



THE CASEY SAMSON TEAM

Buyer Pricing Report

Sample

Vienna, Virginia



Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
Sample	2008	3,066	14,500 SF	\$1,797,000	—
701 Meadow Ln SW	2021	4,565	15,418 SF	\$552,000	\$2,433,625
204 Battle St SW	2018	3,687	10,792 SF	\$1,900,270	\$2,349,000
913 Hillcrest Dr SW	2024	4,568	15,575 SF	\$2,344,650	\$2,325,000
121 Tapawingo Rd SW	2016	3,740	10,150 SF	\$1,822,380	\$2,275,000
Average	2016	4,365	23,216 SF	\$1,776,866	\$2,256,104

Authenticated Values™

Built 2008 · 3,066 SF · Assessment \$1,797,000

CUSTOMARY VALUE

\$2,161,027

- Kitchen and bathrooms updated within ~15 years.
- Paint, lighting, hardware, flooring, finishes reflect current standard.
- Overall presentation is competitive with comparable homes.

PREMIUM VALUE

\$2,333,909

- Kitchen and bathrooms updated within ~10 years.
- Upgrades, finishes, and craftsmanship exceed the standard.
- Overall presentation distinguishes the property from the competition.

PREMIUM RATING

TOP FEATURES

Custom bungalow nestled in one of Vienna's premier streets

RECENT UPDATES

Entire back deck newly painted (2026)

5 bedrooms and 5 full bathrooms on 3 levels

2-car garage

Custom closets and woodwork throughout

Beautiful flat, fenced-in yard

Walking distance to everything in Vienna

PROPERTY DETAILS

4,842 finished square feet

0.33-acre lot

Public sewer, public water

SCHOOLS

Vienna Elementary School

Thoreau Middle School

Madison High School

FEATURES

No HOA

Vienna Woods Swim & Tennis Club membership conveys — currently a 10-year waiting list

Full access to pools, courts, and all events, including swim teams

\$835 annual dues, or \$175 annual dues for non-use (club rents out the summer pool membership; owners decide each year whether to pay full dues or rent out the membership)

New HVAC upstairs (2024)

Front exterior, porch, and shingles repainted (2023)

Full interior repainted on all 3 levels (2022)

Roof inspection completed (2022)

Two sump pumps inspected (2022)

New refrigerator, oven, microwave, and dishwasher (2022)

New water heater (2022)

New washer/dryer with pedestals (2022)

Master bedroom closet and bedroom built-in cabinetry (2022)

Pantry built-in cabinetry (2022)

Basement bedroom LVP flooring (2022)

Family room and basement custom TV arms (2022)

ADT custom alarm system (2022)

Quiet-flush system for basement bathroom (2022)

Furnace (2008), meticulously maintained with professional servicing twice yearly and regular filter changes

The Casey Samson Team

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