ALEXANDRIA — **PROPERTY RECORD CARD** 060.01-03-09 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	21560000	14	3144	7	
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

4116 Duke Street

LEGAL DESCRIPTION	LOT SIZE
H & L 7, Blk 1, Sec 2, Duke Gardens	3,337 #

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Oakes, Raymond L. & Wanda F.	
	'84 $15,000 − 1,000 LOC. $14,000

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,000	8,350	10,350
74	2800	12400	15200
75	3300	13600	16900
76	—	—	—
77	7300	28600	35900
78	7300	31500	38800
79	9500	39200	48700

DEED BK. & PAGE	DATE	NOTES
80 9500	48500	58000
512-624		
PRICE: 81 12600	52100	64700
82 - 12600	58600	71200
PRICE: 83 —		
84 14000		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS 60/pu

FOUNDATION	3
WALLS	3
ROOF COVER	3
GUTTERS & DOWNSPOUTS	3
FLOORS	4
WALLS & CEILING	3
MILLWORK	3
HEATING SYSTEM	4
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	3
ARCH. DESIGN	3
TOTAL	

39 Pts. ÷ 12 = 3.25

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
							5600
							6600

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	2S BR	35x16	1248	3.25	1959	1965	AVE	31131	80%				24900

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	NONE	¾		F
B	(¼)	½	¾	F

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		2	3	
PANEL VEN.	1			
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE	/	/	/	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	(OVEN)	(RANGE)	FAN

FIREPLACES NO | NO.

OPENINGS	
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	2 3	1	2
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			

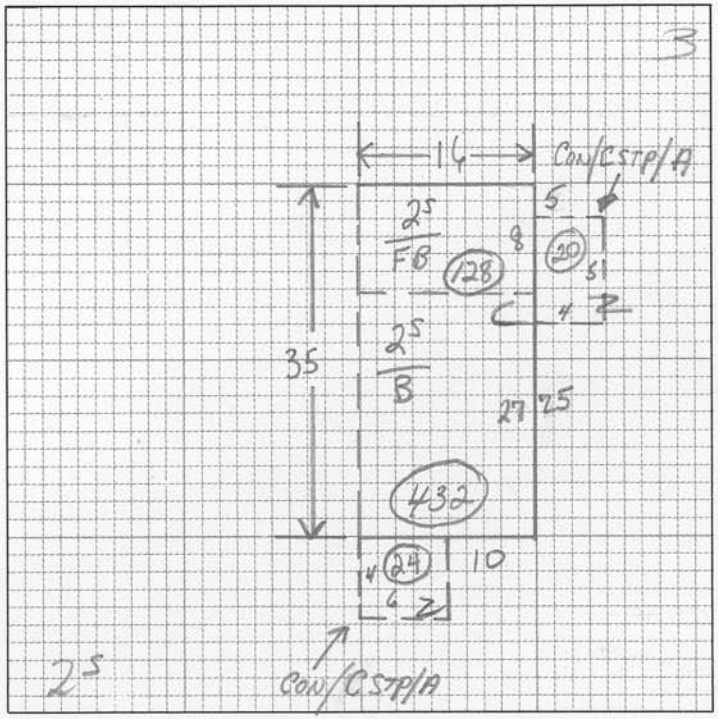
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY TURNER

MEASURED BY LENARD

DATE 6/29/73



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 STY	560	40.73	22809
CON/CSTP/A	20		100
CON/CSTP/A	24		102
FIN B	128	4.95	634
B. PARTITION	16LF	18.90	302

REFUSED ADMISSION (EST.)

REMODELING AND ADDITIONS

REMODELING DATA | DETAIL → MRS. OAKES

	DATE	EST. COST	ADDED VALUE
KITCHEN			
BATH			
HEATING - A.C.			
EXTERIOR			

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

TOTAL	23947
FACTOR 20/10 %	7184
REPLACEMENT VALUE	31131
LAND VALUE	5600
BUILDING VALUE	24900
PROPERTY VAL. 100%	30500

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/13/76	JT	MR. Oakes - add central AC add 1 2fixture bath	