ALEXANDRIA

PROPERTY RECORD CARD 059.01-01-17

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.
24608000	21	3158	5-1	

PROPERTY ADDRESS

4513 Holmes Run Pkwy.

LEGAL DESCRIPTION

H. & L. 5-1, Blk. 5, R/S Div. of Pt. of Sec. 1, Tarleton

LOT SIZE

3,597 sq. ft.

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

RECORD OF OWNERSHIP

Beaton, Kenneth A. or Sharon M.

REDDINGTON, THOMAS A

MAILING ADDRESS

Same

"

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,050	10,350	12,400
'74	2800	13700	16500
75	3300	15800	19100 ✓
76	—	—	—
77	7300	33200	40500
78	7300	36500	43800
79	7500	37900	47400

DEED BK. & PAGE	DATE	NOTES
80 9500	46206	55700
712-235	7/70	
PRICE: $25,500 Tr. $23,950		
758-1	5-25-73	TR. #30,300
PRICE: #39,000		
	6/77	
PRICE: $50000		
81 12600	49300	61900
82 PRICE: 12600-	55500	68100
83 —		
84 PRICE: 15300		

PHOTO

REMARKS

16 6/pm.

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	1SBR	26x38	1482	37	1960	68	Av.	32395	85 %				27536

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.	NO
1 CAR	2 CAR

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

INTERIOR FINISH				
PLASTER				
DRYWALL	/	5		
PANEL VEN.				
UNFIN.	/			

PARTITION	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.					
(DW SH)	(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		
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	

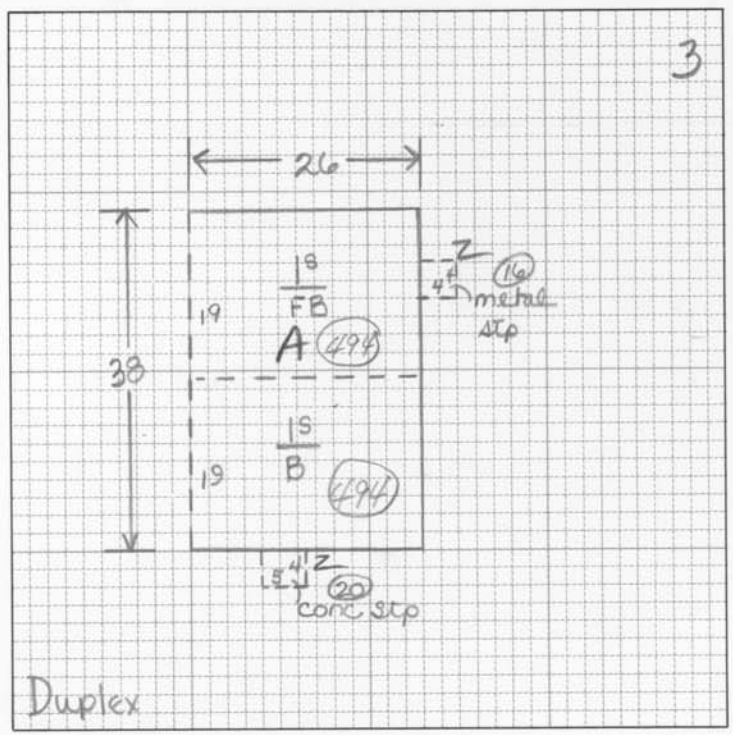
ROOMS			
B	2	1	5
2		3	

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
LEWIS
MEASURED BY
PULMAN
DATE 7/16/73
EST.



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1S	988	21.40	21143
MET STP	16		100
CON STP	20		100
PLG			700
FIN BSMT	494	5.20	2569
PART	26 LF	11.80	307

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
6-14-78 gp.	No one home	est. n/c.	

TOTAL	24919
FACTOR 20/10 %	7476
REPLACEMENT VALUE	32395
LAND VALUE	5600
BUILDING VALUE	27500
PROPERTY VAL. 100%	33100

NOTES