ALEXANDRIA — PROPERTY RECORD CARD 028.00-03-16 — 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.
38816000	50	3656	36	

PROPERTY ADDRESS: 6004 Kelley Ct.

LEGAL DESCRIPTION: H. & L. 79, Sec. 1, Lincolnia Hills

LOT SIZE: 12,000 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-12			

RECORD OF OWNERSHIP: McKean, Richard D. or Joyce

KEHOE, EDWARD A. JR. OR MARJORIE L.

MAILING ADDRESS: same

YR.	LAND	IMP.	ASSESSED VALUE
'70	4,800	10,850	15,650
74	5800	14900	20700
74 ~~5800~~		19100	~~24900~~
75 ~~8000~~		~~19100~~	~~27100~~
75	8000	17000	25000 RV 4/25/75
76	8000	18700	26700
77	17600	39300	56900
78	17600	43200	60800
79	19400	50300	69700
80	19400	66800	86200
81	19400	65200	84600
82	19400	73400	92800
83			
84	31500		

DEED BK. & PAGE	DATE	NOTES
604-314		
PRICE:		
775-231	4-15-24	
PRICE: $52,500 TR $34,950		

PHOTO

REMARKS

FOUNDATION	4
WALLS	4
ROOF COVER	4
GUTTERS & DOWNSPOUTS	4
FLOORS	4
WALLS & CEILING	4
MILLWORK	4
HEATING SYSTEM	4
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	4
ARCH. DESIGN	4
TOTAL	48

48 Pts. ÷ 12 = 4

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
Site					11700	1	11700
							1600

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	42X26	1666	37	1958	1968	AVG.	40000	.85			~~.64~~	~~34000~~

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	NONE			F
B	NONE			F

GAR. IN BSM'T.			
1 CAR		2 CAR	

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

INTERIOR FINISH				
PLASTER				
DRYWALL	1	2	3	
PANEL VEN.				
UNFIN.	1			

PARTITION	B	1	2	3
NONE				
AVERAGE		✓	✓	
HEAVY				

KITCHEN EQUIP.	
DW	NONE
DISP	
OVEN	
RANGE	
FAN	

FIREPLACES	NO.
OPENINGS	(1)
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	(1) ✓
2 FIXTURE BATH	(1) ✓
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

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

ROOMS			
B	2	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			

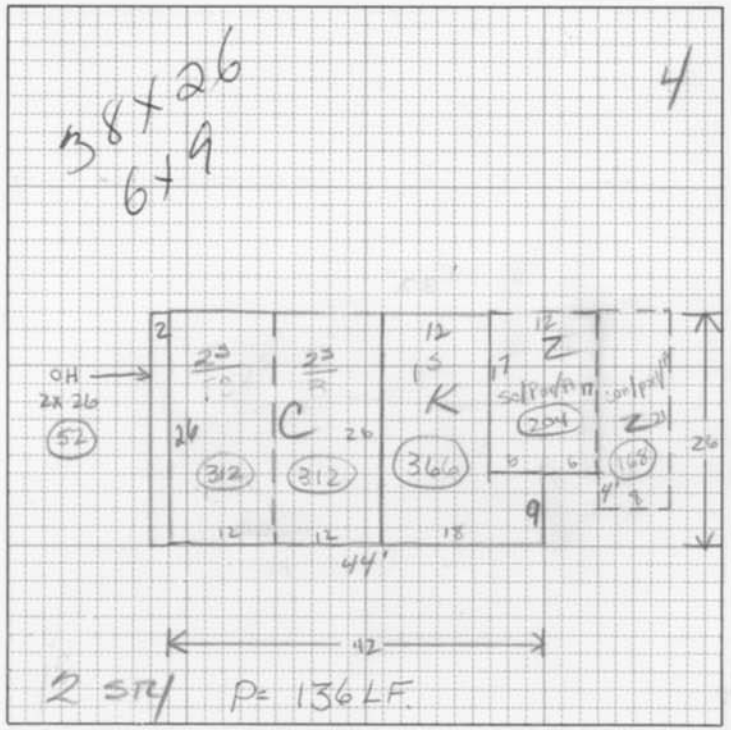
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY
Shields

MEASURED BY
McKay

DATE
7-6-73

talked to MAID



TOTAL BLDG. VALUE	$
2016	BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2S	650	43.50	28275
1S	366	28.50	10431
S.P.	204	7.38	1506
PAT.	168		168
NB			2400
A/C			1333
PLG			900

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	40213
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

38 Lf Patio.

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-1-74	T.P.	EST. NO CHANGE - NO modern Kitchen	

~~CHANGED AREA FROM 1926 TO 1664~~