ALEXANDRIA

PROPERTY RECORD CARD

028.00-02-23

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.
39528000	50	3665	9	

PROPERTY ADDRESS

6004 Lowell Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 116, Sec. 1, Lincolnia Hills	12,000 #

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Adelson, Norman P. etux	same

YR.	LAND	IMP.	ASSESSED VALUE
'70	4,800	11,200	16,000
'74	5800	17600	23400
75	8000	17600	25600
76	8000	19400	27400
77	17600	40700	58300
78	17600	44800	62400
79	19400	47600	67000
80	19400	65200	84608
81	19400	64300	83700
82	19400	72500	91900
83	—		
84	31500		

DEED BK. & PAGE	DATE	NOTES
451-531		
PRICE:		
PRICE:		
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
ARCH. 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
							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 ST BR+FR	42x26	1666	3+	1958	1968	AVG.	39529	.85	33599		1.05	35279

FOUNDATION

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

BASEMENT — NO. 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

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	NONE				F

GAR. IN BSM'T. — NO

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		1	2	3
PANEL VEN.				
UNFIN.		1		

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	/
HEAVY				

KITCHEN EQUIP. — DW | 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
NO HEATING	

PLUMBING

4 FIXTURE BATH	(2)	
3 FIXTURE BATH		/
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
2	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			

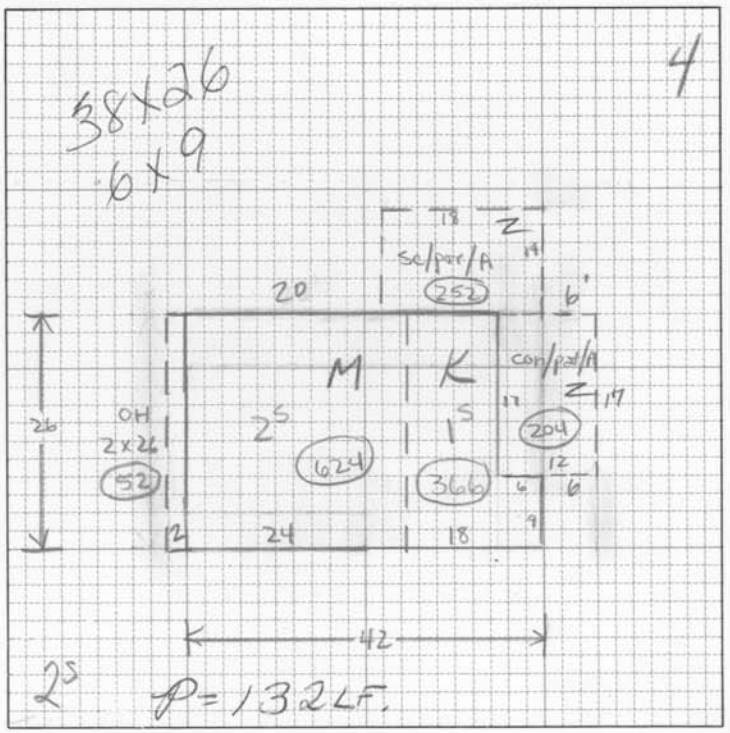
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Shields

MEASURED BY: McKay

DATE: 7-9-73 EST



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST	650	43.50	28275
1 ST	366	28.50	10431
N.B.			-2400
PLG.			1250
SC/POR/A	252	7.02	1769
CON/PAT/A	204	1.00	204

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
30690		Alum Siding (3)	19APR74	$1663	

TOTAL	39529
FACTOR %	—
REPLACEMENT VALUE	39529
LAND VALUE	11700
BUILDING VALUE	35300
PROPERTY VAL. 100%	47000

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
5/30/78	TR+CS	EST. changed to no mod. Kit	