ALEXANDRIA

PROPERTY RECORD CARD 028.00-03-40

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.
38968000	50	3656	55	

PROPERTY ADDRESS: 5830 Lowell Ave.

LEGAL DESCRIPTION: H. & L. 98, Sec. 1, Lincolnia Hills

LOT SIZE: 19,516 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-12			

RECORD OF OWNERSHIP: Green, James M. or Sylvia A.

MAILING ADDRESS: same

YR.	LAND	IMP.	ASSESSED VALUE
'70	5,150	11,100	16,250
74	7000	16400	23400
75	9000	16400	25400
76	9000	18000	27000
77	19800	37800	57600
78	19800	41600	61400
79	21800	45100	66900
80	21900	61100	82900
81	21800	62000	83800
82	21800	69800	91600
83			
84	35000		

DEED BK. & PAGE: 692-498 — DATE: 1-69 — NOTES: PRICE: $33,900

PRICE:

PRICE:

PRICE:

PHOTO

REMARKS ✓

FOUNDATION	4
WALLS	4
ROOF COVER	4
GUTTERS & DOWNSPOUTS	4
FLOORS	4
WALLS & CEILING	4
MILLWORK	4
HEATING SYSTEM	4
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	4
ROOM DESIGN	4
TOTAL	
48 Pts ÷ 12 =	4

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
SITE					14000	1	14000
							18000

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	1S Br	26x45	1755	3+	1958	1968	AVG	36823	.85	31299		1.05	32864

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

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	NONE	¼	¾	F
B	¼	(½)	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL				
PANEL VEN.	2	5		
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DISH DISP OVEN RANGE FAN NONE

FIREPLACES

	NO.
OPENINGS	(0)
CHIMNEYS	(0)

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	(2) /
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	(1) /
BATH FLR. & SHW.	
BATH FLOOR	(1) /

ROOMS

B		1		
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

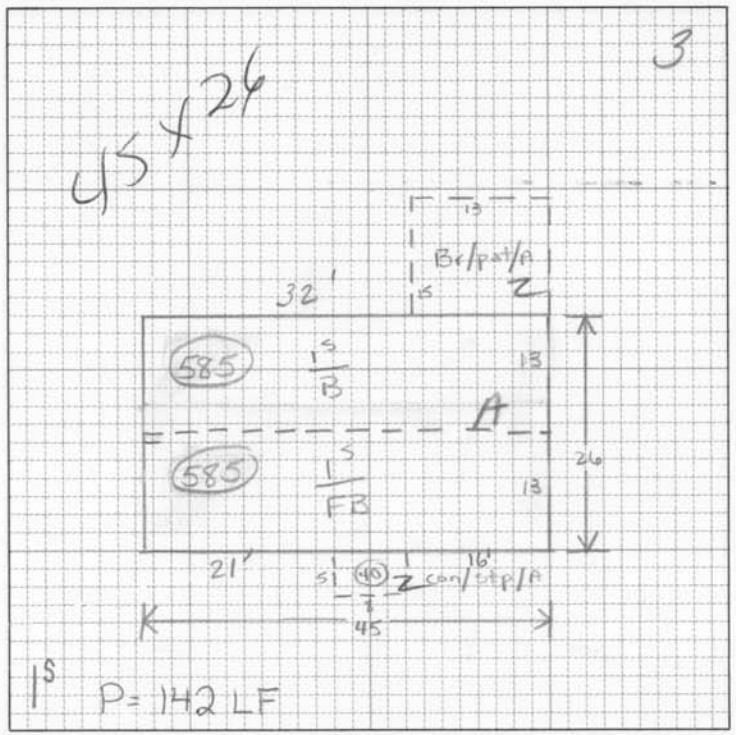
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY SHIELDS

MEASURED BY McKay

DATE 7/6/73

MRS Green.



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 ST.	1170	27.13	31742
PLG.			1250
Br/pat/A	195	1.80	351
Con/str/A	40		100
Fin B	585	5.00	1925
B Bard	77 LF	18.90	1455

REMODELING AND ADDITIONS

REMODELING DATA	DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN				
BATH				
HEATING - A.C.				
EXTERIOR #29849	RE - ROOF	4-12-73	1900.00	—

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-1-78	T.R.	NO Change -	NO modern Kitchen

TOTAL	36823
FACTOR %	—
REPLACEMENT VALUE	36823
LAND VALUE	14000
BUILDING VALUE	32900
PROPERTY VAL. 100%	46900

NOTES

1,5,6,14