ALEXANDRIA — **PROPERTY RECORD CARD** 043.04-06-09 — **VIRGINIA**

TYPE & USE: 100-199 RESIDENTIAL; 110 DETACHED ✓; 111 SEMI-DET.; 112 ROW; 116 APT. - GARD.; 117 APT. - HRS.; 151 HOTELS; 153 MOTELS; 200-399 MFG.; 400-499 UTILITIES; 500-599 COMMERCIAL; 530 SHOP CTR.; 553 SERV. STA.; 580 RESTAURANT; OFFICE BLDG.; 600-699 SERVICES; 637 WAREHOUSE; 700-799 RECREATION; 800-899 RAW PROD.; 900-999 VACANT

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
14755000	210	21	6	

PROPERTY ADDRESS: 215 E. Alexandria Ave.

LEGAL DESCRIPTION: H. & L. 3 & 4, Blk. 6, Park Addition

LOT SIZE: 6,000 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5			

RECORD OF OWNERSHIP: Arnold, Paul W. or Joannah

MAILING ADDRESS: 1441 F St. Woodbridge, Va. 22191

ST. CLAIR, THOMAS E. & JOANNAH R. — SAME AS PROP.

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	4,800	7,800
73	3900	7,800	11,700
74	4500	8200	12700
75	5300	9700	15000
76	5300	10500	15800
77	11700	23200	34,900
78	11700	27900	39600
79	16400	31500	47900
80	16400	39000	55400
81	21300	41300	62600
81	21300	37500	58800
~~82~~	~~21300~~	~~47100~~	~~68400~~ RV 3/82
82	21300	42500	63800
~~83~~	~~27000~~	~~49700~~	~~76700~~ RV 6/83
83	27000	40000	67000 RV 13602

DEED BK. & PAGE	DATE	NOTES
557-305		
PRICE:		
755/101	2-15-73	
PRICE: GIFT DEED		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS: 3+ 1957-EA A 3

PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET IMP.		LOCATION	
LEVEL	✓	ALL UTILITIES	✓	PAVED	✓	STATIC	✓
HIGH		WATER		SEMI-PAVED		IMPROVING	
LOW		SEWER		DIRT		DECLINING	
ROLLING		GAS		PROPOSED		BLIGHTED	
SWAMPY				SIDEWALK	✓	CHANGING	
				CURB	✓		

LAND VALUE COMPUTATIONS AND SUMMARY

COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS LOC.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
					1.77		10700

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BOOK	LAND VALUE	BLDG. VALUE	PURCH. PRICE	DATE

OCCUPANCY	TYPE & CONST.	SIZE	AREA	GRADE	AGE	EFF. AGE	COND.	REPL. VALUE	PHY. DEPR.	PHY. VALUE	FUNCT. DEPR.	LOC. ADJ.	ACT. VALUE
R-1	1½ FR		1978	3+		~~1952~~	AVG	19400	25				14,400
GARAGE	1c Metal	10 x 18	180	2		63	F						1,200

FOUNDATION	
CONC. OR BRICK	
TILE OR CONC. BLK.	/
CONC. SLAB	
STONE	
PIERS	

BASEMENT				
NO.	¼	½	¾	F

EXT. WALLS	
SIDING ON SHEATHING	
SINGLE SIDING	
WOOD SHINGLES	
COMP. SHINGLES	
ALUMINUM SIDING	
STUCCO	
BRICK VENEER	
STONE VENEER	
SOLID BRICK	
CONC. BLOCK	
METAL PANEL	
CLAPBOARD	
BRICK TEXT	/

INSULATION		
WALLS	CEIL.	FULL

ROOF TYPE			
MANSARD		GABLE	/
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING			
TILE		ASPHALT	/
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH				
A	¼	½	¾	F
B	¼	½	¾	F

GAR. IN BSM'T.			
1 CAR		2 CAR	

FLOORS	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		4		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH	B	1	2	3
PLASTER		4		
DRYWALL		1		
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.				
DWSH	DISP	OVEN	RANGE	FAN
		2		

FIREPLACES	NO.
OPENINGS	N
CHIMNEYS	1

HEAT - AIR COND.	
HOT AIR FORCED	
HOT AIR GRAVITY	
HOT WATER OR VAPOR	/
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	N
NO HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	1
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	1
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS		
B	1	5
2	3	

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT			

OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

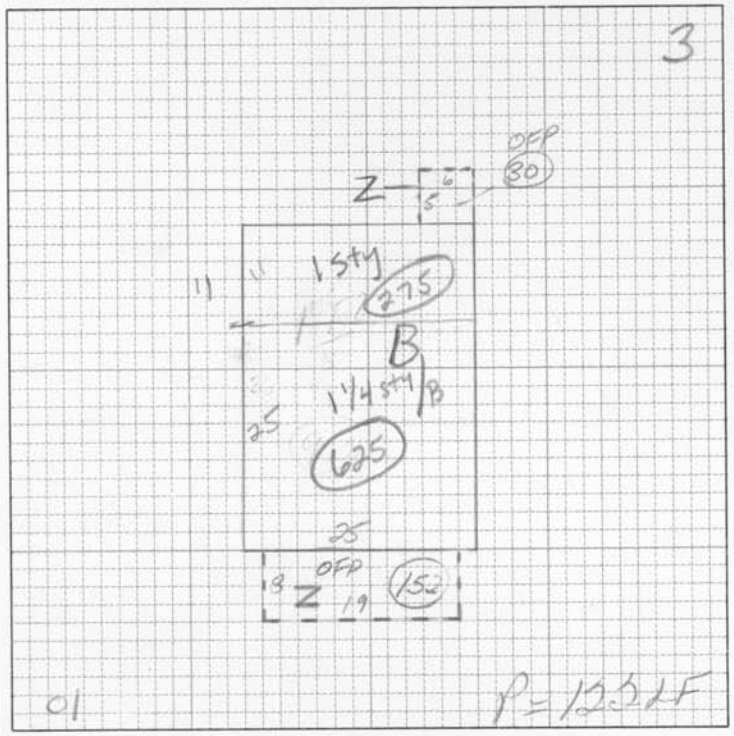
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 19

MEASURED BY 19

DATE 8-18-72

EST



TOTAL BLDG. VALUE	$15,600

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	900		15300
OFP	30		200
OFP	152		700
ATTIC			1500

REMODELING AND ADDITIONS

REMODELING DATA		DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN					
BATH					
HEATING - A.C.					
EXTERIOR					

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
8/9/77	LS	REFUSED TO ANS. QUES.	NO CHANGE

TOTAL	17700
FACTOR +10 %	1700
REPLACEMENT VALUE	19400
LAND VALUE	7800
BUILDING VALUE	15600
PROPERTY VAL. 100%	23400

NOTES

Attic only half finished.
BATHROOM ONLY upstairs