ALEXANDRIA

# PROPERTY RECORD CARD

035.01-10-07

VIRGINIA

TYPE & USE: 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

| DATA NO. | MAP NO. | BLK. NO. | LOT NO. | FIELD BK. |
|---|---|---|---|---|
| 13837500 | 205 | 34 | 7 | |

PROPERTY ADDRESS: 513 E. Custis Ave.

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & Ls. 659 & 660, Del Ray | 5,750 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| May, Roy C. or Eleanor | 1918 N. Roosevelt St.<br>Arl., Va. 22205 |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '71 | 3,000 | 4,650 | 7,650 |
| '73 | 3600 | 8,700 | 12,300 |
| 74 | 3600 | 9300 | 12900 |
| 75 | 5200 | 10700 | 15900 |
| 76 | 5200 | 11900 | 17100 |
| 77 | 11400 | 26200 | 37600 |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 78 11400 | 37700 | 49100 |
| 560-248 | | |
| PRICE: 79 16000 | 42300 | 58300 |
| 80 16000 | 55600 | 71600 |
| PRICE: 81 20800 | 63100 | 83900 |
| 82 20800 | 68500 | 89300 |
| PRICE: 83 25000 | | |
| PRICE: | | |
| PRICE: | | |

61

PHOTO

REMARKS

Grade 3

3 51

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 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | 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-2 | 2 S FR | | 2086 | 3+ | 1930 | 1961 | FAIR AVG | 26,800 | 25 | | 10 | | 17,400 |
| Storage Shed | 1 S FR | S.V. | | | | | | | | | | | 150 |

**FOUNDATION**
- CONC. OR BRICK ✓
- TILE OR CONC. BLK.
- CONC. SLAB
- STONE
- PIERS

**BASEMENT**

| NO. | ¼ | ½ | ¾ | F |
|---|---|---|---|---|
| 2 | | | | |

**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**

| | ¼ | ½ | ¾ | F |
|---|---|---|---|---|
| A | | NO | | |
| B | | NO | | |

**GAR. IN BSM'T.** NO

| 1 CAR | | 2 CAR | |
|---|---|---|---|

**FLOORS**

| | B | 1 | 2 | 3 |
|---|---|---|---|---|
| EARTH | | | | |
| CONCRETE | | | | |
| PINE | | 33 | | |
| HARDWOOD | | | | |
| VINYL TILE | | 11 | | |
| POURED TOR. | | | | |
| CARPET/SUB. | | | | |

**INTERIOR FINISH**

| | | | | |
|---|---|---|---|---|
| PLASTER | | 44 | | |
| DRYWALL | | | | |
| PANEL VEN. | | | | |
| UNFIN. | | | | |

**PARTITION**

| | B | 1 | 2 | 3 |
|---|---|---|---|---|
| NONE | | | | |
| AVERAGE | | // | | |
| HEAVY | | | | |

**KITCHEN EQUIP.**

| DW | DISP | OVEN | RANGE | FAN |
|---|---|---|---|---|
| | | NO | | |

**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 | 2 |
| 2 FIXTURE BATH | |
| EXTRA WATER CLOSET | |
| EXTRA SINK | |
| WATER ONLY | |
| NO PLUMBING | |

**TILING**

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

**ROOMS**

| | | | |
|---|---|---|---|
| B | | 1 | 4 |
| 2 | 4 | 3 | |

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

**OUTBUILDINGS**

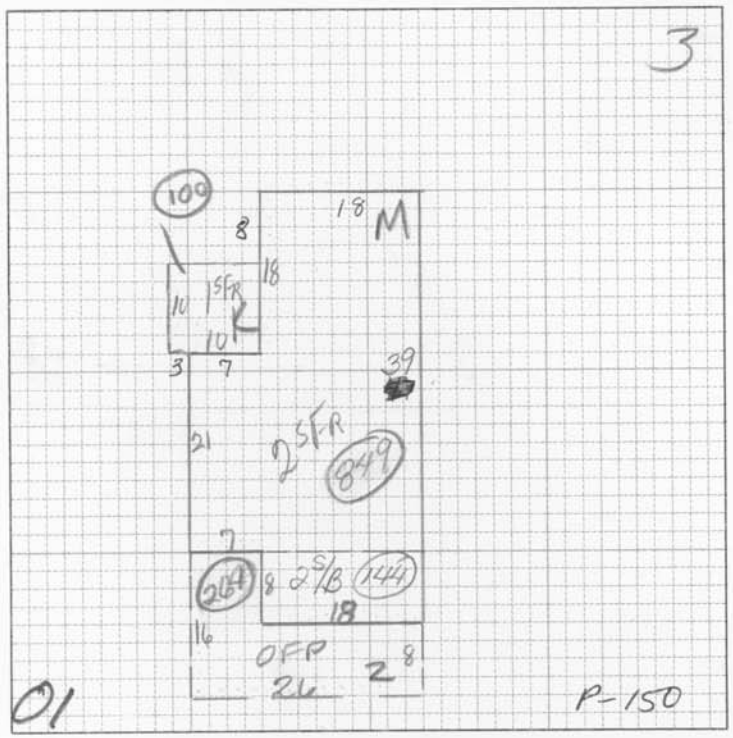
| | 1 | 2 | 3 |
|---|---|---|---|
| PIER FDTN. | | | |
| WALL FDTN. | | | |
| SLAB FDTN. | | | |
| SINGLE SIDING | | | |
| DOUBLE SIDING | | | |
| CONC. BLK. | | | |
| BRICK | | | |
| CONC. FLR. | | | |
| EARTH FLR. | | | |
| ROOF | | | |
| O.H. DOOR | | | |
| FIN. INT. | | | |
| ELECTRIC | | | |
| PLUMBING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

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

LISTED BY 17

MEASURED BY 17

DATE 8-8-72 ESTIMATE




**BUILDING COMPUTATION**

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| DWG | 993 | | 24200 |
| 1 S/FR | 100 | | 1400 |
| OFP | 272 | | 1200 |
| PLBG | | | 800 |
| ¼ BST. | | | - 750 |

TOTAL BLDG. VALUE $

**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 | 26800 |
|---|---|
| FACTOR % | |
| REPLACEMENT VALUE | |
| LAND VALUE | 7,200 |
| BUILDING VALUE | 17,400 |
| PROPERTY VAL. 100% | 24,600 |

NOTES

| YR. UPDATED | LISTED BY | MEASURED BY | PRICED BY |
|---|---|---|---|
| 6-30-77 | BJB PAB | Mark Jones | Condition AVG |