ALEXANDRIA — PROPERTY RECORD CARD — 052.04-08-16 — VIRGINIA

TYPE & USE: V

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.
15623500	217	3	19	

PROPERTY ADDRESS

2503 King St.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 27, Adams Est.	4,230 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R5		APPROX 300.00	

RECORD OF OWNERSHIP	MAILING ADDRESS
Campbell, Charles F. or Ellen	c/o Jacob & Warwick, Inc. 416 Prince St.
JARVIS, CHARLES W. or NELL R.	SAME AS PROP.

YR.	LAND	IMP.	ASSESSED VALUE
'71	2,500	13,650	16,150
73	3000	15,700	18,700
74	3600	16500	20100
75	4000	19,600	23,600
76	—	—	—
77	8800	49400	58200

DEED BK. & PAGE	DATE	NOTES
78 8800	55700	63500
625-163		
PRICE: 78 12300	62800	75100
753-242	2-8-73	TR - 438,500
PRICE: $40,000		
80 12300	82900	95200
PRICE: 81 16000	90300	106300
82 16000	102100	118100
PRICE: 83 23500	99700	123200
PRICE:		

PHOTO

REMARKS

4-
1457
'83 $24,500
- 1,000 LOC.
$23,500

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
	153	10					6000
					1.92		8100

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 SBL		1269	4- / 4	1937	1961 / 1965	CAK / A	36,900	15				31,400

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	½	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	✓			
PINE				
HARDWOOD		1 33		
VINYL TILE				
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER	43	
DRYWALL		
PANEL VEN.		
UNFIN.		

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	ONEN	RANGE	FAN
~~✓~~		NO		

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.	N
NO HEATING	

PLUMBING

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

TILING

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

ROOMS

B	1	4	
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			

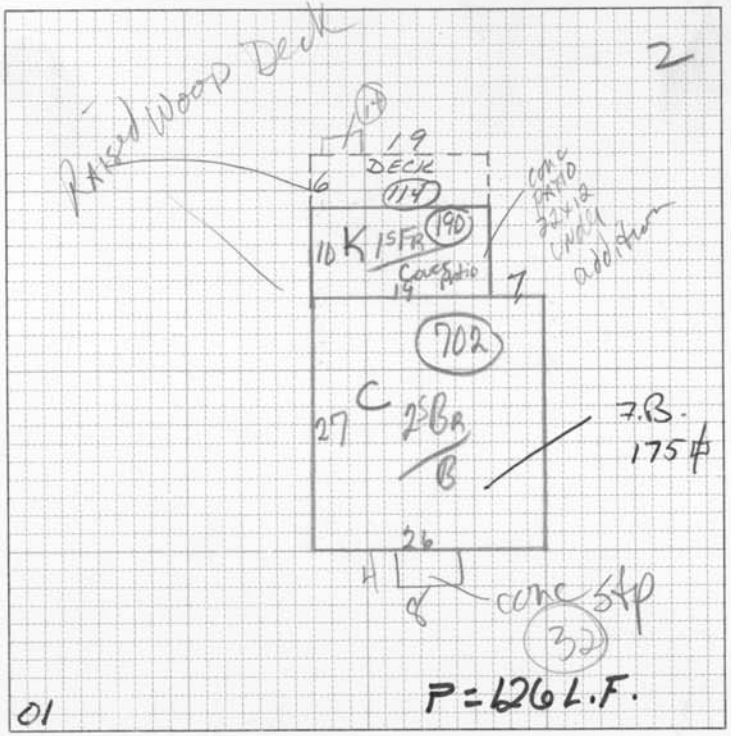
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 8-16-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	702		21600
BSMT	175	3.00	500
1S/FR/C.P.	190		2700
PLBG			1600

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	26400
FACTOR +40 %	10500
REPLACEMENT VALUE	36,900
LAND VALUE	6000
BUILDING VALUE	31,400
PROPERTY VAL. 100%	37,400

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
8/4/M MM/FA	EST	WC	