ALEXANDRIA

PROPERTY RECORD CARD

#025-03-01-21

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.
13744000	205	17	19	

PROPERTY ADDRESS

2409 Leslie Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 13 & 14, Blk. 8, Abingdon	6,050 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5	SINCLAIR	125.00	

RECORD OF OWNERSHIP	MAILING ADDRESS
Treger, Joseph Estate	2801 New Mexico Ave., N. W. Wash,, D. C. 20007

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	6,850	9,850
'73	3900	9800	13700
74	3,900	10,500	14,400
75	5200	12100	17300
76	—	—	—
77	11400	26600	38000

DEED BK. & PAGE	DATE	NOTES
78 11400	30700	42100
126-468		
PRICE: 79 16000	35200	51200
80 16000	44100	60100
PRICE: 81 20800	49800	70600
82 20800	54100	74900
PRICE: 83 25000		
PRICE:		
PRICE:		

PHOTO

REMARKS

ADD GAR

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
Lot	1.30	—	—	—	7800	1	7800
							10400

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 BR		~~1269~~	3+	1935	~~1957~~	AVG	23640	~~80~~	—	—	—	18912
GARAGE	1-BR		1015	3		1963	Poor		25				600

FOUNDATION
- CONC. OR BRICK ✓
- TILE OR CONC. BLK.
- CONC. SLAB
- STONE
- PIERS

BASEMENT

NO.	¼	½	¾	F
				(0)

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	½	¾	F
~~B~~	~~½~~	NO	~~¾~~	~~F~~

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE		✓		
PINE				
HARDWOOD				
VINYL TILE		1.5		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

	1	2	3
PLASTER	1.5		
DRYWALL			
PANEL VEN.			
UNFIN.			

PARTITION

	B	1	2	3
NONE				
AVERAGE		1		
HEAVY				

KITCHEN EQUIP.

DW	DISP	OVEN	RANGE	FAN
~~WASH~~	~~DISP~~	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			

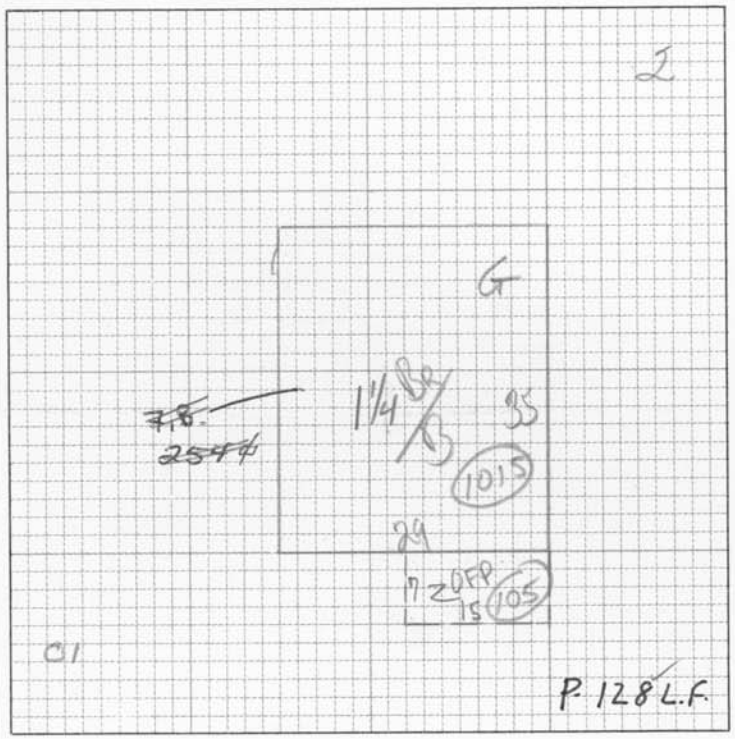
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-28-72



TOTAL BLDG. VALUE $ 19512

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	1015		18100
OFP	105		450
ATTIC			600
FR	253	2.50	600

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	19700
FACTOR %	1.2
REPLACEMENT VALUE	23640
LAND VALUE	7800
BUILDING VALUE	19600
PROPERTY VAL. 100%	27400

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-21-77	BB, SP, SP	change to unfinished Basement from 4th	
talk to Mrs Sinkler			

NOTES

2
20
35
145
17