ALEXANDRIA — PROPERTY RECORD CARD — 023.00-12-19 — VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL / 110 DETACHED	16667500	226	11	22	

PROPERTY ADDRESS: 2601 Central Avenue

LEGAL DESCRIPTION	LOT SIZE
H & L 247, 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
Reiman, Stewart C. or Rita M.	Same

YR.	LAND	IMP.	ASSESSED VALUE	DEED BK. & PAGE	DATE	NOTES
73	4,600	14,900	19,500			
74	5500	15900	21400			
75	7000	18800	25800			
76	7000	23100	30100			
~~77~~	~~15400~~	~~52600~~	~~68000~~			RV 4/
77	15400	49700	65100			
78	15400	57100	72500			
~~79~~	~~21600~~	~~62300~~	~~83900~~	685-436		
PRICE:						
80	21600	77200	98800			
PRICE: 81	28100	79600	107700			
~~82~~	~~28100~~	~~87700~~	~~115200~~			RV 9/
PRICE: ~~82~~	28100	85400	113500			
83	30300					
PRICE:						
	$113,500				9/81	
PRICE:	$100,000				5/80	

PHOTO

REMARKS

1961
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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 VALU
							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. VAL
R-1	2 S BR	36x26	1990	4-	1945	65	AVG.						

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

BASEMENT				
NO.	¼	½	¾	F
			(2)	

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	NO
2 CAR	

FLOORS	B	1	2	3
EARTH				
CONCRETE		1		
PINE				
HARDWOOD		24		
VINYL TILE		2		
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.	
DWSH	
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	4
2	4	3	

CONDITION	G	F	P
INTERIOR			
EXTERIOR			
LAYOUT			

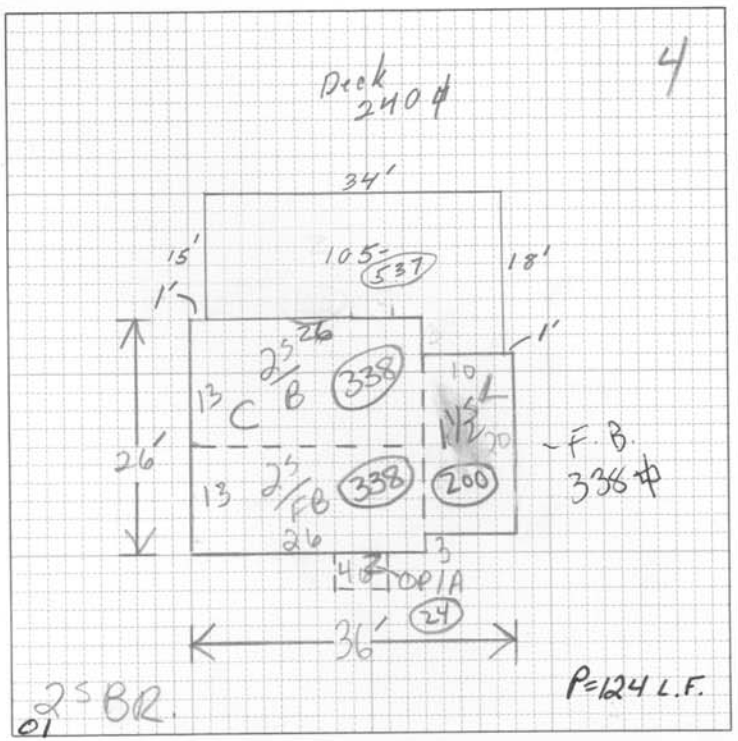
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	NO
FRAME	
FINISHED UP	

LISTED BY NO RR'S

MEASURED BY JC

DATE 7-5-74 EST.



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
F.B.	338	6.00	
Part.	26'	18.20	

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

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

NOTES

REV. 77
Change 1¼ to 1½