ALEXANDRIA

PROPERTY RECORD CARD

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	12637500	148	2	27A	0044900
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

118 South Fairfax Street

LEGAL DESCRIPTION

H & L 118 South Fairfax Street

LOT SIZE

17 x 125
2098 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Belair, Felix J. Jr.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	6,050	19,850	25,900
72	6300	27,300	33,600
~~72~~	~~6,300~~	~~31,100~~	~~37,400~~
74	11300	38100	B of E 7-11-74 49400 NC
75	—	—	—
76	11300	43800	55100
77	22600	101600	124200

DEED BK. & PAGE	DATE	NOTES
99-563	?	
PRICE: ?		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

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.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							12600
	19200	+15	+400				22600

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	3¼BR.		~~3343~~ 3112	4+	1800±		Good	83670	-30	58569		+30	76200

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	No	¾	F
B	¼	No	¾	F

GAR. IN BSM'T. No

1 CAR		2 CAR	

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

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

PARTITION	B	1	2	3
NONE				
AVERAGE		/	/	/
HEAVY				

KITCHEN EQUIP.				
DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES	NO.
OPENINGS	8
CHIMNEYS	3

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	
EXTRA WATER CLOSET	
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			

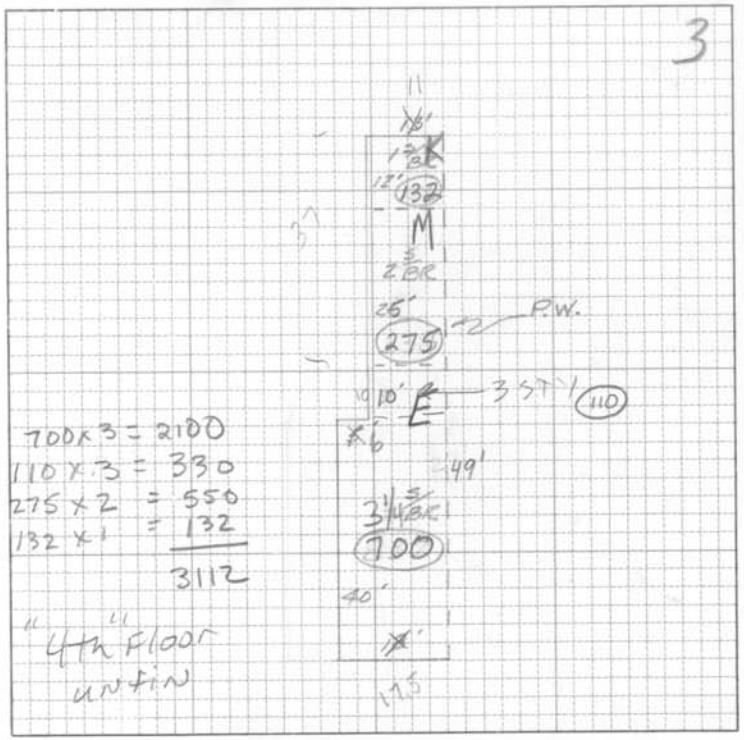
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 1-10-71

Mrs. Belmir



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	837	77.11	64541
2S/BR.	338	51.41	17377
1S/BR.	156	33.63	5246
BST. ½			-1100

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
8/19/76	T.S. + S.N.	Change 3s → 3¼s	

TOTAL	76064
FACTOR + 10 %	7606
REPLACEMENT VALUE	83670
LAND VALUE	22600
BUILDING VALUE	76200
PROPERTY VAL. 100%	98800

NOTES

~~3343~~

3112 NOT including 4th flr

ALEXANDRIA

PROPERTY RECORD CARD

075.01-07-25 ch 79

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
	12637500	148	2	27A	

PROPERTY ADDRESS: 118 S. FAIRFAX ST.

LEGAL DESCRIPTION: N. & L. 118 South FAIRFAX ST.

LOT SIZE: 2098

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
~~RM~~ C-3			

RECORD OF OWNERSHIP	MAILING ADDRESS
Burke & Herbert Bank & Trust Company	PO Box 268 Alexandria, VA 22314

YR.	LAND	IMP.	ASSESSED VALUE
78	22600	139200	161800
79	58700	139200	197900
80	50000	212100	262100
81	73400	354500	427,900
82	83900	354500	438,400

DEED BK. & PAGE	DATE	NOTES
877/132	1 Dec 77	$127,000.00
PRICE: $180,000.00		
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
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553 SERV. STA.
580 RESTAURANT OFFICE BLDG.
600-699 SERVICES
637 WAREHOUSE
700-799 RECREATION
800-899 RAW PROD.
900-999 VACANT

PHOTO

REMARKS

80
132581 x 1.60 -

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
79	1	30 -				28	2098	58700
80								
81		35				35	2098	73400