ALEXANDRIA — PROPERTY RECORD CARD — VIRGINIA

035.01-09-01

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓ 110 DETACHED ✓	13773000	205	21	1	

PROPERTY ADDRESS: 401 E. Custis Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 630-631, Del Ray	5,750 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Roberts, Stewart or Ada	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	7,350	10,350
'73	3600	8000	11600
74	3,600	8,600	12,200
75	5200	9900	15100
76	—	—	—
77	11400	21800	33200

DEED BK. & PAGE	DATE	NOTES
78 11400	26300	37900
670-402		
79 PRICE: 16000	30400	46400
80 16000	45300	61300
81 PRICE: 20800	51300	72100
82 20800	55600	76400
83 PRICE: 25000		
PRICE:		
PRICE:		

63

PHOTO

REMARKS

3

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
							7200
							10400

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	1 SBR		~~792~~ 896 1226	37	1933	~~1961~~ 1963	~~FAIR~~ AVG	18700	15				16000

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 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	NO	¾	F
B	¼	NO	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		9		
VINYL TILE				
POURED TOR.		1		
CARPET/SUB.				

INTERIOR FINISH

	B	1	2	3
PLASTER		5		
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.

~~DW SH~~ ~~DISP~~ NEW ~~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. /
- 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	5
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			

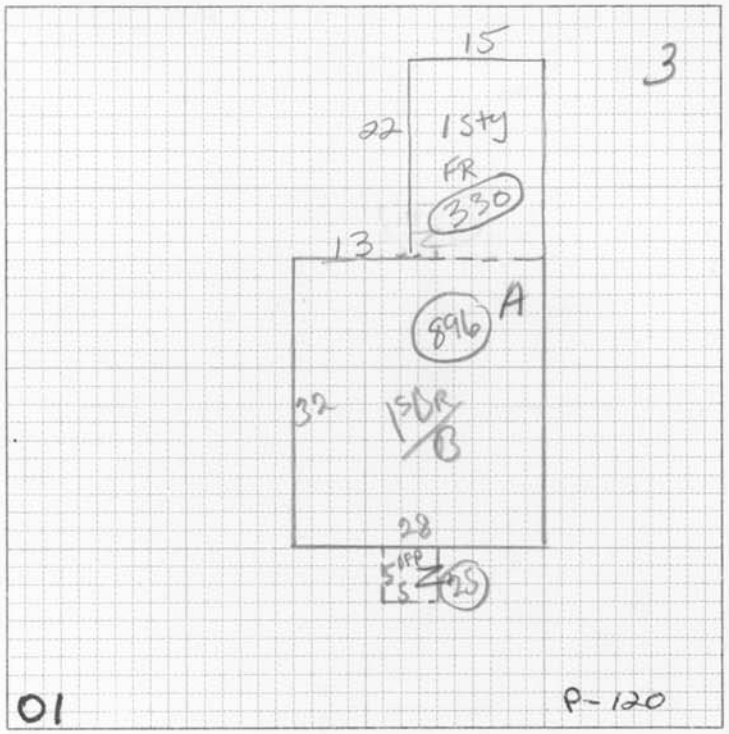
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-31-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	896		16600
OFP	25		200
OFP	25		200

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	17000
FACTOR +10 %	+1700
REPLACEMENT VALUE	18700
LAND VALUE	7200
BUILDING VALUE	16000
PROPERTY VAL. 100%	23200

NOTES

AREA CHANGED
cond. changed

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-26-77	BB RB	upgrade to Average ct no chg Add cooler / fire	