ALEXANDRIA

PROPERTY RECORD CARD 060.01-02-11

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	21992000	14	3144	61	

PROPERTY ADDRESS: 48 S. Gordon Street

LEGAL DESCRIPTION: H & L 61, Blk 1, Sec 2, Duke Gardens

LOT SIZE: 3,155 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5			

RECORD OF OWNERSHIP: Castagna, Anne E.

MAILING ADDRESS:

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

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,000	8,400	10,400
74	2800	12000	14800
75	3300	13200	16500 ✓
76	—	—	—
77	7300	27700	35000
78	7300	30500	37800
79	9500	35400	44900

DEED BK. & PAGE	DATE	NOTES
80 9500	44200	53700
88-656		
81 PRICE: 12600	47700	60300
	10/78	
PRICE: $45000		
82 - 12600	53700	60300
PRICE:		
83 84/ 15000		
PRICE:		
PRICE:		

PHOTO

REMARKS: 1600 sq. ft.

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.	ADJUSTMENTS SIZE	ADJUSTMENTS 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 S BT	16 x 35	1120	3.25	1958	1965	AVE	30042	80%				24000

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

WALLS	CEIL.	FULL
		(FULL)

ROOF TYPE

MANSARD		GABLE	✓
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	✓
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	NA	½	E	¾	F
B	NA	½	AVE	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL				
PANEL VEN.		2	3	
UNFIN.	2			

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓	✓	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	NO
CHIMNEYS	NO

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

TILING

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

ROOMS

B	2	1	0
2	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

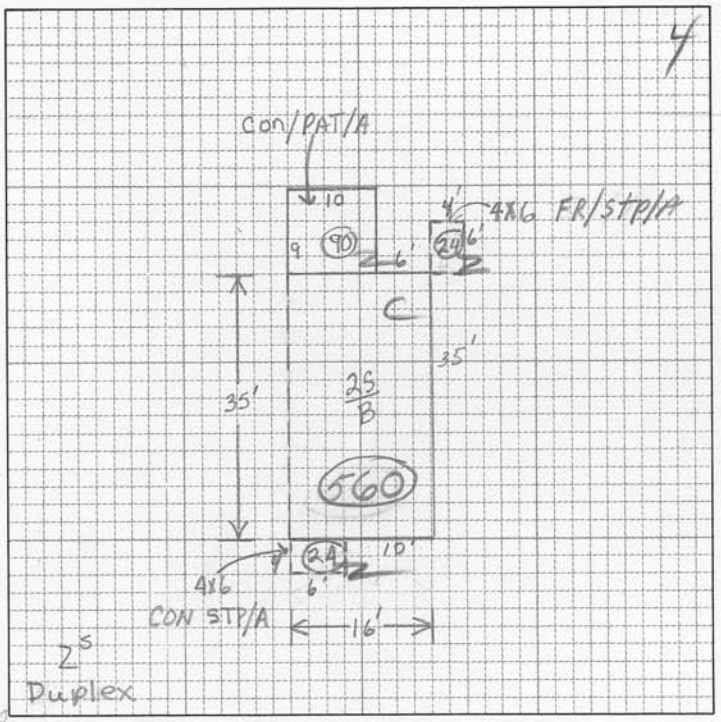
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Shields

MEASURED BY: McKAY

DATE: 7-2-73

Mrs Costrona



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST.	560	40.73	22809
Con/pat/A	90		100
Fr/Stp/A	24		100
Con/stp/A	24		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

TOTAL	23109
FACTOR 20/10 %	6933
REPLACEMENT VALUE	30042
LAND VALUE	5600
BUILDING VALUE	24000
PROPERTY VAL. 100%	29600

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/13/78	JT	EST - No change	