ALEXANDRIA — **PROPERTY RECORD CARD** 053.01 03 01 — **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.
14436000	209	6	1	

PROPERTY ADDRESS

1103 Commonwealth Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 48 - 50, Sec. 1, Brenton	10,353 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Lucas, Mary A.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	5,000	6,450	11,450
73	5,200	8,100	13,300
74	6000	8500	14500
75	6500	10100	16600
76	6500	13100	19600
77	14300	30700	45000

DEED BK. & PAGE	DATE	NOTES
~~78 14300~~	~~56400~~	~~70700~~
78 14300	53500	67800 RV 5/78
295-166		
PRICE: 79 20000	53500	73500
80 20000	69800	89800
PRICE: 81 26000	72100	98100
82 26000		
PRICE: 83 32500		
PRICE:		
PRICE:		

PHOTO

REMARKS

ADD GRC

CTT AGH

(SS)

11-30-81 on MKT T&C
$115,000.00

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
					1.28		13000

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	2 Be. Fr/B		1374	4-	1930	~~AVG~~ 1943	AVG	22,800	30				15,800
GARAGE	2 Fr	18 X 18	324	2			FAIR	1050					400

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

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

INTERIOR FINISH			
PLASTER	4	3	
DRYWALL			
PANEL VEN.			
UNFIN.	/		

PARTITION	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

OLD KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN

FIREPLACES	NO.
OPENINGS	/
CHIMNEYS NOT USABLE	/

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	/
2 FIXTURE BATH	/
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

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

ROOMS		
B	1	4
2 3	3	

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT			

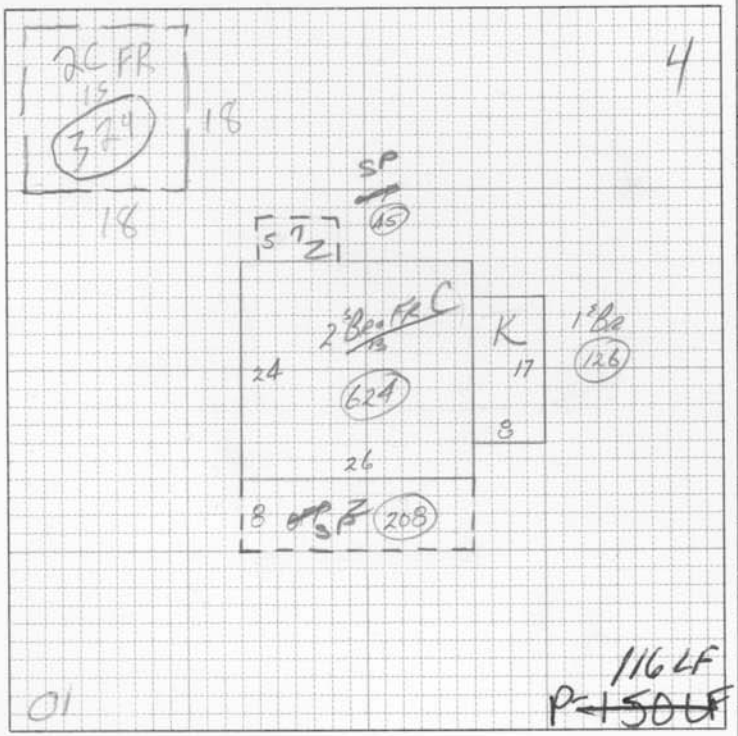
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 15

MEASURED BY 15

DATE Mrs LUCAS



TOTAL BLDG. VALUE $ 16,200

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	624		19,000
OTP	45		250
1sB	126		2100
OFP	208		900
PIG.			600

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
29399		New Asphalt Shingles (3)	8-77	1565	

NO ONE HOME - ESTIMATED

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/30/77 IT 60	change condition from fair to average add garage drawing + cond		

TOTAL	22,800
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	10,400
BUILDING VALUE	16,200
PROPERTY VAL. 100%	26,600

RV 78 NOTES

FIRPL. (NOT USABLE)
CRACKS