**ALEXANDRIA** — **PROPERTY RECORD CARD** 063-02-02-08 — **VIRGINIA**

| TYPE & USE | DATA NO. | MAP NO. | BLK. NO. | LOT NO. | FIELD BK. |
|---|---|---|---|---|---|
| 100-199 RESIDENTIAL ✓ | 13056500 | 202 | 2 | 28 | |
| 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 | | | | | |

**PROPERTY ADDRESS**

301 Commonwealth Ave.

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & L. 28, R/S Villa Site "B" Blk. 24, Sec. 4, Rosemont | 3,920 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Ramby, Adelyn A. | Same |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '71 | 1,350 | 8,400 | 9,750 |
| 73 | 3,000 | 8,700 | 11,700 |
| 74 | 3000 | 9300 | 12300 |
| 75 | 4100 | 10700 | 14800 |
| 76 | 4100 | 11600 | 15700 |
| 77 | 9000 | 25300 | 34300 |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 78 9000 | 34100 | 43,100 |
| 79 12600 | 34900 | 47500 |
| PRICE: 80 12600 | 44000 | 56600 |
| 81 16400 | 57400 | 73800 |
| PRICE: | | |
| 82 16400 | 66000 | 82400 |
| PRICE: 83 16400 | | |
| | | |
| PRICE: | | |
| | | |
| PRICE: | | |

PHOTO

REMARKS

ADD
GAR
CS 2000 1957
LTF AGE

**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 |
|---|---|---|---|---|---|---|---|
| | | | | | | | 8200 |
| | | | | | | | |
| | | | | | | | |

| 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 Bo/B | 19X25 | ~~950~~ | 3+10 | 1937 | ~~1457~~ | Avge | 20,000 | 20 | | | | 16,000 |
| GAR. | 1S FR./E.F.P. | 10X19 | 190 | | | 63 | | 2100 | | | | | 1,500 |
| | | | 1140 | | | | | | | | | | |

| 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 | NONE ½ | ¾ | F |
| B | ¼ | NONE ½ | ¾ | F |

| GAR. IN BSM'T. | | | |
|---|---|---|---|
| 1 CAR | NONE | 2 CAR | |

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

| INTERIOR FINISH | | | | |
|---|---|---|---|---|
| PLASTER | | 3 | 2 | |
| DRYWALL | | | | |
| PANEL VEN. | | | | |
| UNFIN. | | | | |

| PARTITION | B | 1 | 2 | 3 |
|---|---|---|---|---|
| NONE | | | | |
| AVERAGE | | ✓ | ✓ | |
| HEAVY | | | | |

| KITCHEN EQUIP. | | | | |
|---|---|---|---|---|
| DWSH | DISP | OVEN | RANGE | FAN |

| FIREPLACES | NO. |
|---|---|
| OPENINGS | NONE |
| CHIMNEYS | |

| HEAT - AIR COND. | |
|---|---|
| HOT AIR FORCED | |
| HOT AIR GRAVITY | |
| HOT WATER OR VAPOR | ✓ |
| FLOOR FURNACE | |
| RADIANT | |
| BASEBOARD | |
| WALL UNITS | |
| CENT'L. AIR COND. | NO |
| | |
| 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 3 |
| 2 2 | 3 |

| CONDITION | G | F | P |
|---|---|---|---|
| INTERIOR | | ✓ | |
| EXTERIOR | | ✓ | |
| LAYOUT | | ✓ | |

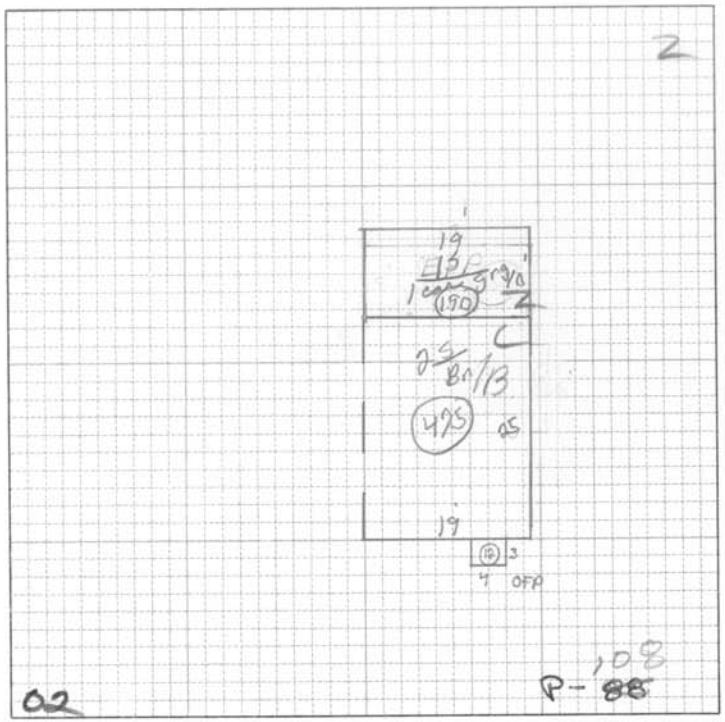
| OUTBUILDINGS | 1 | 2 | 3 |
|---|---|---|---|
| PIER FDTN. | | | |
| WALL FDTN. | | | |
| SLAB FDTN. | | | |
| SINGLE SIDING | | | |
| DOUBLE SIDING | | | |
| CONC. BLK. | | | |
| BRICK | | | |
| CONC. FLR. | | | |
| EARTH FLR. | | | |
| ROOF | | | |
| O.H. DOOR | | | |
| FIN. INT. | | | |
| ELECTRIC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

| ATTACHED GARAGE | |
|---|---|
| STY. HGT. | |
| BRICK VENEER | |
| FRAME | |
| FINISHED UP | |

LISTED BY 14

MEASURED BY 14

DATE 5-31-72




| TOTAL BLDG. VALUE | $ |
|---|---|

BUILDING COMPUTATION

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| DWG | 475 | | 17300 |
| OFP | 12 | | 100 |

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 |
|---|---|---|---|
| 6/23/77 | JC+PS | MRS RANBY - Change Cond to Avg; trim bir; EFP to | |
| | P | - Area to 1140/950 - PS 88 - 108. | |

| | |
|---|---|
| TOTAL | 17400 |
| FACTOR +15 % | 2600 |
| REPLACEMENT VALUE | 20000 |
| LAND VALUE | 6000 |
| BUILDING VALUE | 17400 |
| PROPERTY VAL. 100% | 23400 |

NOTES