ALEXANDRIA — **PROPERTY RECORD CARD** — 035.01-07-08 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	13680000	205	12	13A	

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

PROPERTY ADDRESS: 314A E. Custis Ave.

LEGAL DESCRIPTION: H. & Lt 709, Del Ray

LOT SIZE: 2,875 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Grenadier, Herman or Sonia	2707 King St. 22302
Helen Kluft	
1961	

YR.	LAND	IMP.	ASSESSED VALUE
'71	2,350	5,500	7,850
73	2800	7800	10600
74	2800	8300	11100
75	3900	9600	13500
76	3900	10800	14700
77	8600	23700	32300
78	8600	25100	33700
79	12000	30000	42000
80	12000	40900	52900
~~81~~	~~15600~~	~~53100~~	~~68700~~
81	15600	47500	63100
82	15600	48600	64200

DEED BK. & PAGE	DATE	NOTES
680-330		
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

RV 5/81

PHOTO

REMARKS

LS 2000

INSPECT
POOR COND
Cost to Repair
$2000

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
							5600
							7800

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 SBR		~~1148~~ ~~1318~~ 1547	3+10	1938	~~1947~~ 1961	FA	19400	20				15600

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
				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 NO

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~~ NO	~~¾~~	~~F~~
B	¼	½	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		32		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

	B	1	2	3
PLASTER		4	2	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN
~~✓~~	✓	✓	~~✓~~	~~✓~~

FIREPLACES NO.

OPENINGS	
CHIMNEYS	NONE

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	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	4
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			

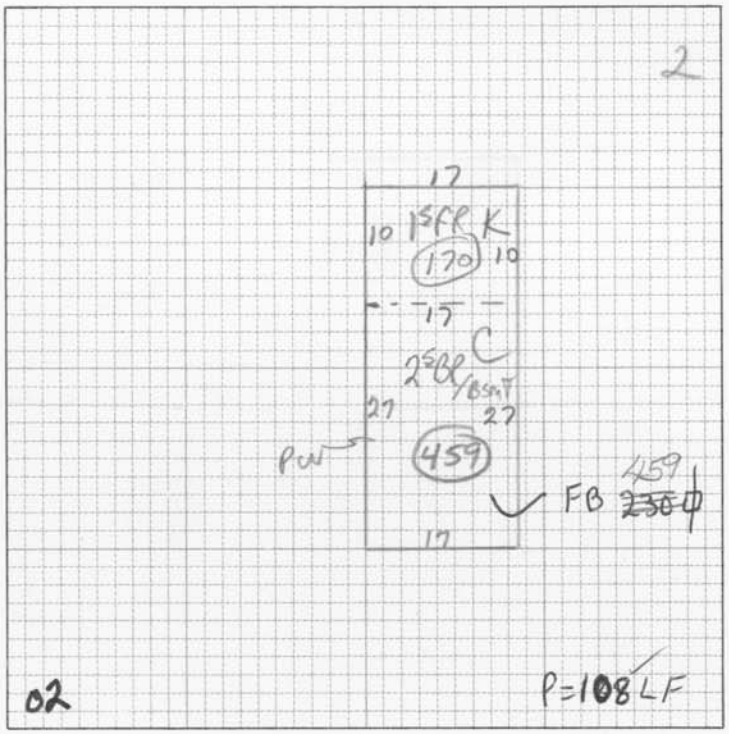
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-6-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	459		16800
BSMT	229	250	600
1S/FR.	170		2000
~~FIN. BSMT.~~			

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
34530		REPAIRS - AVG. COND.	7-18-78	$1500	

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
June 20, 1977	BB, SP	Change to Full Finished Basement	

TOTAL	19400
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	5600
BUILDING VALUE	15600
PROPERTY VAL. 100%	21200

NOTES

Panel walls Tile floor
Heat -