ALEXANDRIA

PROPERTY RECORD CARD Downtown Commercial 75.01-07-07

VIRGINIA 80

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.
12628500	148	2	7	0170700

PROPERTY ADDRESS

200 King Street

LEGAL DESCRIPTION	LOT SIZE
H & L 200 King Street	30 x 81 2430 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
I-1	COUTURE FABRICS WHY NOT GALLERY ON THE MALL	3RD FLOOR	

RECORD OF OWNERSHIP

Ellis, Wm. N. etux & H. Picot etux

MAILING ADDRESS

c/o Culmore Realty Co.
6031 Leesburg Pike
Bailey's Cross Rds, Va 22041

YR.	LAND	IMP.	ASSESSED VALUE	DEED BK. & PAGE	DATE	NOTES
'70	17,000	18,450	35,450			
72	17.000	25,400	42.400			
'73	19400	39500	58900			
'74	25400	40000	65400			
76	25400	46000	71400			
77	50800	220 200	271 000			
78	50800	269,500	320,300	602-164	6-64	
				PRICE: $59,750		
79 -	72900	279400	352,300			
				PRICE:		
80	85000	410700	495 700			
				PRICE:		
81	97200	474,800	572000			
82)	133,700	590,800	724,500			
				PRICE:		

PHOTO

REMARKS

80
7626 + @ 65 = 495,700

81
7626 @ 75 = 572000

82) 7626 @ 95 = 724500

79

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
- #	30 -				30 -	2430	72900
80 +	30 -				35	2430	85000
81					40	2430	97200

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
WHY NOT	3 BR			3+	est/1800	'C	F						

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	NO	¾	F
B	¼	NO	¾	F

GAR. IN BSM'T. NO	
1 CAR	2 CAR

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

INTERIOR FINISH				
PLASTER		CLG		
DRYWALL				
PANEL VEN.				
UNFIN.		WLS.		

PARTITION	B	1	2	3
NONE				
AVERAGE				
HEAVY				

KITCHEN EQUIP.				
DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES	NO.
OPENINGS	
CHIMNEYS	

HEAT - AIR COND.	
HOT AIR FORCED	
HOT AIR GRAVITY	
HOT WATER OR VAPOR	/
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	N
NO HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	
2 FIXTURE BATH	2
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS	
B	1
2	3

CONDITION	G	F	P
INTERIOR			
EXTERIOR			
LAYOUT			

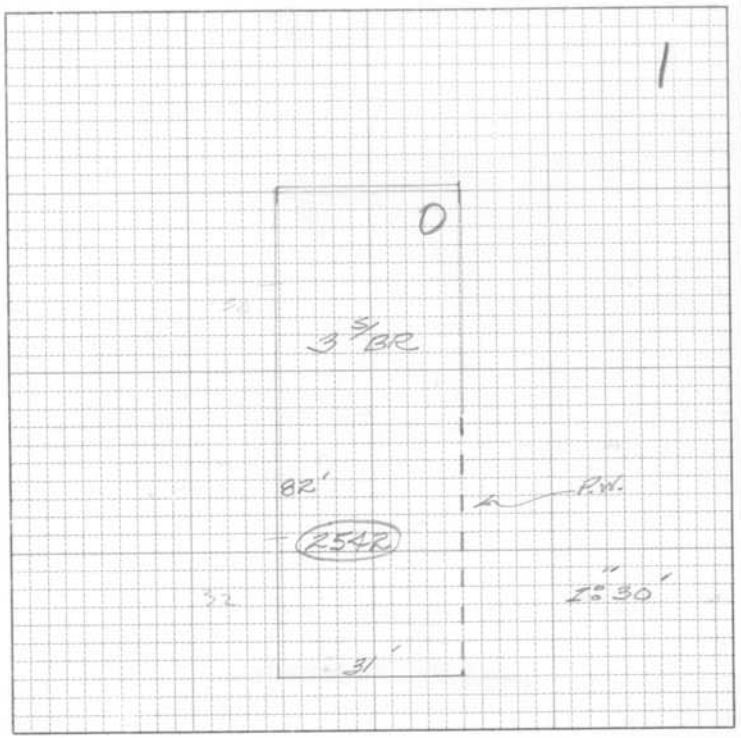
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 1-10-72



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL

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
30N200		E.B.S.			
31663		Remodel 2ND FLR	6-75	12000+	12000

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY

TOTAL	
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	5840
BUILDING VALUE	8000
PROPERTY VAL. 100%	13840

NOTES