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.
12556500	147	5	11	0036200

PROPERTY ADDRESS

413 S. Fairfax Street

LEGAL DESCRIPTION	LOT SIZE
H. & L. 413 S. Fairfax St.	20 x 94 1880 sq.ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Arnaudo, David L. or Patricia S.A.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	5,300	10,950	16,250
72	5500	13700	19200
'74	10700	19300	29500
'75	—	—	—
76	10200	23200	33400
77	20400	52900	73300

DEED BK. & PAGE	DATE	NOTES
709-406	5-70	Tr. - $26,250
PRICE: $35,000		
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
							11000
	18000	+10	500				20400

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 S FR		1596	B 4	1830	1968	~~FAIR~~ AVG	33412	-30	23388		+65	38600

FOUNDATION

CONC. OR BRICK	/
TILE OR CONC. BLK.	
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	F
				(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	½	F
~~B~~	¼	NO	½	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.

DW SH	DISP	OVEN	RANGE	FAN
		NO		

FIREPLACES

	NO.
OPENINGS	3
CHIMNEYS	2

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	1
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	

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			

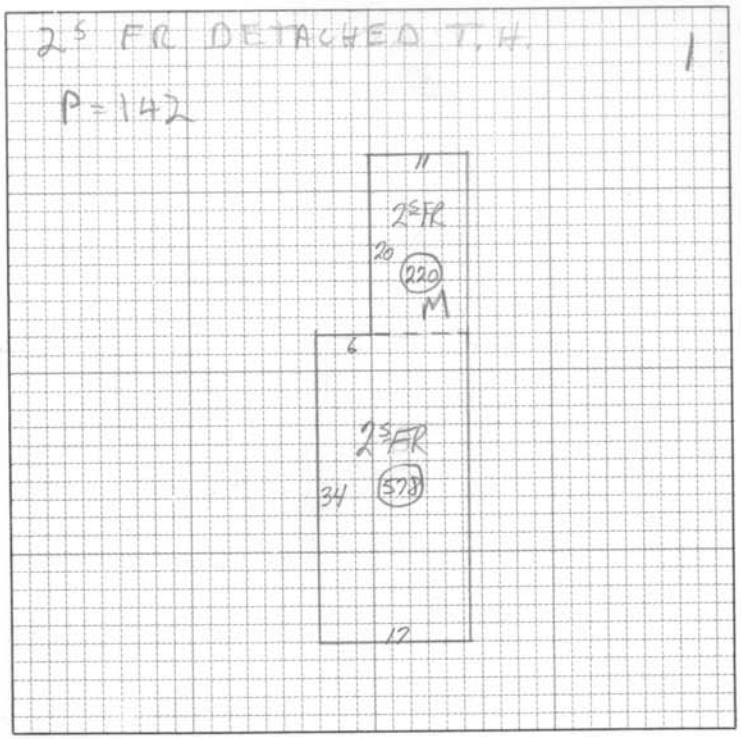
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 12-28-71



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	798		

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
33E413		E.B.S.			
29303		After Roof Line	7/72	1800	

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
9/7/76	JM/TF	Est	No change added condition

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

ESTIMATE NOTES

ALEXANDRIA

PROPERTY RECORD CARD

074.04-07-18

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
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	12556500	147	5	11	

PROPERTY ADDRESS

413 S. Fairfax

LEGAL DESCRIPTION	LOT SIZE

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Amando, David L. OR Patricia S.A.	

YR.	LAND	IMP.	ASSESSED VALUE
78	20400	68200	88600
79	30000	95200	125200
80	40000	109800	149800
81	40000	109800	149800

DEED BK. & PAGE	DATE	NOTES
PRICE:		
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			UNIT VALUE	NO. UNITS	LAND VALUE
		LOC.	SIZE	PHY.			