ALEXANDRIA

PROPERTY RECORD CARD

033. 00-03-36

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL / 110 DETACHED	16666000	226	11	19	

PROPERTY ADDRESS: 2505 Central Avenue

LEGAL DESCRIPTION	LOT SIZE
H & L 250, Sec. 2, Braddock Hgts.	5,750 Sq. Ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Kouns, Marion P.	Same

YR.	LAND	IMP.	ASSESSED VALUE
73	4,600	14,500	19,100
74	5500	15500	21000
75	7000	18300	25300
76	7000	20400	27400
77	15400	46600	62000
78	15400	53800	69200

DEED BK. & PAGE	DATE	NOTES
79 21600	5-7100	80700
300-89		
PRICE: 80 21600	7160	93200
81 28100	73800	101900
PRICE: 82 28100	80600	108700
83 30300		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

37
1961

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
							14000

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	2S BR	36x26	1790	C-	1945	65	AVG.						
SHED	1S FR	7x10	70										

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	

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
	NO

FLOORS

	B	1	2	3
EARTH				
CONCRETE		1		
PINE				
HARDWOOD		24		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER			3	4
DRYWALL				
PANEL VEN.	1			
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	(1)	✓
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

BATH FLR. & WAIN.	(2)	✓
BATH FLR. & SHW.		
BATH FLOOR		

ROOMS

B	2	1	3
2	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			

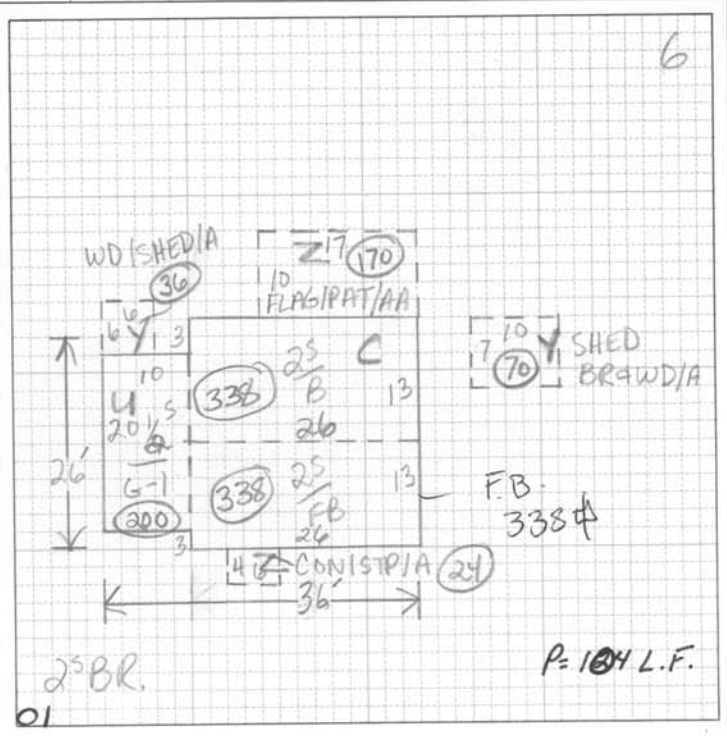
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY NORRIS

MEASURED BY JC

DATE 7-5-74 MRS.



BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
F.B.	338	6.00	
Part.	26'	18.80	

TOTAL BLDG. VALUE $

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	
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY

NOTES

REV. 77

Change ¼/G TO ½/G