

TYPE & USE	
100-199 RESIDENTIAL	
110 DETACHED	
111 SEMI	
112 ROW	
116 APT. - GARD	
117 APT. - HRS	
151 HOTELS	
153 MOTELS	
200-299 MFG	
400-499 UTILITIES	
500-599 COMMERCIAL	
530 SHOP CTR	
553 SERV. STA	
580 RESTAURANT	
OFFICE BLDG	
600-699 SERVICES	
632 WAREHOUSE	
700-799 RECREATION	
800-899 RAW PROD.	
900-999 VACANT	

DATANO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.	YR.	LAND	IMP.	ASSESSED VALUE
12610000	148	1	11	0171300	'70	15,450	27,250	42,700
PROPERTY ADDRESS								
302 King Street								
LEGAL DESCRIPTION								
H. & L. S. W. cor. King & Fairfax Sts.								
ZONING								
C-3								
NAME OF TENANT								
MR. HRETB								
RENTS - MONTH - ANN.								
3 Year Lease								
600 <sup>00</sup> Per Mo. - 1 <sup>34</sup> 8. Floor								
RECORD OF OWNERSHIP								
MAILING ADDRESS								
Stevens, Charles H. or Rachel H.								
% Mexican Shop								
1408 Wisconsin Ave.								
Washington, D. C. 20007								
300 KING STREET ASSOCIATES								
SAVAGE, William H.								
KING FAIRFAX PARTNERSHIP								

DEED BK. & PAGE		DATE		NOTES	
670-308		7-67			
PRICE: \$110,000					
952-818		2-5-73		%	
PRICE: \$138,000				424,000	
769-371		1-7-54		712 \$39,000	
PRICE: \$169,000					
478-820		4-17-54			
PRICE: \$160,000				72 \$1,000	
PRICE:					

PHOTO



REMARKS

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	LOC.	ADJUSTMENTS	UNIT VALUE	NO. UNITS	LAND VALUE
			SIZE			
			PHY.			
	20					45400
	20					41200

*Commercial*

75-01-08-03

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.	YR.	LAND	IMP.	ASSESSED VALUE				
100-199 RESIDENTIAL	12610000	148	1	11		75	20,600	51,300	71,900				
110 DETACHED	PROPERTY ADDRESS												
111 SEMI-DET.	302 King Street												
112 ROW	LEGAL DESCRIPTION												
116 APT. GARD.	H & L S.W. Cor. King & Fairfax Sts.												
117 APT. HRS.	ZONING												
151 HOTELS	C-3												
153 MOTELS	RECORD OF OWNERSHIP												
200-399 HFG	MAILING ADDRESS												
400-499 UTILITIES	As above												
500-599 COMMERCIAL	King Fairfax Partnership												
530 SHOP CTR.	RENTS = MONTH - ANN.												
553 SERV. STA.	40 x 51.5												
600 RESTAURANT	2060 sq. ft.												
OFFICE BLDG.	GRM - G.I.M.												
600-699 SERVICES	778-820												
632 WAREHOUSE	PRICE: \$160,000 A/T's \$71,000												
700-799 RECREATION	PRICE: 81 82400 561900 644,300												
800-899 RAW PROD.	PRICE: 82 113300 606800 720,100												
900-999 VACANT	PRICE:												
PHOTO						PROPERTY FACTORS							
REMARKS						STREET IMP.							
<p><i>change to 344 stg/FB for 1-1-83</i></p> <p>80 7580 + @ 75 = 568,500</p> <p>1980 - \$ ASKIN 4 727,000 -</p> <p>81 7580 @ 85 = 644,300</p> <p>82 7580 @ 95 = 720,100</p> <p>83 8054</p>						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											

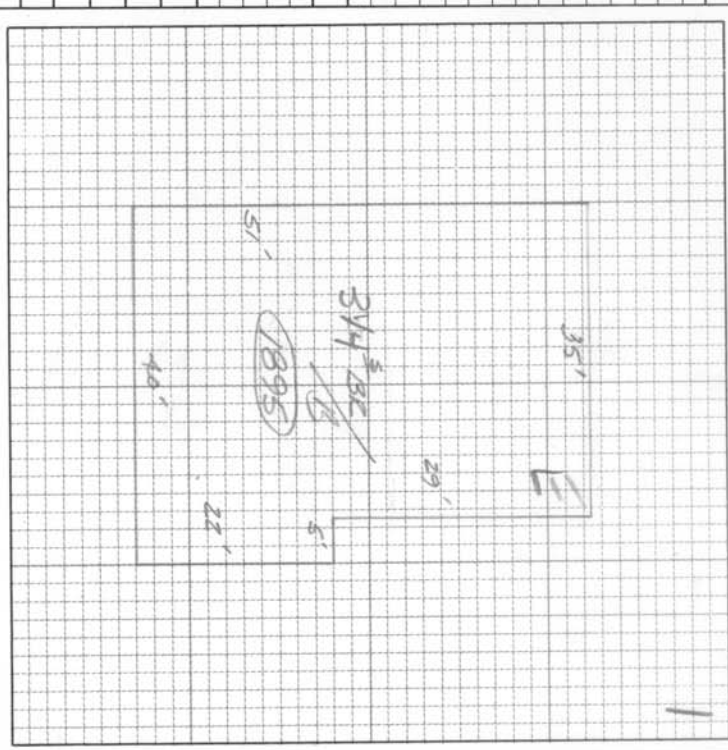
LAND VALUE COMPUTATIONS AND SUMMARY

COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS		UNIT VALUE	NO. UNITS	LAND VALUE
		LOC.	SIZE			
81	7580			45	2060	82400
82	7580		30	30	2060	61800
83	8054			35	2060	72100

DATA NO. \_\_\_\_\_ MAP NO. \_\_\_\_\_ BLK. NO. \_\_\_\_\_ LOT NO. \_\_\_\_\_ FIELD BOOK \_\_\_\_\_ PURCH. PRICE \_\_\_\_\_ DATE \_\_\_\_\_  
 OCCUPANCY \_\_\_\_\_ TYPE & CONST. \_\_\_\_\_ SIZE \_\_\_\_\_ AREA \_\_\_\_\_ GRADE \_\_\_\_\_ AGE \_\_\_\_\_ EFF. AGE \_\_\_\_\_ COND. \_\_\_\_\_ REPL. VALUE \_\_\_\_\_ PHY. DEPR. \_\_\_\_\_ PHY. VALUE \_\_\_\_\_ FUNC'T. DEPR. \_\_\_\_\_ LOC. ADJ. \_\_\_\_\_ ACT. VALUE \_\_\_\_\_  
*Courtesy 1/14/15* 3-12 *35' x 28'* *34' x 28' BR* 4158 *1895* *1700's* 131664 - 40 78999 *130* 102600

FOUNDATION \_\_\_\_\_ INTERIOR FINISH \_\_\_\_\_ OUTBUILDINGS 1 2 3 \_\_\_\_\_ TOTAL BLDG. VALUE \$ \_\_\_\_\_  
 CONC. OR BRICK \_\_\_\_\_ PLASTER \_\_\_\_\_ PIER FDTN. \_\_\_\_\_  
 TILE OR CONC. BLK. \_\_\_\_\_ DR.YWALL \_\_\_\_\_ WALL FDTN. \_\_\_\_\_  
 CONC. SLAB \_\_\_\_\_ PANEL VEN. \_\_\_\_\_ SLAB FDTN. \_\_\_\_\_  
 STONE \_\_\_\_\_ UNFIN. \_\_\_\_\_ SINGLE SIDING \_\_\_\_\_  
 PIERS \_\_\_\_\_ DOUBLE SIDING \_\_\_\_\_  
 BASEMENT \_\_\_\_\_ PARTITION B 1 2 3 \_\_\_\_\_ CONC. BLK. \_\_\_\_\_  
 NO. \_\_\_\_\_ NONE \_\_\_\_\_ BRICK \_\_\_\_\_  
 EXT. WALLS \_\_\_\_\_ AVERAGE \_\_\_\_\_ CONC. FLR. \_\_\_\_\_  
 SIDING ON SHEATHING \_\_\_\_\_ HEAVY \_\_\_\_\_ EARTH FLR. \_\_\_\_\_  
 SINGLE SIDING \_\_\_\_\_ ROOF \_\_\_\_\_  
 WOOD SHINGLES \_\_\_\_\_ O.H. DOOR \_\_\_\_\_  
 COMP. SHINGLES \_\_\_\_\_ FIN. INT. \_\_\_\_\_  
 ALUMINUM SIDING \_\_\_\_\_ ELECTRIC \_\_\_\_\_  
 STUCCO \_\_\_\_\_ PLUMBING \_\_\_\_\_  
 BRICK VENEER \_\_\_\_\_  
 STONE VENEER \_\_\_\_\_  
 SOLID BRICK \_\_\_\_\_ CHIMNEYS \_\_\_\_\_  
 CONC. BLOCK \_\_\_\_\_  
 METAL PANEL \_\_\_\_\_  
 CLAPBOARD \_\_\_\_\_  
 INSULATION *NO* \_\_\_\_\_  
 WALLS \_\_\_\_\_ CEL. \_\_\_\_\_ FULL \_\_\_\_\_  
 ROOF TYPE \_\_\_\_\_  
 MANSARD \_\_\_\_\_ GABLE \_\_\_\_\_  
 GAMBREL \_\_\_\_\_ HIP \_\_\_\_\_  
 FLAT \_\_\_\_\_ EXPAN. \_\_\_\_\_  
 ROOFING \_\_\_\_\_  
 TILE \_\_\_\_\_ ASPHALT \_\_\_\_\_  
 SHAKES \_\_\_\_\_ ASBESTOS \_\_\_\_\_  
 METAL \_\_\_\_\_ WOOD \_\_\_\_\_  
 ROLL \_\_\_\_\_ SLATE \_\_\_\_\_  
 ATTIC & BSM'T. FINISH \_\_\_\_\_  
 A \_\_\_\_\_ F \_\_\_\_\_  
 B \_\_\_\_\_ F \_\_\_\_\_  
 GAR. IN BSM'T. \_\_\_\_\_  
 1 CAR \_\_\_\_\_ 2 CAR \_\_\_\_\_  
 FLOORS B 1 2 3 \_\_\_\_\_  
 EARTH \_\_\_\_\_  
 CONCRETE \_\_\_\_\_  
 PINE \_\_\_\_\_  
 HARDWOOD \_\_\_\_\_  
 VINYL TILE \_\_\_\_\_  
 POURED TOR. \_\_\_\_\_  
 CARPET/SUB. \_\_\_\_\_  
 L.VOLIT \_\_\_\_\_

KITCHEN EQUIP. \_\_\_\_\_  
 FIREPLACES \_\_\_\_\_ NO. \_\_\_\_\_  
 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 \_\_\_\_\_  
 ATTACHED GARAGE \_\_\_\_\_  
 STY. HGT. \_\_\_\_\_  
 BRICK VENEER \_\_\_\_\_  
 FRAME \_\_\_\_\_  
 FINISHED UP \_\_\_\_\_  
 LISTED BY *17* \_\_\_\_\_  
 MEASURED BY *18* \_\_\_\_\_  
 DATE *12-30-71* \_\_\_\_\_



REMODELING AND ADDITIONS \_\_\_\_\_  
 REMODELING DATA \_\_\_\_\_  
 KITCHEN \_\_\_\_\_  
 BATH \_\_\_\_\_  
 HEATING - A.C. \_\_\_\_\_  
 EXTERIOR \_\_\_\_\_  
 WATER ONLY \_\_\_\_\_  
 NO PLUMBING \_\_\_\_\_  
 TILING \_\_\_\_\_  
 BATH FLR. & WAIN. \_\_\_\_\_  
 BATH FLR. & SHW. \_\_\_\_\_  
 BATH FLOOR \_\_\_\_\_  
 ROOMS \_\_\_\_\_  
 B 1 2 3 \_\_\_\_\_  
 G F P \_\_\_\_\_  
 YR. UPDATED \_\_\_\_\_ LISTED BY \_\_\_\_\_ MEASURED BY \_\_\_\_\_ PRICED BY \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 FACTOR \_\_\_\_\_ % \_\_\_\_\_  
 REPLACEMENT VALUE \_\_\_\_\_  
 LAND VALUE \_\_\_\_\_  
 BUILDING VALUE \_\_\_\_\_  
 PROPERTY VAL. 100% \_\_\_\_\_  
 NOTES \_\_\_\_\_