ALEXANDRIA

PROPERTY RECORD CARD 028.00-03-47

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL					
110 DETACHED ✓	39024000	50	3656	62	

PROPERTY ADDRESS: 1115 Anderson St.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 105, Sec. 1, Lincolnia Hills	17,078 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-12			

RECORD OF OWNERSHIP	MAILING ADDRESS
Chen, James C. P. or Helen C.	same
ELLISON, LESLIE W.	

YR.	LAND	IMP.	ASSESSED VALUE
'70	5,050	12,000	17,050
'74	6000	17700	23700
75	8500	17700	26200
76	8500	19500	28000
77	18700	41000	59700
78	18700	45100	63800

DEED BK. & PAGE	DATE	NOTES
79 20600	45100	65700
739-204	3-24-72	
PRICE: $39,500		
772-29	2-8-74	
PRICE: $54,000 A/T		
80 20600	60800	81400
PRICE: 81 20600	71300	91900
82 20600	80300	100900
PRICE: 83		
84 34000		
PRICE:		

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

PHOTO

REMARKS ✓

FOUNDATION	4
WALLS	4
ROOF COVER	4
GUTTERS & DOWNSPOUTS	4
FLOORS	4
WALLS & CEILING	4
MILLWORK	4
HEATING SYSTEM	4
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	4
ARCH. DESIGN	4
TOTAL	

48 Pts. ÷ 12 = 4

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.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
SITE					12000	1	12000
							12000

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 Br Split lev	46x29	1700	37	1957	1968	Avg	39725	.85	33766		1.05	35454

FOUNDATION

CONC. OR BRICK	
TILE OR CONC. BLK.	✓
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	F
		(0)		

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	

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	NONE			F
B	¼	½	(¾)	F

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

	B	1	2	3
PLASTER				
DRYWALL		(2)	3	
PANEL VEN.				
UNFIN.		1		

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓	✓	
HEAVY				

KITCHEN EQUIP.

DW SH | DISP | OVEN | RANGE | FAN

FIREPLACES

	NO.
OPENINGS	(1) ✓
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.	✓
NO HEATING	

PLUMBING

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

TILING

BATH FLR. & WAIN.	(1)	✓
BATH FLR. & SHW.		
BATH FLOOR	(1)	✓

ROOMS

B	3	1	2
2	3	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

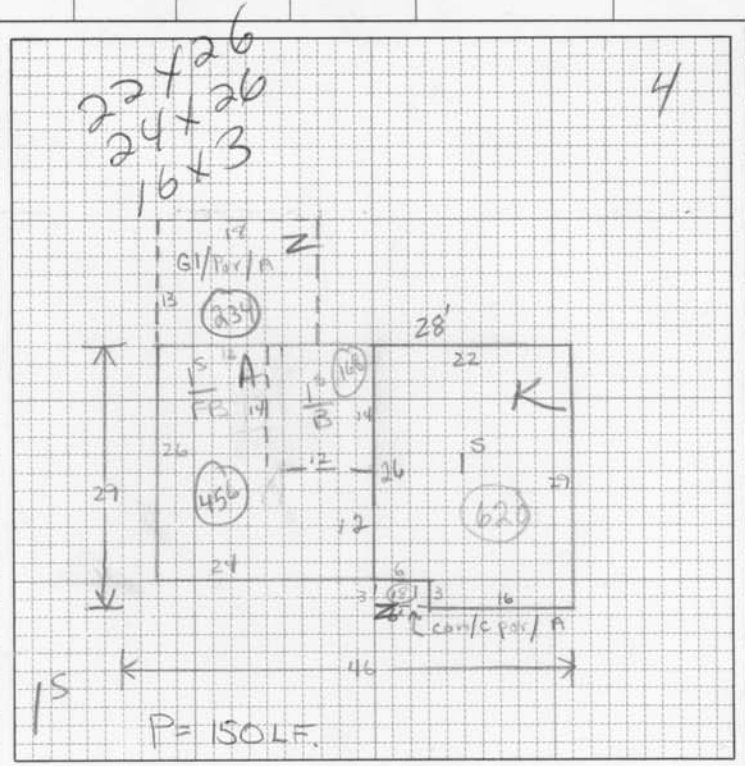
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY SHIELDS

MEASURED BY MCKAY

DATE 7/6/73

MRS Chen.



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 ST.	1244	26.48	32941
½ BSMT			- 800
AC	1244	1.00	1244
PLG.			900
GI/pan/A	234	9.36	2190
Con/C pan/A	18	6.30	113
FIN. B.	456	6.00	2736
B. Part.	34 LF	11.80	401

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

TOTAL	39725
FACTOR %	—
REPLACEMENT VALUE	39725
LAND VALUE	12000
BUILDING VALUE	35500
PROPERTY VAL. 100%	47500

NOTES

34 LF - BSMT

1, 6, 3, 13

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/1/78	JT	EST - NO MOD KITCHEN	