ALEXANDRIA — PROPERTY RECORD CARD N — 060.02-05-03 — VIRG

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.
19760000	14	3121	01	

PROPERTY ADDRESS: 3750 Duke Street

LEGAL DESCRIPTION: H & L South Side Duke Street

LOT SIZE: ~~50,094 #~~ 49,796 sf ff 326.85

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R8			

RECORD OF OWNERSHIP: Metzger, C. A. & Kathryne M. etal

MAILING ADDRESS:

1060 — 50.094 1145/148 — 298 - STREET
49,796 sf 326.85
n/c in value for '85

184 20,000 # - $35,000
30,094 # - 15,000
$50,000
- 5,000 Loc.
$ 45,000

YR.	LAND	IMP.	ASSESSED VA
'72	9,300	5,300	14,600
74	12500	8500	21000
75	—	—	—
76	—	—	—
77	31,500	17000	48500
78	—	—	—

DEED BK. & PAGE	DATE	NOTES
79 41000	35700	7670
524-400		
PRICE: 80 41000	$6000	97000
81 41000	59400	100400
PRICE:		
82 41000	66700	107700
PRICE: 83 —		
84 45000		
PRICE:		
PRICE:		

PHOTO

REMARKS

74 -
HOMESITE 20000 - 20000
EXCESS - 30094 @ .50 15000
35000
LESS ADJ (LOC. & PHYS) 30% -10000
25000

per TV 20,000 @ 1.50/
Excess @ .50/
30,094 #
1957 Gross 30% Adj
Loc & Phys

PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET IMP.		LOCATI
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
							25

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 3/4 S FR	30 x 32	2379	3	1927	~~61~~ 57	G FAIR	31830	35		15		15915
CONVERTED GAR.	1 1/2 S FR	22 x 18	378	5			AVG					SU.	1000

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 ASB	/
ALUMINUM SIDING	/
STUCCO	
BRICK VENEER	
STONE VENEER	
SOLID BRICK	
CONC. BLOCK	
METAL PANEL	
CLAPBOARD	

INSULATION

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	
B	¼	½	¾	(F)	

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER		4	3	
DRYWALL				
PANEL VEN.	1			
UNFIN.				

PARTITION

	B	1	2	3
NONE	/			
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	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		
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

BATH FLR. & WAIN.	(1)	/
BATH FLR. & SHW.		
BATH FLOOR		

ROOMS

B /	1 4
2 3	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

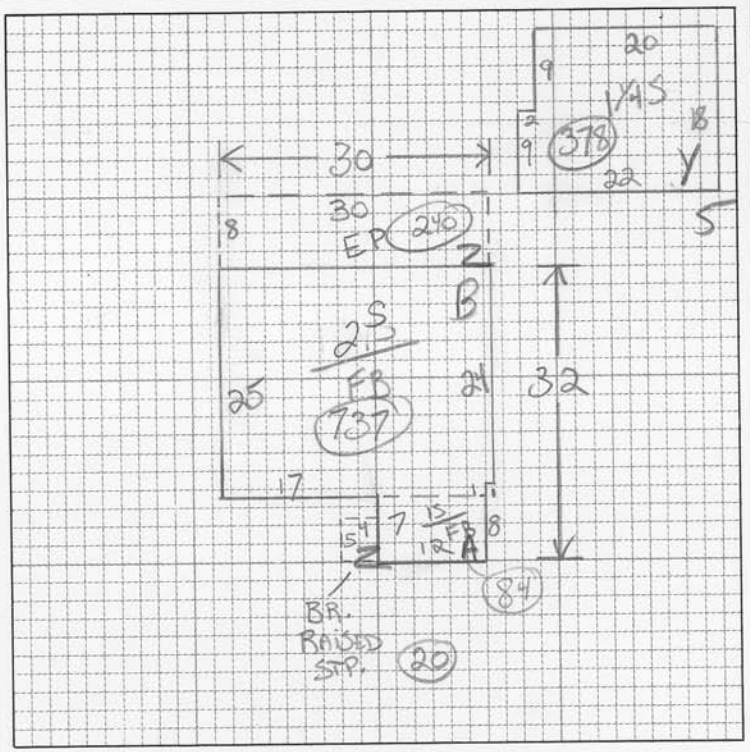
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY CHIT

MEASURED BY NORRIS

DATE 7-24-73

MRS METZGER



BUILDING COMPUTATION

TOTAL BLDG. VALUE $ 16915

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 3/4 STY.	737	32.56	23997
1 STY.	84	23.13	1943
EP	240	7.02	1685
BR. STP.	20		100
FIN BSMT	821	5.00	4105

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

TOTAL	31830
FACTOR %	
REPLACEMENT VALUE	31830
LAND VALUE	25000
BUILDING VALUE	17000
PROPERTY VAL. 100%	42000

NOTES

REFUSED INSPECTION BUT ANSWERED QUES

PET SHOP DOWNSTAIRS

49959 @ 8%

+2758