ALEXANDRIA — **PROPERTY RECORD CARD** 028.00-03-41 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	38976000	50	3656	56	
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					

PROPERTY ADDRESS

5840 Lowell Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 99, Sec. 1, Lincolnia Hills	12,821 #

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Stumpf, Imogene S.	same

RV5-81 $5000 FUNC TO REFLECT MKT RESISTANCE to bilevels - computer input error.
RV5-82 errors in listing & measurements

B of E - 12/4/80 - to EQUALIZE w/like houses IN Neighborhood.

YR.	LAND	IMP.	ASSESSED VALUE
'70	4,850	12,550	17,400
74	5800	20700	26500
75	8000	20700	28700
76	8000	22800	30800
77	17600	47900	65500
78	17600	52700	70300

DEED BK. & PAGE	DATE	NOTES
79 19400	61400	80800
WB 92-578	12/71	
PRICE: 80 19400	80300	99700
80 19400	77600	97000 B/E 12/4/80
PRICE: ~~81 19400~~	~~82500~~	~~101900~~ RV5-81
81 19400	74500	93900
PRICE: ~~82 19400~~	~~84500~~	~~103900~~ RV5-82
82 19400	81600	101000 TFR# 12437
PRICE: 83 —		
84 31500		
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
ARCH. 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.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
SITE					11700	1	11700
							16000

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	2 STR	45X26	1958	~~3+~~	1958	1968	AVG	47722	.85	40561		1.05	42592

FOUNDATION

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

BASEMENT

NO. ¼ ⅓ ½ F — NONE

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 (3)

ROOF TYPE

MANSARD		GABLE	
GAMBREL		HIP	✓
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	✓
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	¼	⅓	½	F
B	¼	⅓	½	F

NONE

GAR. IN BSM'T. ¼ ⅓ ½

1 CAR ✓ 2 CAR

FLOORS

	B	1	2	3
EARTH				
CONCRETE		1		
PINE				
HARDWOOD		14		
VINYL TILE		21		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

	B	1	2	3
PLASTER				
DRYWALL		15		
PANEL VEN.				
UNFIN.		1		

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.

DW SH | DISP | OVEN | RANGE | FAN — NONE

FIREPLACES NO.

OPENINGS	2
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 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 3 | 1 3

2 3 | 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

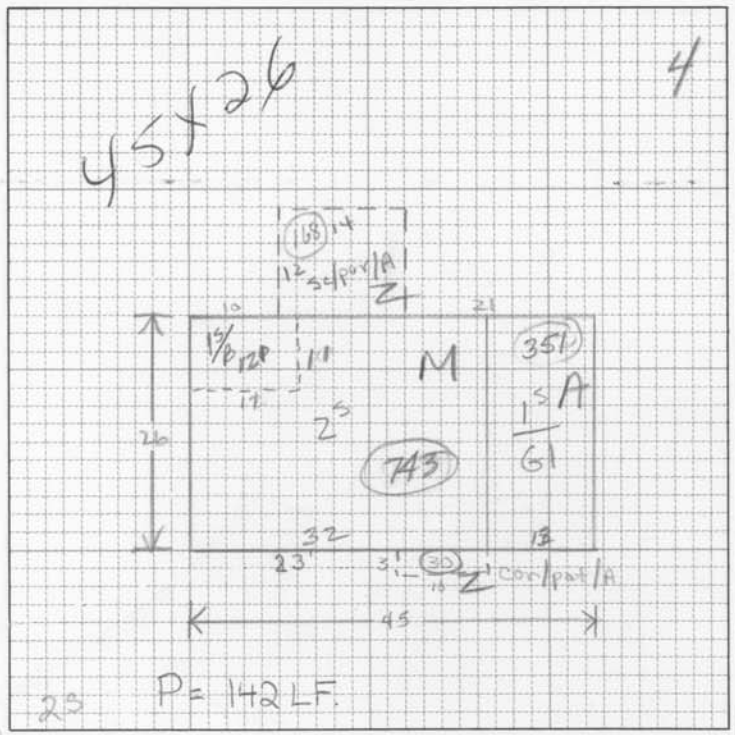
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY SHIELDS

MEASURED BY McKay

DATE 7/6/73

Mrs. Stumpf



BUILDING COMPUTATION

TOTAL BLDG. VALUE $

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST.	1170	41.48	48532
UNFIN	312	8.50	-2652
N.B.			-2700
GAR.			300
Sc/Por/A	168	7.56	1270
Con/pat/A	30		100
AC			1622
PLG.			1250

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	47722
FACTOR %	—
REPLACEMENT VALUE	
LAND VALUE	11700
BUILDING VALUE	42600
PROPERTY VAL. 100%	54300

NOTES

2, Dmg Wall, 3, 7, 13, 14

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/1/78	I.T.	EST - NO MOD	KITCHEN