ALEXANDRIA

# PROPERTY RECORD CARD

035.03-09-46

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. |
|---|---|---|---|---|
| 13546500 | 204A | 2 | 6 | |

PROPERTY ADDRESS: 537 Duncan Ave.

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & L. 25, River Terrace | 1,728 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Lowman, Richard C. or Courtney | Same |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '71 | 1,600 | 6,300 | 7,900 |
| 73 | 2,300 | 6800 | 9,100 |
| 74 | 2,300 | 7,300 | 9,600 |
| 75 | 3600 | 8400 | 12000 |
| 76 | 3600 | 8800 | 12400 |
| ~~77~~ | ~~7900~~ | ~~19400~~ | ~~27300~~ |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| ~~77 7900~~ | 21400 | 29300 |
| 631-262 | | |
| PRICE: | | |
| 78 7900 | 28100 | 36000 |
| ~~79~~ PRICE: 11100 | 30000 | 41100 |
| 80 11100 | 38700 | 49800 |
| PRICE: 81 14400 | 50400 | 64800 |
| 82 14400 | 51600 | 66000 |
| PRICE: | | |
| | | |
| PRICE: | | |

PHOTO

REMARKS

3

61 2000

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 |
|---|---|---|---|---|---|---|---|
| | | | | | | | 7200 |
| | | | | | | | |
| | | | | | | | |

| 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 | | 1143 | 3+10 | 1950 | ~~1957~~ 1963 | A | 17,100 | 20 | | | | 13,600 |

| 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 | 1 | | | |
| PINE | | | | |
| HARDWOOD | | 2 | 2 | |
| VINYL TILE | | 1 | | |
| POURED TOR. | | | | |
| CARPET/SUB. | | | | |

| INTERIOR FINISH | | | | |
|---|---|---|---|---|
| PLASTER | | 3 | 2 | |
| DRYWALL | | | | |
| PANEL VEN. | | | | |
| UNFIN. | | | | |

| PARTITION | B | 1 | 2 | 3 |
|---|---|---|---|---|
| NONE | | | | |
| AVERAGE | | / | / | |
| HEAVY | | | | |

| KITCHEN EQUIP. | | | | | |
|---|---|---|---|---|---|
| DWSH | DISP | ~~OVEN~~ | RANGE | FAN |

| FIREPLACES | NO. |
|---|---|
| OPENINGS | N |
| 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. | / |
| | |
| 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 | 3 |
| 2 | 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 | | | |

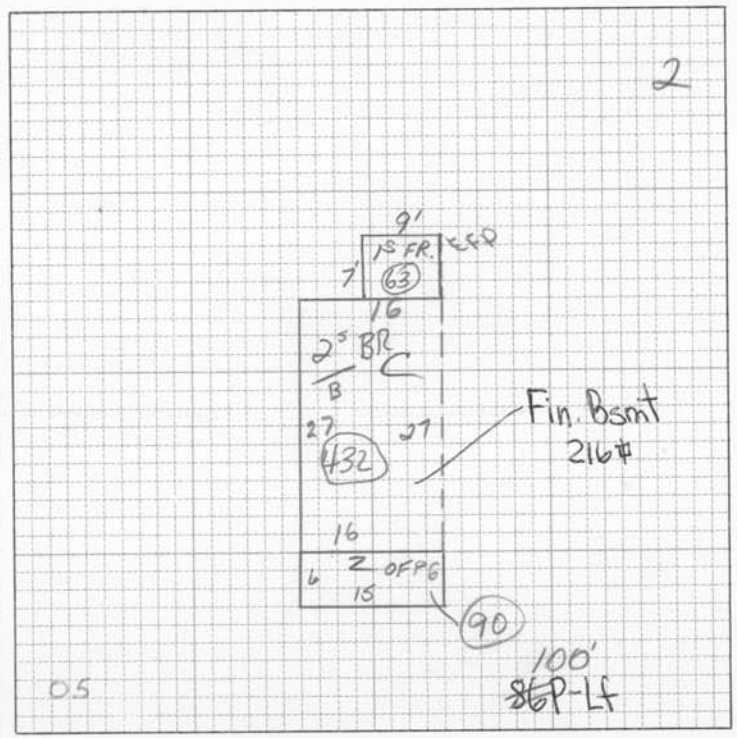
| ATTACHED GARAGE | |
|---|---|
| STY. HGT. | |
| BRICK VENEER | |
| FRAME | |
| FINISHED UP | |

LISTED BY 19

MEASURED BY 19

DATE 7-12-72

EST




TOTAL BLDG. VALUE $

BUILDING COMPUTATION

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| DWG | 432 | | 16300 |
| OFP | 90 | | 400 |
| FIN BSMT | 216 | 2.00 | 400 |

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 |
|---|---|---|---|---|---|
| 9644 | | 1S FR. ADD. | 1-26-76 | 3549 | |

| YR. UPDATED | LISTED BY | MEASURED BY | PRICED BY |
|---|---|---|---|
| 6-13-77 ~~PB~~ PB | ADD Central Air, Cond. Plans | | |

| | |
|---|---|
| TOTAL | 17100 |
| FACTOR % | |
| REPLACEMENT VALUE | |
| LAND VALUE | 4600 |
| BUILDING VALUE | 13600 |
| PROPERTY VAL. 100% | 18200 |

NOTES

Changes were from 907 TO 1143