ALEXANDRIA — PROPERTY RECORD CARD — VIRGINIA

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
12611000	148	1	13	0039/00

PROPERTY ADDRESS: 109 S. Fairfax Street

LEGAL DESCRIPTION: H. & L. 109 S. Fairfax St.

LOT SIZE: 37 x 60 2220 sq.ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
C-3	owners	Mr. Lutz	

RECORD OF OWNERSHIP: Alexandria Investment, Corp.

MAILING ADDRESS: Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	11,100	13,550	24,650
'72	11100	19800	30,900
'74	20000	35300	55300
'75	20000	61700	81700
76	20,000	71700	91700 permit
77	40000	166300	206300

DEED BK. & PAGE	DATE	NOTES
616-427	12-64	

PRICE: $47,500

PRICE:

PRICE:

PRICE:

PRICE:

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

PHOTO

REMARKS

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
	15	+20					40000
	18						

ALEXANDRIA

PROPERTY RECORD CARD

Downtown Commercial

75.01-08-05

80—

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
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	12611000	148	1	13	

PROPERTY ADDRESS
109 S. Fairfax St.

LEGAL DESCRIPTION	LOT SIZE
	2220 ±

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Alex. Investment Corp.	

YR.	LAND	IMP.	ASSESSED VALUE
78	48800	243,000	291,800
79	62,200	258,700	320,900
80	66600	321000	387,600
81	77700	355500	433200
82)	88800	358,100	446,900

DEED BK. & PAGE	DATE	NOTES
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

80
4560 ± 64 @ 85 ± = 387600

81
4560 ± x 95 = 433200

82
4560 at 98 = 446900
40 land

79

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
±	30-	-10			28	2220	62200
80 ±	30-	+			30	2220	66600
81					35	2220	77700

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
	3S BR	36X60	4560	D-	1770		AVE	128503 -					
							10000	(add 7% Complete)					
							=	118503	-26	102802		+20	123,400

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 No

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.

DW SH	DISP	OVEN	RANGE	FAN
		NO		

FIREPLACES	NO.
OPENINGS	
CHIMNEYS NONE	

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	
2 FIXTURE BATH	3
EXTRA WATER CLOSET	1
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR NONE	

ROOMS

B		1	3
2	3	3	2

CONDITION	G	F	P
INTERIOR			
EXTERIOR			
LAYOUT			

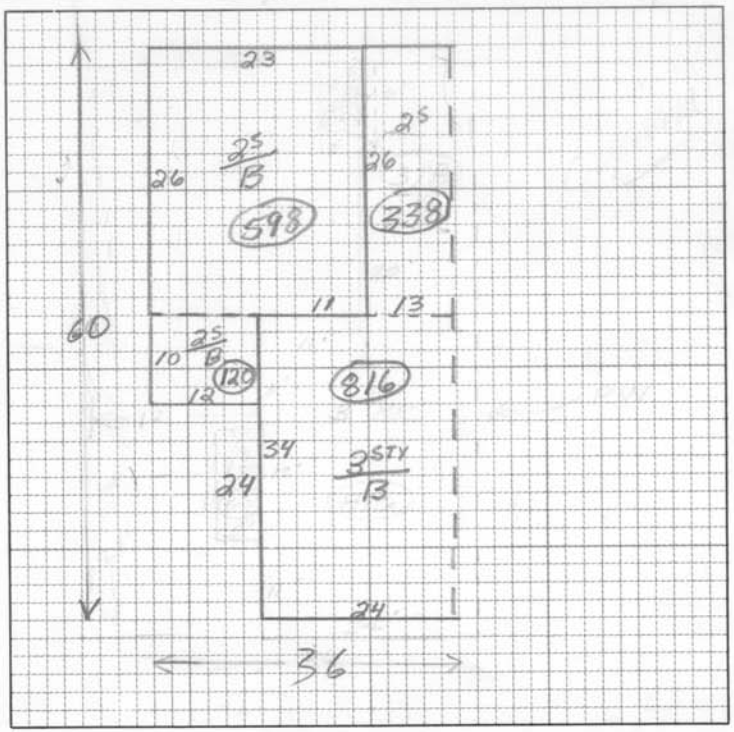
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 12-29-71



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
3S	816	70.62	57626
2S	1056	47.08	49716
PLG.			4400
		-3.82	-1104
P			4400

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
9294		Bsmt & 2 STY Addition (2)	2-74	49,430	?

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
8/23/76	T.S. + S.N.	No change	

TOTAL	111742
FACTOR +15 %	
REPLACEMENT VALUE	128503
LAND VALUE	80000
BUILDING VALUE	123400
PROPERTY VAL. 100%	203400

NOTES