ALEXANDRIA

PROPERTY RECORD CARD

028.00-03-20

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.
38896000	50	3656	46	

PROPERTY ADDRESS: 5927 Lowell Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 89, Sec. 1, Lincolnia Hills	12,954 #

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Beecher, Jo Ann Mason	same

YR.	LAND	IMP.	ASSESSED VALUE
'70	4,850	11,500	16,350
'74	5800	18500	24300
75	8000	18500	26500
76	8000	20300	28300
77	17600	42600	60200
78	17600	46900	64500

DEED BK. & PAGE	DATE	NOTES
79 19400	51400	70800
605-581		
PRICE: 80 19400	68700	88100
81 19400	81000	100400
PRICE: 82 19400	91200	110600
83 —		
PRICE: 84 31500		
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

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					11700	1	11700
							1600

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	47x27	2239	37	1958	1968	AVG.	41571	-85	35335			37102

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

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			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		4		
VINYL TILE	2	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER				
DRYWALL	75			
PANEL VEN.	1			
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN
	NONE			

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 HEATING	

PLUMBING

4 FIXTURE BATH	(1)	
3 FIXTURE BATH		✓
2 FIXTURE BATH	(1)	✓
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

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

ROOMS

B	3	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

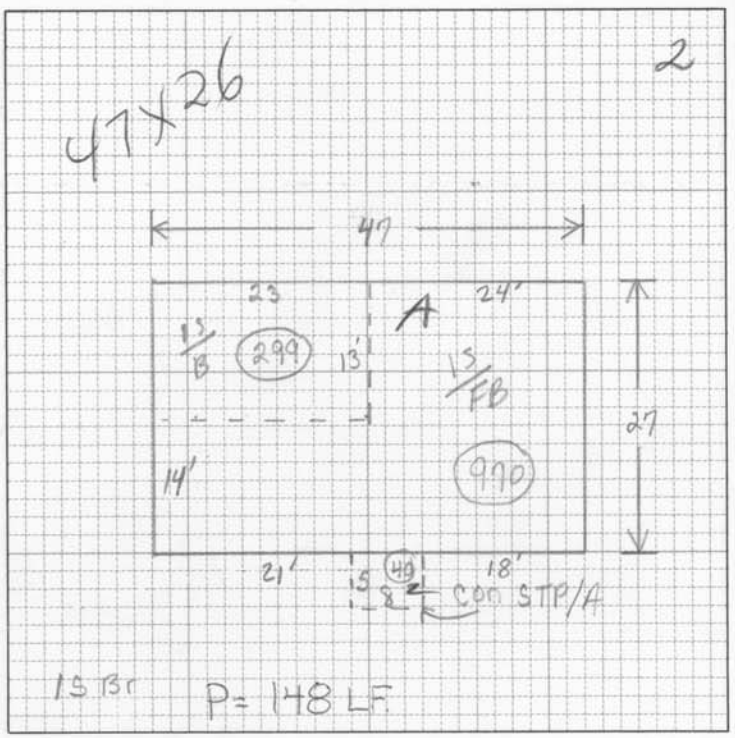
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Shields

MEASURED BY: MCK

DATE: 7-6-73

Est



BUILDING COMPUTATION

TOTAL BLDG. VALUE $

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 ST	1269	26.48	33603
AC	1269	1.00	1269
PLG			
Con/STP/A	40		100
FIN.B.	970	6.00	5820
B. PART	66 LF	11.80	779

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	41571
FACTOR %	—
REPLACEMENT VALUE	41571
LAND VALUE	11700
BUILDING VALUE	37100
PROPERTY VAL. 100%	48800

NOTES

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