

LOT 144
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

ARP TYLER ANTHONY & KELSEY ELIZABETH
3009 FALLSWOOD GLEN COURT
FALLS CHURCH, VA 22044

2025

30-2N-28-0151-0144-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,215	100
FGR	380	55
FOP	50	30
FOP	128	30
FUS	470	100
PTO	128	5
STR	24	10
TOTALS	3,395	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,955	111.5310	111.53	329,571	2020	2020	0	0	1.50	98.50

1 SINGLE FAM - 0% - 2025

Heated Area: 2685

HX Base Yr

Floor plan diagram showing various rooms and their dimensions. The main living area is labeled BAS 2020. Other rooms include PTO 2020, FOP 2020, FUS 2020, FGR 2020, and STR 2020. Dimensions are provided for each room and the overall layout.

BLD DATE

03/29/2023

NW

LGL DATE

04/23/2025

MLU