ALEXANDRIA

PROPERTY RECORD CARD

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	12569500	147	6	1A1 & 2A	0047300
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

400 S. Fairfax Street

LEGAL DESCRIPTION	LOT SIZE
H. & L. 2 S/D of land of J. A. & P. V. Brown	3241 sq.ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
RM	CASSELMAN	450.00	

RECORD OF OWNERSHIP	MAILING ADDRESS
Draper, Frazier or H. H. Draper	Same
CASSELMAN, WILLIAM E. III OR CAROLINE M.	SAME

YR.	LAND	IMP.	ASSESSED VALUE
'70	6,600	28,250	34,850
72	7,500	31,900	39,400
'74	12400	33800	46200
'75	—	—	—
76	12400	38900	51300
77	24800	88700	113500

DEED BK. & PAGE	DATE	NOTES
623-434	4-65	
PRICE: $71,000		
744-1	7/14/72	TR 7/27/72
PRICE: $85,500		$68,400
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
							15000
	22400	+10	+10				24800

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	2 BR		2259	3/4	1800	1968	Avg	56408	-25	42306		+60	67600

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. NO

1 CAR		2 CAR	

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

INTERIOR FINISH				
PLASTER		3	3	
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	1
3 FIXTURE BATH	1
2 FIXTURE BATH	2
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	
CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	

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			

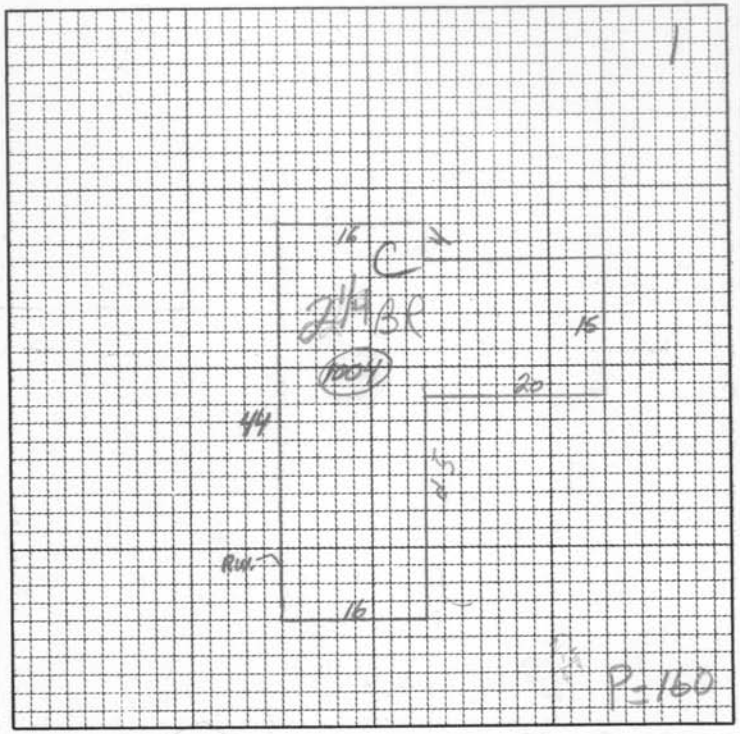
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 12-22-71

MRS. CASSIDAY



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	1004		
BST. ½			
ATTIC	½		
PLBG.			
A/C	2008		
¼			
BR PAT			300.
BR WLKWY			300.

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
8/12/76 - SCHLS - No Change est.			COND Fair → Avg Change Area 2008 → 2259

TOTAL	
FACTOR +10 %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

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075.03 07 01

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580 RESTAURANT
OFFICE BLDG.

600-699 SERVICES
637 WAREHOUSE

700-799 RECREATION

800-899 RAW PROD.

900-999 VACANT

PROPERTY ADDRESS: 400 S. Fairfax

LEGAL DESCRIPTION:

LOT SIZE: 3241

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

YR.	LAND	IMP.	ASSESSED VALUE
78	24800	114400	139200
79	43000	145200	188200
80	53000	176700	229700
81	—	—	—

RECORD OF OWNERSHIP	MAILING ADDRESS	DEED BK. & PAGE	DATE	NOTES
Casselman,				
		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		

PHOTO

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				CURB			

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