ALEXANDRIA

PROPERTY RECORD CARD 059.02-07-55

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	22552000	21	3148	53	
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

49 S. Gordon St.

LEGAL DESCRIPTION

H. & L. 53, Blk. 2, Wakefield

LOT SIZE

3,000 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 2-5			

RECORD OF OWNERSHIP

Mellon, Eugene P. or Joan L.

MAILING ADDRESS

Same

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,000	7,350	9,350
74	2800	11300	14100
75	3300	13000	16300 ✓
76	—	—	—
77	7300	27300	34600
78	7300	30000	37300
79	9500	32300	41800

DEED BK. & PAGE	DATE	NOTES
80 9500	41100	50600
578-459		
81 PRICE: 12600	43900	56500
	10/75	
PRICE: 39,500		
82 - 12600	49400	62000
83 PRICE: —		
84 15000		
PRICE:		
PRICE:		

PHOTO

REMARKS ✓

160/pn.

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

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 BR	16 x 27	1188	3+	1954	1965	AVG+	28210	X.80				22600

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 NONE		¾	F
B	¼	½	¾	F

GAR. IN BSM'T.

1 CAR No 2 CAR

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		25		
VINYL TILE		2 1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER					
DRYWALL		32			
PANEL VEN.	/				
UNFIN.	/				

PARTITION

	B	1	2	3
NONE				
AVERAGE	/	/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN
	NONE			

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 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	2	1	3
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

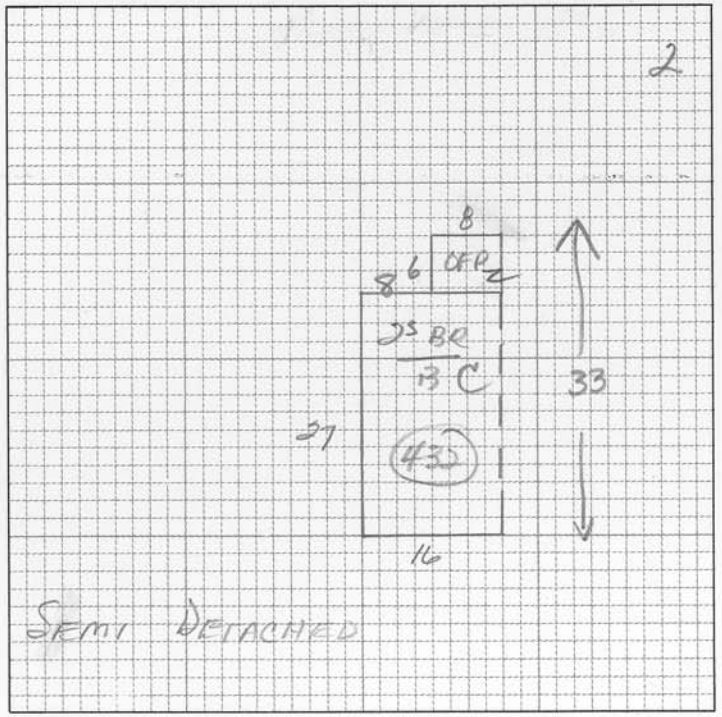
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY OOB

MEASURED BY

DATE 3 APR 73

MRS MELLON



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	432		19600
FIN BSMT	324	2.75	900
A/C			900
OFP	32		300

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	21700
FACTOR +20 1/8%	6510
REPLACEMENT VALUE	28210
LAND VALUE	5600
BUILDING VALUE	22600
PROPERTY VAL. 100%	28200

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-14-78	TR	Est. NO Change	