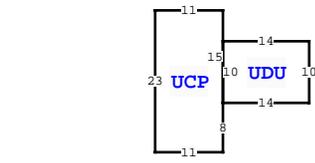
FLECK GARY M/SUMMERS DARLA DE'CHA  
 2424 S KENMORE ST  
 ARLINGTON, VA 22206

**2026**

00-00-00-13242-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,412	100	
FOP	40	30	
FOP	216	30	
UCP	253	20	
UDU	140	55	
UOP	108	20	
TOTALS	2,169		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,639	119.8500	136.63	223,937	1920	2000	0	0	31.25	68.75
1 SINGLE FAM			0% - 2024	Heated Area: 1412			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			153,957
TOTAL MARKET OB/XF VALUE			2,806
TOTAL LAND VALUE - MARKET			6,422
TOTAL MARKET VALUE			163,185
SOH/AGL Deduction			0
ASSESSED VALUE			163,185
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			163,185
TOTAL JUST VALUE			163,185
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,230
SALE: 3:1: PART BLOCK 260 EASTERN DIV			
LAND: 1:1: DOR 1998			
XFOB: 1:1: DOR 1998			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/12/2023
1465	ADDN SFR	14	02/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2291	9/12/2023	WD Q	Q	I	01	180,000
GRANTOR: FOGELL PATRICIA RITA						
GRANTEE: FLECK GARY M						
1445/683	8/19/2021	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: FOGELL PATRICIA RIT						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC, PAVMT	0	0	0	1,537.00	UT	1.50	1.50	100	2000	2000	3	100	2,306	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	6,760.00	SF		1.00	1.00	1.00	0.95	0.95	6,422							