ALEXANDRIA — **PROPERTY RECORD CARD** 060.02-01-07 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL / 110 DETACHED	26408000	14	3227	01-2	

PROPERTY ADDRESS: 3823 Duke St.

LEGAL DESCRIPTION: H. & L. 3227-01-2, Div. of the Prop. of Geo. E. Beckert, et als

LOT SIZE: 8,731 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 8			

RECORD OF OWNERSHIP	MAILING ADDRESS
McGrady, Charles J., Jr. or Judith P.	Same
WELLS, ROBERT B. or DONNA J.	
RIDDELL, JUANITA J.	
Lilia G Butler & Pablo Gavino	'83 — '84 22,000
'84 $23000 − 1000 LOC. = $22000	

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,000	7,550	11,550
'74	5300	12600	17900
75	6100	12600	18700
76	—	—	—
77	12200	30200	42400
78	12200	33200	45400
79	15900	33200	49100
80	15900	40700	56600
81	15900	43800	59700
82	15900	49200	65100

DEED BK. & PAGE	DATE	NOTES
720-753	3/71	
PRICE: $26,000 Tr. $8,537		
756/808	4-25-73	TR - $33,950
PRICE: $33.950		
777-521	5-23-74	TR - $5.000
PRICE: $40.200 A/T		
	10/76	
PRICE: $46500		

PHOTO

REMARKS

FOUNDATION	3
WALLS	3
ROOF COVER	3
GUTTERS & DOWNSPOUTS	3
FLOORS	3
WALLS & CEILING	3
MILLWORK	3
HEATING SYSTEM	3
ELECTRIC SYSTEM	3
PLUMBING	3
KITCHEN EQUIPMENT	3
ARCH. DESIGN	3
TOTAL	36

36 Pts. ÷ 12 = 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.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							10,600

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 Sty BR	26x44	1144	3+	1955+	65	Avg	29541	85%				25200

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		
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		✓		
VINYL TILE				
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.				
DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES	NO.
OPENINGS	No
CHIMNEYS	No

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			

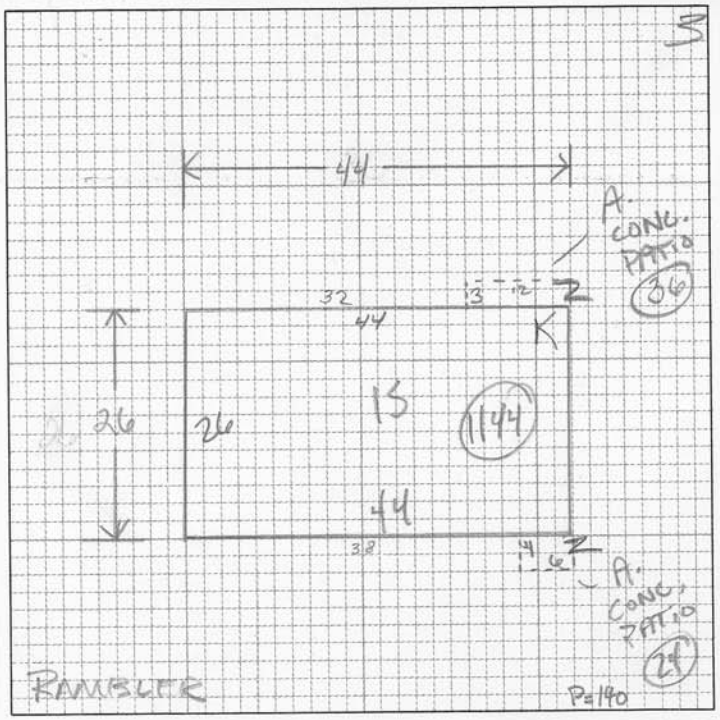
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: LEWIS

MEASURED BY: NORRIS

DATE: 7/2/73

Mr. Wells



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 ST.	1144	20.35	23280
N.B.			-1900
A.C.	1144	1.00	1144
Conc Patio	36	1.00	100
Conc Patio	24	1.00	100

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
6/28/78	Berryman	Talked w/ children; no change	

TOTAL	22724
FACTOR 20/10 %	6817
REPLACEMENT VALUE	29541
LAND VALUE	10600
BUILDING VALUE	25200
PROPERTY VAL. 100%	35800

NOTES