ALEXANDRIA

PROPERTY RECORD CARD

050.00-01-03

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	27792490	16	3247	40	
110 DETACHED ✓	1				

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

4018 Ft. Worth Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 40, Sec. 6, Seminary Ridge, Blk. 4	12,257 sq.ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Dual, William M., Jr. or Edith C.	Same XXXX

YR.	LAND	IMP.	ASSESSED VALUE
'72	7,500	27,000	34,500
74	10000	33600	43600
75	—	—	—
76	11000	37000	48000
77	24200	77700	101900
78	24200	89400	113600

DEED BK. & PAGE	DATE	NOTES
79 33900	102700	136600
80 33900	126200	160100
7350419	9/71	
PRICE: $67,975 Tr. $54,350		
81 44100	130100	174200
PRICE:		
82 44100	149100	193200
PRICE: —		
83		
84 50000		
PRICE:		
PRICE:		

PHOTO

REMARKS

4 pr

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
							20000

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	29 x 65	3130	4-	1973	75	AVG	67348					67300

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	1			
PINE				
HARDWOOD		3	5	
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.	1			

INTERIOR FINISH	B	1	2	3
PLASTER				✓
DRYWALL		1	4	5
PANEL VEN.				
UNFIN.	1			

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		
3 FIXTURE BATH	(2)	✓
2 FIXTURE BATH	(1)	✓
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING		
BATH FLR. & WAIN.		
BATH FLR. & SHW.	(1)	✓
BATH FLOOR	(2)	✓

ROOMS			
B	2	1	4
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			

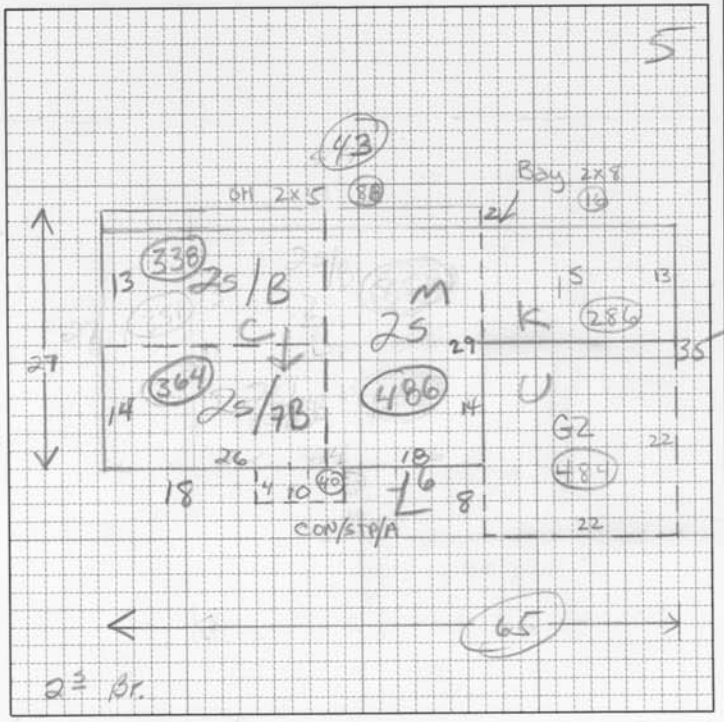
ATTACHED GARAGE	
STY. HGT.	1S ✓
BRICK VENEER	✓
FRAME	
FINISHED UP	

LISTED BY: Sheets

MEASURED BY: McKay

DATE: 7-26-73

Mrs. Dyne



TOTAL BLDG. VALUE	$
.506	

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2STY.	1204	49.80	59959
1STY.	302	32.47	9806
GAR	484		5700
½ BST.			-1300
Con/stp/A	40		100
PLG.			2800
A/C		.80	2168
7.B.	364 cf	4.85/	
PART	26 cf	18.90/	

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
6/7/78	EP	Talked w Mrs Dyne, rough finished basmnt	

TOTAL	79233
FACTOR -15 %	11884
REPLACEMENT VALUE	67348
LAND VALUE	20,000
BUILDING VALUE	67300
PROPERTY VAL. 100%	87300

NOTES

Bsmt 26 ft