ALEXANDRIA

# PROPERTY RECORD CARD

075-03 01 13 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. |
|---|---|---|---|---|
| 12692500 | 148 | 6 | 31 | 0045700 |

PROPERTY ADDRESS

220 South Fairfax Street

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H&L 220 South Fairfax Street | 23 x 123.42<br>2,839 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS | DEED BK. & PAGE | DATE | NOTES |
|---|---|---|---|---|
| Blount, Nancyanne M. | Same | 674/394<br>PRICE: $40,000 | 10/67 | |
| BILHEIMER, JAMES S. OR BETTY L. | | 779-648<br>PRICE: $99,000 TR $69,000 | 6-17-74 | |
| Manarin, Leonard L. or Elaine S. | | 798-501<br>PRICE: $120,000 | 4-24-75 | TR $80000 4/30/75 |
| | | PRICE: | | |
| | | PRICE: | | 5/24/72 J.R. 3563-1500 |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| 70 | 6,400 | 16,700 | 23,100 |
| | 6500 | 24900 | 31400 TR |
| ~~72~~ | ~~6,500~~ | ~~26,700~~ | ~~33,200~~ |
| 74 | 12500 | 33300 | 45800 |
| 75 | — | — | — |
| 76 | 12500 | 38300 | 50800 |
| ~~77~~ | ~~25000~~ | ~~88900~~ | ~~113900~~ RV 6-13-77 |
| 77 | 25000 | 101400 | 126400 |

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 |
|---|---|---|---|---|---|---|---|
| | | | | | | | 13000 |
| | 2160 | +15 | +100 | | | | 25000 |
| | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R1 | 2-3 st br | SEE diagram | 2625 | 4 | 1890 | | Avg | 76798 | -20 | 61438 | | +65 | 101400 |
| | | | | 4+15 | | 1971 | AVG | | | | | | |

| 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 | | | | |
| PINE | | 3 | 3 | 2 |
| HARDWOOD | | | | |
| VINYL TILE | | 1 | | |
| POURED TOR. | | | | |
| CARPET SUB. | | | | |

| INTERIOR FINISH | | | |
|---|---|---|---|
| PLASTER | 4 | 3 | 2 |
| DRYWALL | | | |
| PANEL VEN. | | | |
| UNFIN. | | | |

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

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

| FIREPLACES | NO. |
|---|---|
| OPENINGS | 2 |
| 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 | 3 |
| 2 FIXTURE BATH | 1 |
| EXTRA WATER CLOSET | |
| EXTRA SINK | |
| WATER ONLY | |
| NO PLUMBING | |

| TILING | |
|---|---|
| BATH FLR. & WAIN. | 2 |
| BATH FLR. & SHW. | |
| BATH FLOOR | 1 |

| ROOMS | | |
|---|---|---|
| B | 1 | 4 3 |
| 2 + B | 3 | 2 |

| CONDITION | G | F | P |
|---|---|---|---|
| INTERIOR | ✓ | | |
| EXTERIOR | ✓ | | |
| LAYOUT | | | |

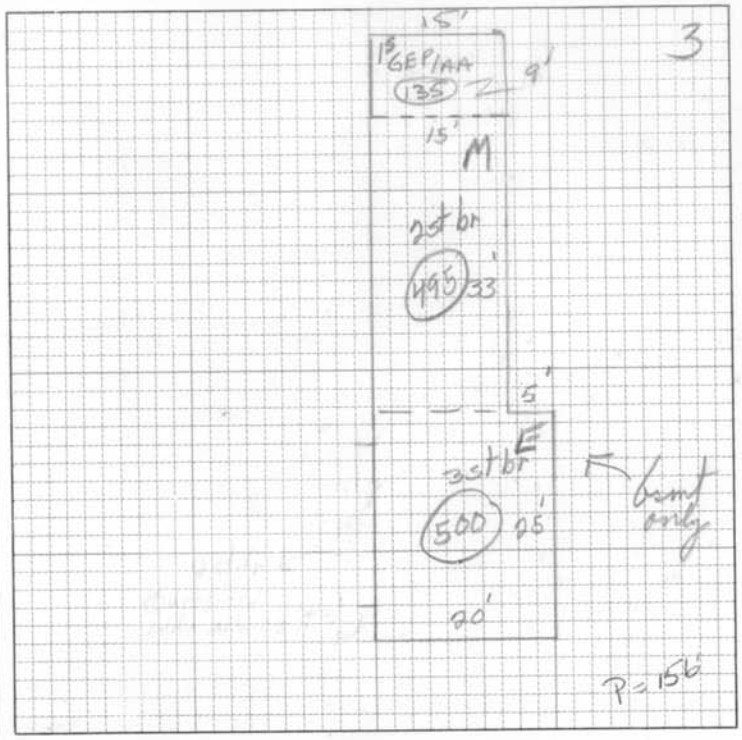
| OUTBUILDINGS | 1 | 2 | 3 |
|---|---|---|---|
| PIER FDTN. | | | |
| WALL FDTN. | | | |
| SLAB FDTN. | | | |
| SINGLE SIDING | | | |
| DOUBLE SIDING | | | |
| CONC. BLK. | | | |
| BRICK | | | |
| CONC. FLR. | | | |
| EARTH FLR. | | | |
| ROOF | | | |
| O.H. DOOR | | | |
| FIN. INT. | | | |
| ELECTRIC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

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

LISTED BY 14

MEASURED BY 14

DATE 1-13-72




TOTAL BLDG. VALUE $

BUILDING COMPUTATION

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| Dwg 3st | 500 | 71.77 | 35887 |
| " 2st | 495 | 47.85 | 23686 |
| GEP/AA | 135 | 15.38 | 2076 |
| ½ BST. | | | -800 |
| PLBG. | | | 3840 |
| CAC | 2625 | .80 | 2100 |
| m. KIT | | | 937 |
| F.P. | | | 2090 |

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 |
|---|---|---|---|
| 8/11/76 - JC | - Add Central Air - MRS | | |

| | |
|---|---|
| TOTAL | 69816 |
| FACTOR +10 % | |
| REPLACEMENT VALUE | 76798 |
| LAND VALUE | 25000 |
| BUILDING VALUE | 101400 |
| PROPERTY VAL. 100% | 126400 |

NOTES

Bu 77
glass enclosed porch
CAC
m. KIT

ALEXANDRIA

# PROPERTY RECORD CARD

075.03-01-13

VIRGINIA

| TYPE & USE | DATA NO. | MAP NO. | BLK. NO. | LOT NO. | FIELD BK. |
|---|---|---|---|---|---|
| 100-199 RESIDENTIAL<br>110 DETACHED<br>111 SEMI-DET.<br>112 ROW<br>116 APT. - GARD.<br>117 APT. - HRS.<br>151 HOTELS<br>153 MOTELS<br>200-399 MFG.<br>400-499 UTILITIES<br>500-599 COMMERCIAL<br>530 SHOP CTR.<br>553 SERV. STA.<br>580 RESTAURANT<br>OFFICE BLDG.<br>600-699 SERVICES<br>637 WAREHOUSE<br>700-799 RECREATION<br>800-899 RAW PROD.<br>900-999 VACANT | 12692500 | 148 | 6 | 31 | |

| PROPERTY ADDRESS | LEGAL DESCRIPTION | LOT SIZE |
|---|---|---|
| 220 S. Fairfax | | 2839 |

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

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| 77 | 25,000 | 91,000 | 116,000 B/E 11/2/77 |
| 78 | 25000 | 124700 | 149700 |
| 79 | 40000 | 177700 | 217700 |
| 80 | 50000 | 212700 | 262700 |
| 81 | 50000 | 214700 | 264700 |
| 82 | 50000 | 225700 | 275700 |

| RECORD OF OWNERSHIP | MAILING ADDRESS | DEED BK. & PAGE | DATE | NOTES |
|---|---|---|---|---|
| Manarin, | | | | |
| | | PRICE: | | |
| | | | | |
| | | PRICE: | | |
| | | | | |
| | | PRICE: | | |
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| | | PRICE: | | |
| | | | | |
| | | PRICE: | | |
| | | | | |
| | | PRICE: | | |

PHOTO

REMARKS

B/E 11/2/77: To bring into equity w/neighborhood.

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 | |
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| | | | | | | | |