ALEXANDRIA

PROPERTY RECORD CARD

035.01-06-16

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	13766500	205	20	11A	
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: 418 E. Custis Ave.

LEGAL DESCRIPTION: H. & L. 686, 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
Klow, Virginia M.	Same
3t	

YR.	LAND	IMP.	ASSESSED VALUE
'71	2,350	7,550	9,900
'73	2800	8,300	11,100
74	2,800	8,900	11,700
75	3900	10300	14200
76	3900	10700	14600
77	8600	23500	32100
78	8600	27000	35600

DEED BK. & PAGE	DATE	NOTES
690-195		
PRICE:		
79 12000	31500	43500
80 12000	35100	47100
PRICE:		
81 15600	45700	61300
82 15600	46900	62500
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

3t

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
							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	1 S BR		956	3+	1960	1968	AVG	18,600	10				16,600

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

BASEMENT				
NO.	¼	½	¾	F
				0

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 ~~½~~	~~¾~~	F
B	0	½	¾	F

GAR. IN BSM'T. NO			
1 CAR		2 CAR	

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

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

PARTITION	B	1	2	3
NONE				
AVERAGE	✓	✓		
HEAVY				

KITCHEN EQUIP.
~~DWSH~~ ~~DISP~~ ~~OVEN~~ NO ~~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 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.	1
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B	1	1	4
2		3	

CONDITION	G	F	P
INTERIOR		✓	
EXTERIOR		✓	
LAYOUT		✓	

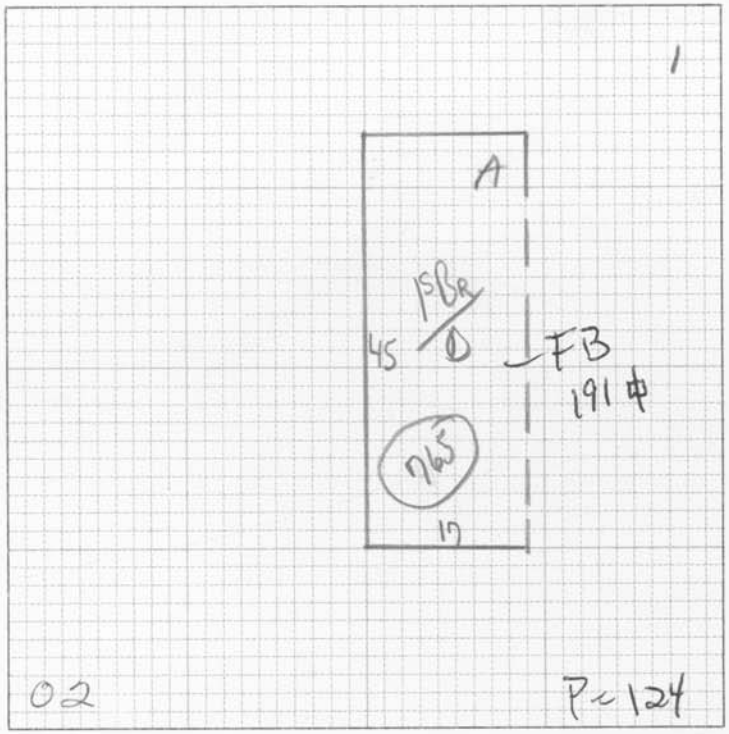
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-27-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	765		15100
BSMT	191	2 50	500
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

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/28/72	BB/BB	Add central air	
Talked to Mr. Klous (Son)			

TOTAL	16200
FACTOR %	2400
REPLACEMENT VALUE	18,600
LAND VALUE	5,600
BUILDING VALUE	16,600
PROPERTY VAL. 100%	22,200

NOTES