ALEXANDRIA — **PROPERTY RECORD CARD** 060,01-02-17 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	22040000	14	3144	67	
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

36 S. Gordon Street

LEGAL DESCRIPTION	LOT SIZE
H & L 67, Blk 1, Sec 2, Duke Gardens	3,155 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5	CARVALHO	$ 150/mo	

RECORD OF OWNERSHIP	MAILING ADDRESS
Fletcher, Emmett L.	12214 Pendercrest Ct. Fairfax, Va. 22030

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,000	8,350	10,350
74	2800	11900	14700
75	3300	13100	16400 ✓
76	—	—	—
77	7300	27500	34800
78	7300	30300	37600
79	9500	35100	44600

DEED BK. & PAGE	DATE	NOTES
80 9500	44100	53600
597-55		
PRICE: 81 12600	47600	60200
	6/76	
PRICE: 39,000		
82- 12600	53500	66100
PRICE: 83 —		
84 15000		
PRICE:		
PRICE:		

PHOTO

REMARKS 77/m 160/pm

FOUNDATION	3
WALLS	3
ROOF COVER	3
GUTTERS & DOWNSPOUTS	3
FLOORS	4
WALLS & CEILING	3
MILLWORK	3
HEATING SYSTEM	3
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	3
ARCH. DESIGN	3
TOTAL	

39 Pts. ÷ 12 = 3.25

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
							5600
							6600

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 STR	35X16	1120	3.25	1959	1965	AVG	29912	80%				23900

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
				0

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
		0

ROOF TYPE

MANSARD		GABLE	✓
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	✓
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

	¼	½	¾	F
A				
B	NONE			

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		2	3	
PANEL VEN.				
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		1	1	
HEAVY				

KITCHEN EQUIP.

DW'SH	DISP.	OVEN	RANGE	FAN
	NONE			

FIREPLACES

	NO.
OPENINGS	NO
CHIMNEYS	

HEAT - AIR COND.

HOT AIR FORCED	✓
HOT AIR GRAVITY	
HOT WATER OR VAPOR	
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	N
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.	(1) ✓
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B	1	1	2
2	3	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			

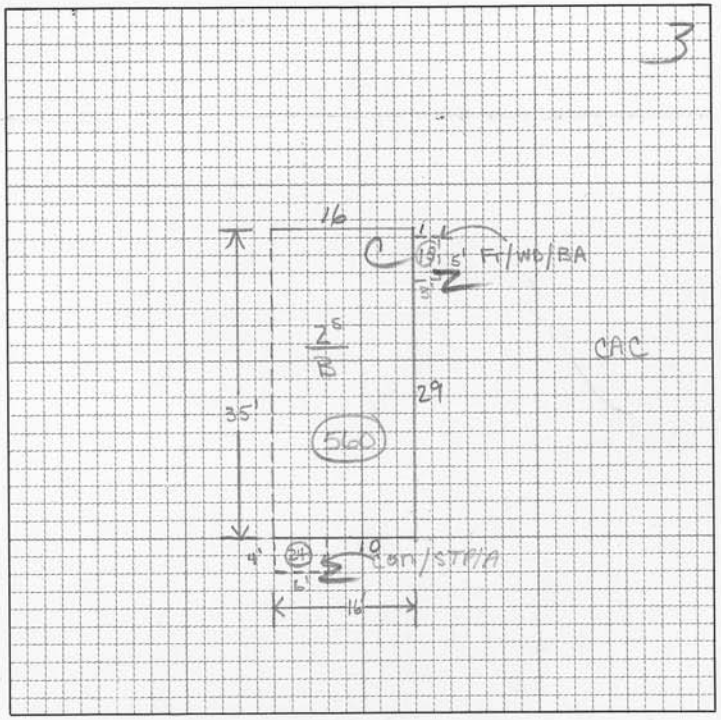
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY LENARD

MEASURED BY AIKIN

DATE 7/2/73 Est



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST.	560	40.73	22809
Con/STP/A	24		100
Fr/WD/RA	15		100

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
6/13/74	JT	EST - NO CHANGE	

TOTAL	23009
FACTOR 20/10 %	6903
REPLACEMENT VALUE	29912
LAND VALUE	5600
BUILDING VALUE	23900
PROPERTY VAL. 100%	29500

NOTES