



THE CASEY SAMSON TEAM

Buyer Pricing Report

405 Colin Ln

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
405 Colin Ln	1963	2,828	14,500 SF	\$1,110,000	—
9617 Verdict Dr	1972	2,200	15,522 SF	\$1,213,750	\$1,440,000
9606 Whitecedar Ct	1972	2,402	14,937 SF	\$1,190,400	\$1,332,383
10101 Nadine Dr	1974	2,352	20,636 SF	\$1,222,800	\$1,310,000
1715 Fox Run Ct	1970	2,580	20,309 SF	\$1,123,720	\$1,300,962
Average	1967	2,550	23,134 SF	\$1,085,288	\$1,254,833

Authenticated Values™

Built 1963 · 2,828 SF · Assessment \$1,110,000

CUSTOMARY VALUE

\$1,225,681

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

PREMIUM VALUE

\$1,323,735

- 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

RECENT UPDATES

Stunning move-in ready colonial home in the sought-after Town of Vienna

3 bedrooms and 2.5 bathrooms on 2 levels

Oversized detached 2-car garage

Family room with a wet bar

Owner's suite with dual closets and en suite bathroom

Spacious sunroom with skylights

Covered patio overlooking landscaped backyard

SCHOOLS

Louise Archer Elementary School

Thoreau Middle School

Madison High School

PROPERTY DETAILS

2,828 finished square feet

0.33-acre lot

No HOA

Public sewer, public water

Interior paint (2026)

Bathrooms updated (2026)

Kitchen and appliances updated (2026)

Hot water boiler, 4-zone baseboard heating system upgraded (2026)

Furnace (2026)

Tile flooring in kitchen & baths (2026)

Sunroom flooring (2021)

Exterior paint (2016)

Hot water heater (2016)

Roof (2006)

Sump pump (2000)

www.405Colin.com

The Casey Samson Team

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