ALEXANDRIA

PROPERTY RECORD CARD

052.04 07 14

VIRGINIA

TYPE & USE: 1

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.
15677500	217	14	1	

PROPERTY ADDRESS: 2416 King St.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 1-2-3-4, Blk. 1, Sec. 1, G. W. Pk. & L. 5, Blk. 2, Sec. 2, G. W. Pk.	17,320 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Nichols, Robt. T. & Mary V.	6213 Air Base Sqdn K-28 APO San Francisco, Calif. 96280
KORNS, JOHN H.	
1 7/4	

YR.	LAND	IMP.	ASSESSED VALUE
'71	7,350	11,550	18,900
74	10100	13300	23400
75	11900	15,800	27,700
76	11900	26500	38400
77	26200	78500	104700
77	26200	72200	98400 RV 6/77

DEED BK. & PAGE	DATE	NOTES
~~76 26200~~	~~84400~~	110600
520-214		
PRICE: ~~79~~ 36700	98700	135400
	3/75	
PRICE: $76,000	COMM. SALE	
80 36700	124300	161000
PRICE: ~~81~~ 47700	135600	183300
82 47700	153300	201000
PRICE: ~~83~~ 38500	149700	188200
PRICE:		

PHOTO

REMARKS

2 S Garage
$1500
1957
183 $39,500
- 1,000 Loc.
$38500
Loc. 5000
~~1952~~

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
					1.38		23900

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	1½ 3FR		3/85	3	1930	1957	CAK		20				
GARAGE	2 CB	22x20	440	3(4)		1965	A	1700					

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	No
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		5	3	
VINYL TILE	1	1		
POURED TCH.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER		(6)	3	
DRYWALL				
PANEL VEN.	1			
UNFIN.				

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.	N
NO HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	3
2 FIXTURE BATH	1
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	2
BATH FLR. & SHW.	
BATH FLOOR	

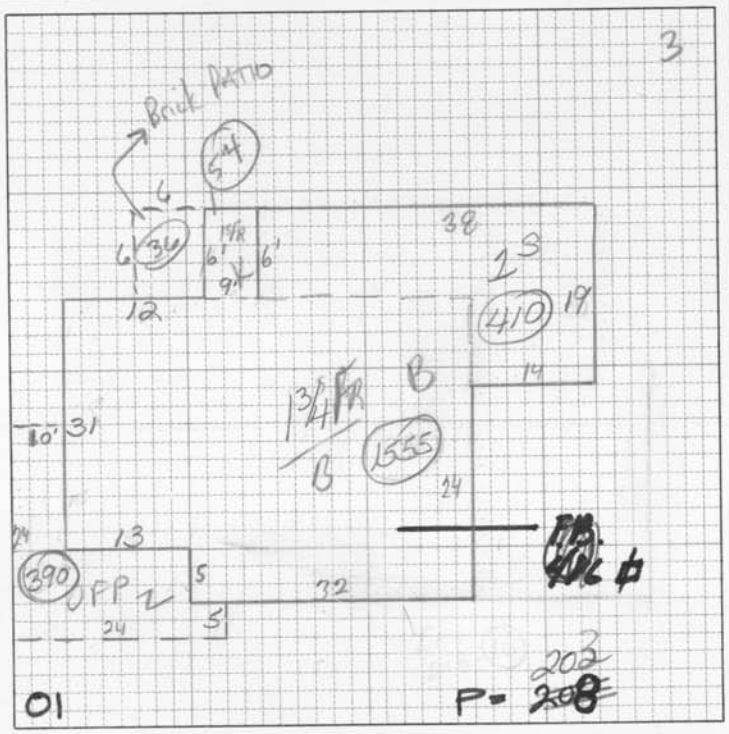
ROOMS			
B	½	1	6
2		3	

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	17
MEASURED BY	17
DATE	8.30.72



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	1930	.	33900
BSM'T	482	3.00	1400
1S/FR	54		900
OFP	380		1500
BAY	16		600
PLBG			2200

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
8/10/77 - Didn't do b/c Review			

TOTAL	40500
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

REV. 77
meas. wrong