ALEXANDRIA

PROPERTY RECORD CARD 025.03-01-27

VIRGINIA

TYPE & USE: 1 / ✓
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.
13733000	205	17	1A	

PROPERTY ADDRESS: 2507 Leslie Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. B Orig. Lt. 23, Blk. 8, Abingdon	4,950 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Roth, Eleanor E.	C/O Bennie T. Oliver 3220 Magnolia Av. Box 1121 Falls Church, Va. 22041
ROTH, ELEANOR E & MICHAEL LICALZI ETUX	"
61	

YR.	LAND	IMP.	ASSESSED VALUE	DEED BK. & PAGE	DATE	NOTES
'71	3,000	7,050	10,050			
73	3500	9300	12800			
74	3,500	10,000	13,500			
75	4800	11600	16400			
76	4800	12000	16800			
77	10600	26300	36900			
78	10600	30900	41500	692-704	1/69	
				PRICE: $ 18,500	TR. 16,500 + $3,000	
				777-361	5-16-74	
				PRICE: $17,000	TR $22,000	
79	14800	35700	50500	PRICE:		
80	14800	46200	61000			
81	19200	52200	71400	PRICE:		
82	19200	56700	75900			
83	20500			PRICE:		

PHOTO

REMARKS

FIN Attic

3+

61

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
Pft	1.40	–	–	–	7000	1	7000
							9600

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	1 1/4 S/M BR		1240	3+	1933	~~1957~~ 1961	AVG	23210	80				18568

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
				(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				(F)
B	~~¼~~	No	~~¾~~	~~F~~

GAR. IN BSM'T. No

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER		5	1	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		.	//	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN
~~DW SH~~		~~OVEN~~		

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	2
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	1	3	

CONDITION	G	F	P
INTERIOR			
EXTERIOR		E	
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			

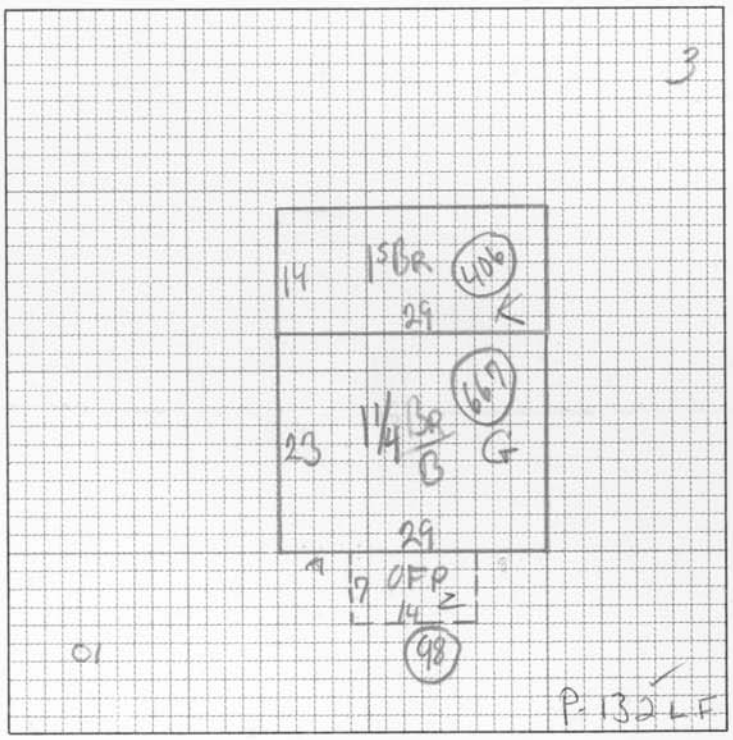
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 7-27-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	667		13900
1S/BR	406		7800
OFP	98		150
ATTIC			1200
PLBG			800

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

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-21-77	B.B, S.R, G.P	No Change	

TOTAL	21100
FACTOR %	1.10
REPLACEMENT VALUE	23210
LAND VALUE	7000
BUILDING VALUE	18600
PROPERTY VAL. 100%	25600

NOTES