ALEXANDRIA

PROPERTY RECORD CARD 035.01-09-08

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	13776500	205	21	5A	
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

415 E. Custis Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 643-44, Del Ray	5,750 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Suarez, Luis A. or Olga M.	Same
1 1/14	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	7,900	10,900
'73	3600	9800	13400
74	3600	10500	14100
75	5200	12100	17300
76	5200	13800	19000
77	11400	30500	41900

DEED BK. & PAGE	DATE	NOTES
~~78~~ 11400	35600	47000
600-344		
~~PRICE:~~ 16000	39800	55800
80 16000	51100	67100
PRICE: 81 20800	58300	79100
82 20800	63300	84100
PRICE: 83 25000		
PRICE:		
PRICE:		

PHOTO

REMARKS

3+
61

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	1¼ BL		~~1777~~ 1726 1480	3+	1938	~~1957~~ 1963	A	24500	20				19600

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	¾	F
~~A~~				(F)

B	¼	½	¾	F
	(¼)			

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		4½		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER		5½		
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		1	1	
HEAVY				

KITCHEN EQUIP. 2 YRS.

(DW SH) (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. N
- NO HEATING

PLUMBING

4 FIXTURE BATH	
3 FIXTURE BATH	1
2 FIXTURE BATH	1
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR	NONE

ROOMS

B		1	5
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			

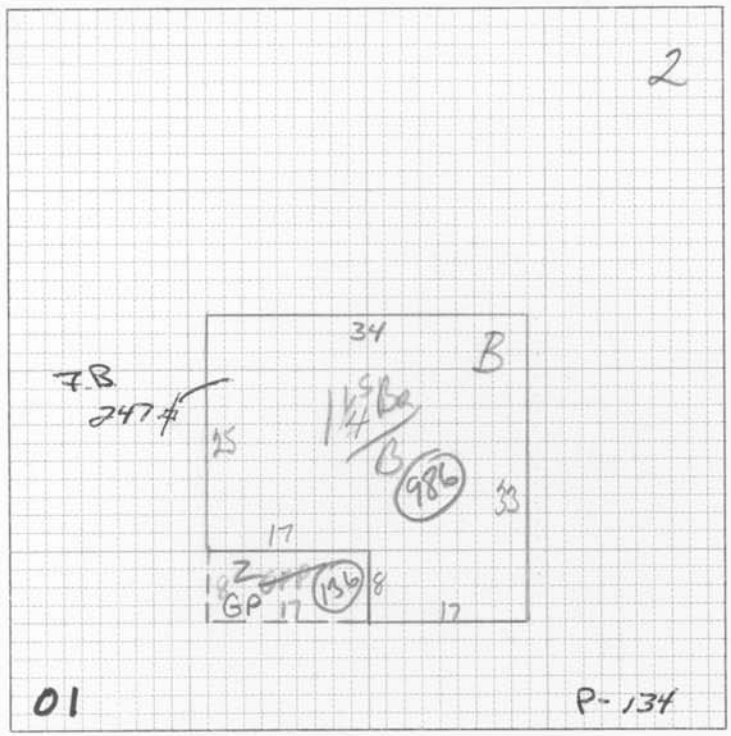
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 8-1-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	986		22700
BSMT	246	2.50	600
OFP	136		600
PLBG.			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

TOTAL	24500
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	7200
BUILDING VALUE	19600
PROPERTY VAL. 100%	26800

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-26-77	BB BJB	MR to Mr. Sabins	no change