ALEXANDRIA

PROPERTY RECORD CARD

030.00-03-05 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.
29432000	24	3285	3	

PROPERTY ADDRESS: 1421 N. Ivanhoe ~~St~~ St.

LEGAL DESCRIPTION: H. & L. 3, Sec. 1, Seminary Hill Est.

LOT SIZE: 14,328 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Manning, Francis M. & Dorothy M.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'72	7,200	18,700	25,900
74	9700	22600	32300
75	—	—	—
76	9700	26000	35700
77	21300	52000	73300
78	21300	59800	81100

DEED BK. & PAGE	DATE	NOTES
19 29800	80600	110400
534-480		STROGREN MAJ. GEN. $320 + UTIL.
PRICE:		
80 29800	88300	118100
PRICE: 81 29800	90500	120300
82 29800	108500	138300
PRICE: — 83		
84 32300		
PRICE:		
PRICE:		

PHOTO

REMARKS

FOUNDATION	
WALLS	
ROOF COVER	
GUTTERS & DOWNSPOUTS	
FLOORS	
WALLS & CEILING	
MILL	
HEATING SYSTEM	
ELECTRICAL SYSTEM	
PLUMBING	
KITCHEN EQUIPMENT	
ARCH. DESIGN	
TOTAL	

____ Pts. ÷ 12 = ____

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
							19,500

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	1S BR	58×39	2163	4-	1962	68	AVG	50348	90%				45300

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
NO	

FLOORS

	B	1	2	3
EARTH				
CONCRETE		1		
PINE				
HARDWOOD		5		
VINYL TILE	2	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER				
DRYWALL		6		
PANEL VEN.	2			
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	(2)
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	(3)
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

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

ROOMS

B	3	1	6
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

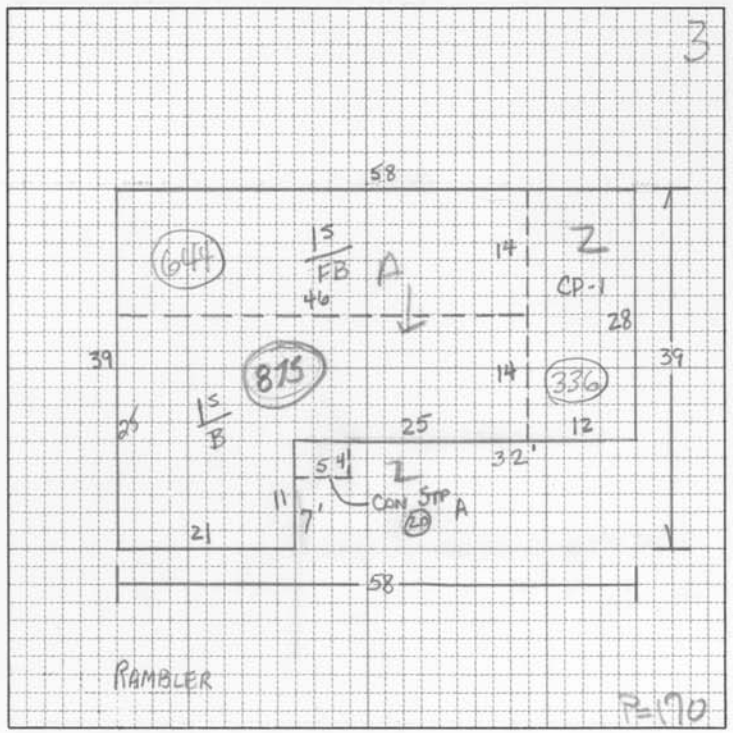
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: CLEM

MEASURED BY: MAC

DATE: 7-11-73

MRS. SHTOGREN



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1ST/.	1519	25.00	37975
C.P.	336		2480
C. STP.	20		100
PLG.			900
PART	75 LF	18.90	1417
FIN BSMT	644	6.00	3864
A/C		.80	1215

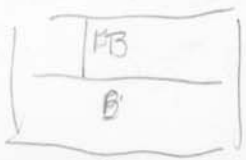
REMODELING AND ADDITIONS

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	47951
FACTOR 75 %	2397
REPLACEMENT VALUE	50348
LAND VALUE	19500
BUILDING VALUE	45300
PROPERTY VAL. 100%	64800

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/27/78	JT	-Joe Sprow-tenant- add 1 three fixture bath (~~was corrected to 2459~~)	

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