ALEXANDRIA

PROPERTY RECORD CARD

035.01-01-05

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.
13726500	205	16	13	

PROPERTY ADDRESS: 2400 & 2402 Leslie Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 42,43,44, Blk. 9, Abingdon	12,412 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5			

RECORD OF OWNERSHIP	MAILING ADDRESS
O'Neill, William F., ETUX	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	4,450	4,650	9,100
73	6200	5400	11600
74	6,200	5,800	12,000
75	7800	6700	14500
76	—	—	—
77	17200	14700	31900

DEED BK. & PAGE	DATE	NOTES
18 17200	23400	40600
184-262		
PRICE: 24100	26100	50200
80 24100	32200	56300
PRICE: 31300	36300	67600
82 31300	38900	70200
PRICE: 31500		
PRICE:		
PRICE:		

PHOTO

REMARKS

ETT AGC 1957

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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
Sq ft	1.00	—	—	—	12400	1	12400
	1.23						15500

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	1¼=FR		720	3+	1930	1952 / 1963	AVG.	14300	.25	—	—	—	10725

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

	¼	½	¾	F
A				
B		NO		

GAR. IN BSM'T.

1 CAR		2 CAR	
	✓		

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE		4		
HARDWOOD				
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER		5		
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		5		
HEAVY				

KITCHEN EQUIP.

DW SH | DISP | OVEN NO | 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.	N
NO HEATING	

PLUMBING

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

TILING

BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR	NONE

ROOMS

B	1	5
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			

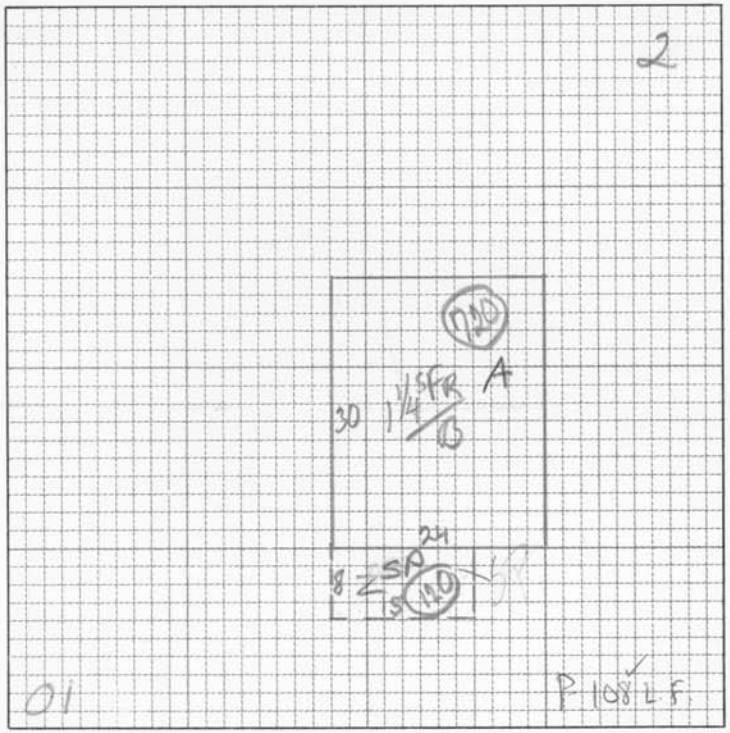
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-31-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	720		13300
OFP	120		600
ATTIC			450

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	14300
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	12400
BUILDING VALUE	10800
PROPERTY VAL. 100%	23200

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/21/77	BB/PS/BB	Est. No Change	Chng Cond from fair → AVG