ALEXANDRIA

PROPERTY RECORD CARD 034.04-13-12

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.
13346500	204	1	8B	

PROPERTY ADDRESS: 218 Duncan Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 74 E. Braddock	40 x 125 5000 sq.ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
RB	Williams	2nd 145 + G-E	

RECORD OF OWNERSHIP	MAILING ADDRESS
Oden, Norman S., Jr. or Ruth E.	Same
3+	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	6,350	9,350
73	3,500	6,900	10,400
74	3,500	7,400	10,900
75	5000	8500	13500
76	5000	12100	17100
77	11000	26600	37600
78	11000	36400	47400

DEED BK. & PAGE	DATE	NOTES
710-612	6-70	
PRICE: $19,300	TR. 4,000	
79 15400	41100	56500
PRICE: 80 15400	49900	65300
81 20000	56600	76600
PRICE:		
82 20000	60700	80700
PRICE: 83 24000		
PRICE:		

PHOTO

REMARKS

ADD GAR
EFF AGE 1957

Garage
500

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
							10000

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
1-2	2 STFR	-	1600	3+	1925	~~1938~~ 1963	AVG	22,400	40				13,400
GARAGE	1 STFR	18X18	324				P						400

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

ROOF TYPE

MANSARD		GABLE	/
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	/
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	¼	½ N/O ¾		F
B	¼	½ N/O ¾		F

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER		5	5	
DRYWALL				
PANEL VEN.				
UNFIN.	/			

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	No
CHIMNEYS	

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	

ROOMS

B		1	5
2	5	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

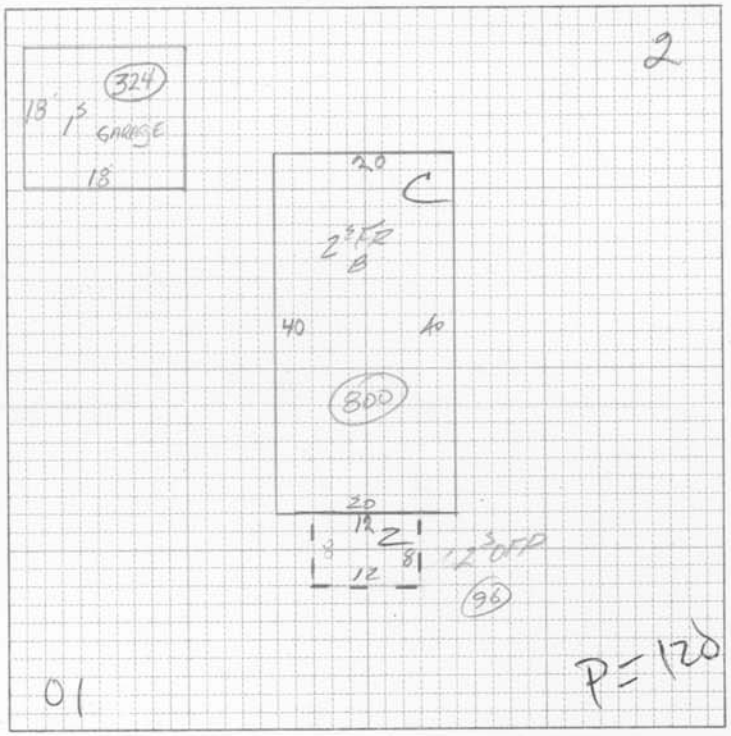
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 15

MEASURED BY 15

DATE 5-30-72

ME. WILLIAMS



TOTAL BLDG. VALUE $13,800

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	800		20900
2½ O.F.P.	96		700
PLBG.			800

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
6/13/77	MM/BB (EST)	NO CHANGE (Added 1 garage to drawing Cont. A6	

TOTAL	22400
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	7000
BUILDING VALUE	13800
PROPERTY VAL. 100%	20800

NOTES