ALEXANDRIA

PROPERTY RECORD CARD

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.
12554000	147	5	7	0036700

PROPERTY ADDRESS

403 S. Fairfax Street

LEGAL DESCRIPTION	LOT SIZE
H. & L. 403 S. Fairfax St.	25.56 x 80 2045 sq.ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Vedeler, Harold C. or Marguertie	Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	6,000	15,300	21,300
72	6000	23300	29300
'74	10700	30,100 ~~31800~~	40,800 RV. ~~42500~~
174	9200	30100	39300
175	10700	30100	40800
76	10700	36100	46800

DEED BK. & PAGE	DATE	NOTES
77 21400	82300	103700
559-111	8-62	Inc. 147-5-5
PRICE: $40,000 (2)		
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.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							12000
	19200	+10	+200				21400

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.		1358	3/4+	est'd 1866's rebricked?	1971	Good EXC. Exc.	44921	-25	33691		+80 N/C	60600

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.	

Flounder

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		1		
POURED TOR.				
CARPET SUB.				

INTERIOR FINISH				
PLASTER		3	3	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.	
DISHWASHER	
DISPOSAL	
OVEN	
RANGE	
FAN	

FIREPLACES	NO.
OPENINGS	6
CHIMNEYS	

HEAT - AIR COND.	
HOT AIR FORCED	
HOT AIR GRAVITY	
HOT WATER OR VAPOR	/
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	NO
NO HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	1
2 FIXTURE BATH	1
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	

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT		/	

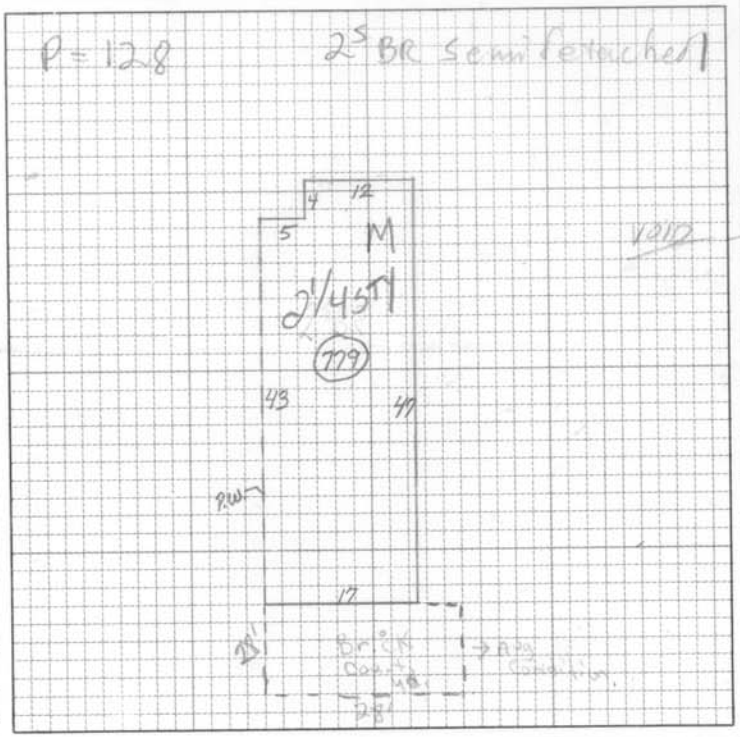
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 12-28-71



BUILDING COMPUTATION			
ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	779	.40	
A/C	1558		
FIN. BST.	1558		
1/4 ST			

TOTAL BLDG. VALUE $

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
9/7/76	Jm/TT	Est	add cinder wood Roof Type from flat to flounder added condition

TOTAL	
FACTOR +15 %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

ESTIMATE NOTES

No central air
1/4 finish

ALEXANDRIA

PROPERTY RECORD CARD

074.04-07-13

VIRGINIA

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OFFICE BLDG.

600-699 SERVICES
637 WAREHOUSE

700-799 RECREATION

800-899 RAW PROD.

900-999 VACANT

YR.	LAND	IMP.	ASSESSED VALUE
78	21400	106200	127600
79	35000	132500	167500 N/C BOE 8/2/79
80	45000	154800	199800
81	45000	154800	199800

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

PHOTO

REMARKS

BOE - 8/2/79 - N/C

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