ALEXANDRIA

PROPERTY RECORD CARD 059.02-02-06

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.
23152000	21	3152	6	

PROPERTY ADDRESS: 4322 Duke St.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 6, Blk. 1, Wakefield	3000 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5	Nelson	195 month	

RECORD OF OWNERSHIP	MAILING ADDRESS
Kuykendall, Daniel W. or Mary L.	same
GRANT, JOSEPH J.	"

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,000	7,600	9,600
74	2800	10500	13300
75	3300	12100	15400 ✓
76	—	—	—
77	7300	25400	32700
78	7300	27900	35200
79	9500	29200	38700

DEED BK. & PAGE	DATE	NOTES
80 9500	38000	47500
738-761	3-31-72	
PRICE: $18,638		
753-282	2-28-73	
PRICE: $23.829 A/F		
81 12600	40900	53500
PRICE: 12600 - 46000		58600
83 —		
PRICE: 84 14000		
PRICE:		

PHOTO

REMARKS

184 $15,000
- 1,000 Loc.
$14,000

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
							5600

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	16x27	864	3+	1954	1965	Ave	26390	x.80				21100

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
				(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
		(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 NONE	¾	F
B	¼	½ NONE	¾	F

GAR. IN BSM'T.

1 CAR NONE CAR			

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		3	2	
PANEL VEN.				
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE	N	✓	✓	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN
	NONE			

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.	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.	✓
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B	1	1	3
2	2	3	

CONDITION	G	AVE	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

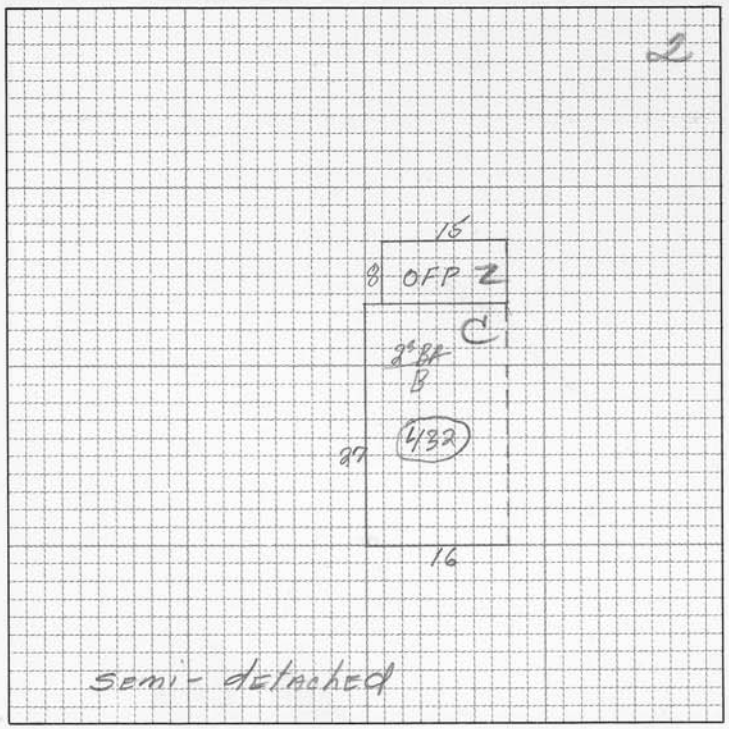
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 007

MEASURED BY 007

DATE 3/27/73

Mrs. Nelson



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	432		19600
OFP	120		700

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	20300
FACTOR +20/8%	6090
REPLACEMENT VALUE	26390
LAND VALUE	5600
BUILDING VALUE	21100
PROPERTY VAL. 100%	26700

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/13/78	SCHON	EST. NO CHANGE	