ALEXANDRIA

PROPERTY RECORD CARD

075, 01-08-15 Downtown Commercial

80 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.
12617000	148	1	24	0038100

PROPERTY ADDRESS: 139 S. Fairfax Street

LEGAL DESCRIPTION	LOT SIZE
H. & L. 139 S. Fairfax St.	25 x 30 750 sq.ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Straight, Leon L.	Same
Sold $155,000 1/83	

YR.	LAND	IMP.	ASSESSED VALUE
'70	3,350	7,550	10,900
72	4000	14000	18000
74	5600	23400	29000
75	—	—	—
77	11200	54300	65500
78	22500	101,200	123,700

DEED BK. & PAGE	DATE	NOTES
79 22500	113500	136,000
676-97	11-67	
PRICE: $17,700		
80 26300	161200	187,500
PRICE:		
81 30000	176300	206300
PRICE:		
82) 35000	180600	215600
83) PRICE: 35000	120.000	155000
PRICE:		

PHOTO

REMARKS

CARD SHOP
American Activism

80 AVERAGE —
1875 ± GA @ 100' = 187500

81
1875 ± @ 110 = 206300

82) 1875 x 115 = 215600

83) ASSESSMENT BASED ON SALE PRICE

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
80 ±	30		+		35	750	26300
81					40	750	30000
+	30	70			28	750	21000

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
Doll Hse.	2½ BR	25 x 30	1875	3	15/1500	Avg	44798	-30	33400		+40	46800

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

	¼	½	¾	F
A		NO		
B	¼	½	¾	F
		NO		

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.

DWSH	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	/
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

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

ROOMS

B		1	2
2	4	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			

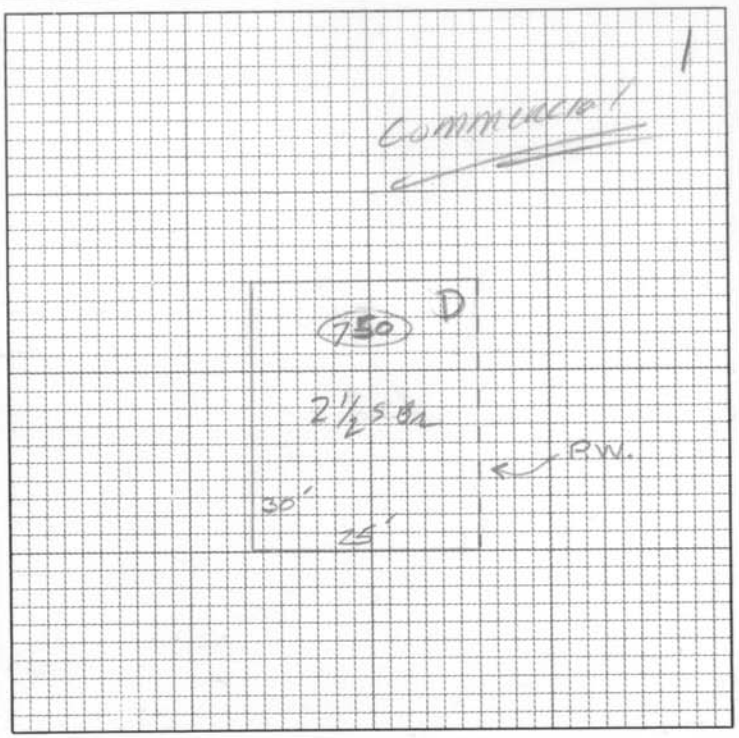
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY IT

MEASURED BY IB

DATE 12-29-71



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	700	60.79	42553
PLBG			900

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
8-23-74	T.O.S.N.L.	N. Chng.	

TOTAL	43453
FACTOR 10 %	4345
REPLACEMENT VALUE	47798
LAND VALUE	11200
BUILDING VALUE	46800
PROPERTY VAL. 100%	58000

NOTES