ALEXANDRIA

PROPERTY RECORD CARD #050.00-02-04

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.
27792225	16	3247	12	

PROPERTY ADDRESS

4013 Ft. Worth Ave.

LEGAL DESCRIPTION	LOT SIZE
Lt. 12, Sec. 6, Seminary Ridge, Blk. 5,	10,384 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Macallan Building Corp.	8700 Georgia Ave., #508 Silver Spring, MD 20910

YR.	LAND	IMP.	ASSESSED VALUE
'72	7,500		7,500
74	9000	39900	48900
75	—	—	—
76	10000	43900	53900
77	22000	92200	114200
78	22000	106000	128000

DEED BK. & PAGE	DATE	NOTES
19 30800	140500	171300
746-77		See 8/72 sale on 3247-10
PRICE:		
	3/75	
PRICE: # 98,000		
80 30800	146500	177300
PRICE: 81 40000	151700	191700
82 40000	178100	218100
PRICE: —		
84 48000		
PRICE:		

PHOTO

REMARKS

4 per 100% 1-3-74

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
							18000

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	2S Br	56x27	3288	5	1973		AVG.	79956					79956

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	NONE			F
B	NONE			F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	/			
PINE		4/5		
HARDWOOD		/		
VINYL TILE				
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER			5	5
DRYWALL				
PANEL VEN.				
UNFIN.	/			

PARTITION

	B	1	2	3
NONE	/			
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	(1) /
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.	(2) /
BATH FLR. & SHW.	
BATH FLOOR	(2) /

ROOMS

B	1	1	5
2	5	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			

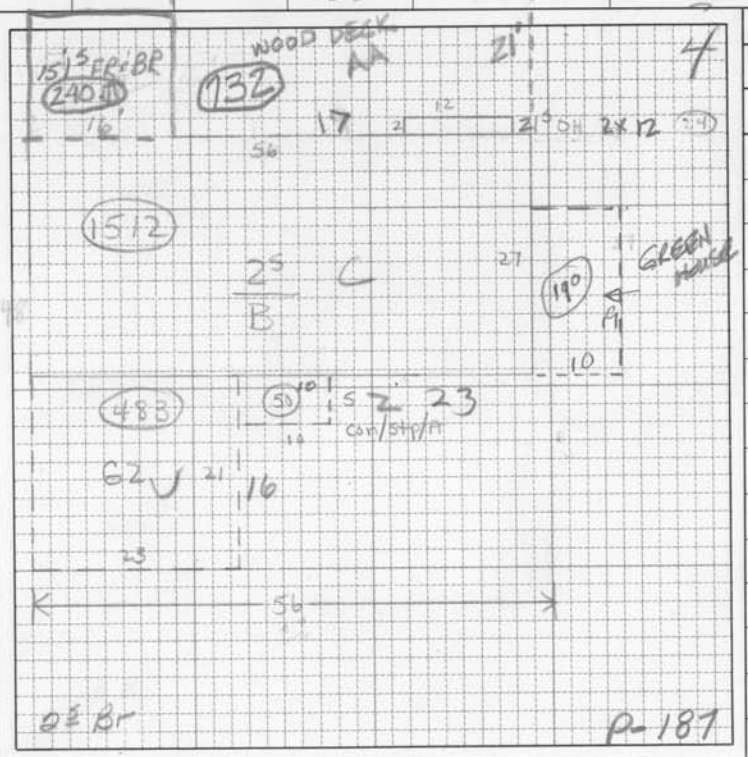
ATTACHED GARAGE

STY. HGT.	/
BRICK VENEER	/
FRAME	
FINISHED UP	

LISTED BY Field

MEASURED BY McKay

DATE 7-26-73 examined



BUILDING COMPUTATION

TOTAL BLDG. VALUE $

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2STY.	1524	49.80	75895
C.PAT./A	207	1.00	207
GAR.	483		5700
C.STP/A	50		100
PLG.			4500
A/C		.80	2438

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
10256		1S 16'X15' + DECK.	6-78	12000	

Change 3048 TO 3288

TOTAL	88840
FACTOR - 15/45 %	8884
REPLACEMENT VALUE	79956
LAND VALUE	18000
BUILDING VALUE	79900
PROPERTY VAL. 100%	97900

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/7/78	JT	EST-NO CHANGE	
8-30-78 BP	com. patio w/ grnd. add 1S FR+Br Addition 15x16 240		
	add 36x21 wood deck		(excellent) 756 - 24 = 732

NOTES

Reno, unoccup