ALEXANDRIA — PROPERTY RECORD CARD — VIRGINIA

#025.03-01-16

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.
13722500	205	16	6	

PROPERTY ADDRESS: 2502 Lelsie Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 28-29, Blk. 9, Abingdon	6,100 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Denchy, Joseph P.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,050	5,700	8,750
73	4000	8300	12300
74	4,000	8,900	12,900
75	5400	10300	15700
76	5400	11200	16600
77	11900	25300	37200
78	11900	26100	38000

DEED BK. & PAGE	DATE	NOTES
708-583	4-70	
PRICE: $22,000 Tr.$22,000		
79 16700	29000	45700
PRICE: 80 16700	37000	53700
81 21700	41900	63600
PRICE:		
82 21700	45400	67100
PRICE: 83 25000		
PRICE:		

PHOTO

REMARKS

DMC 1
055
3

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	-	-	-	8000	1	8000
							10800

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 EFR		~~1248~~ 952	3+	1932	~~1961~~ 1965	A	19600	85				16660

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	½	¾	F
~~B~~	~~¼~~	NO	~~¾~~	~~F~~

GAR. IN BSM'T. NO

1 CAR		2 CAR	

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

INTERIOR FINISH			
PLASTER		✓	✓
DRYWALL			
PANEL VEN.			
UNFIN.			

PARTITION	B	1	2	3
NONE				
AVERAGE		✓	✓	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	DVEN	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.	NO
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 N	3	

CONDITION	G	F	P
INTERIOR			
EXTERIOR			
LAYOUT			

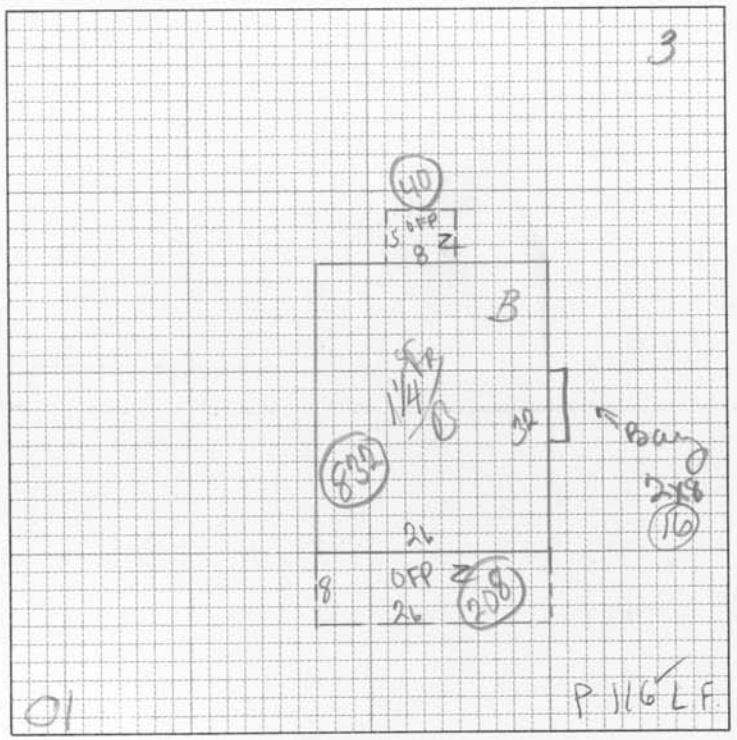
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-28-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	832		18500
OFP	40		250
OFP	208		900

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
28935		Install dormer, apply alum. siding (3)	2/8/72	#3982.00	

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-21-77	BOB, JR, SD	Mrs. Dencky // add (1) 2x8 Bay	

TOTAL	19600
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	8000
BUILDING VALUE	16600
PROPERTY VAL. 100%	24600

NOTES