ALEXANDRIA

PROPERTY RECORD CARD

#030.00-02-25

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.
46136000	24	3971	1	

PROPERTY ADDRESS

4311 Loyola Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 1, Varsity Pk.	9,292 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Wilson, Winston P, Jr. et ux	Same
GURR, DAVID R. & BARBARA J. G.	

YR.	LAND	IMP.	ASSESSED VALUE
'72	6,000	19,100	25,100
74	8000	23900	31900
75			
76	8000	27500	35500
77	17600	55000	72600
78	17600	60500	78100

DEED BK. & PAGE	DATE	NOTES
79 24600	76700	101300
486-544		
PRICE: 80 24600	96900	121500
81 24600	100100	124700
PRICE:		
82 24600	120000	144600 RVG-82
PRICE: 82 24600	116100	140700 TAP; 2658
83 —		
PRICE: 84 35400		
PRICE:		

PHOTO

REMARKS ✓

Gr. Per. EA
RVG-82 decrease eff. age as a result of inspection & correct errors in listing

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
							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	S-L	64x33	2268	4-	1959	68	AVG.	53152	90				47800

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

	¼	½	¾	F
A				
B				

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		3	2	
PANEL VEN.		3		
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN
/	/	/	/	

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	
3 FIXTURE BATH	(3) /
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	(2) /
BATH FLR. & SHW.	
BATH FLOOR	(1) /

ROOMS

B	1	1	6
2	½	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

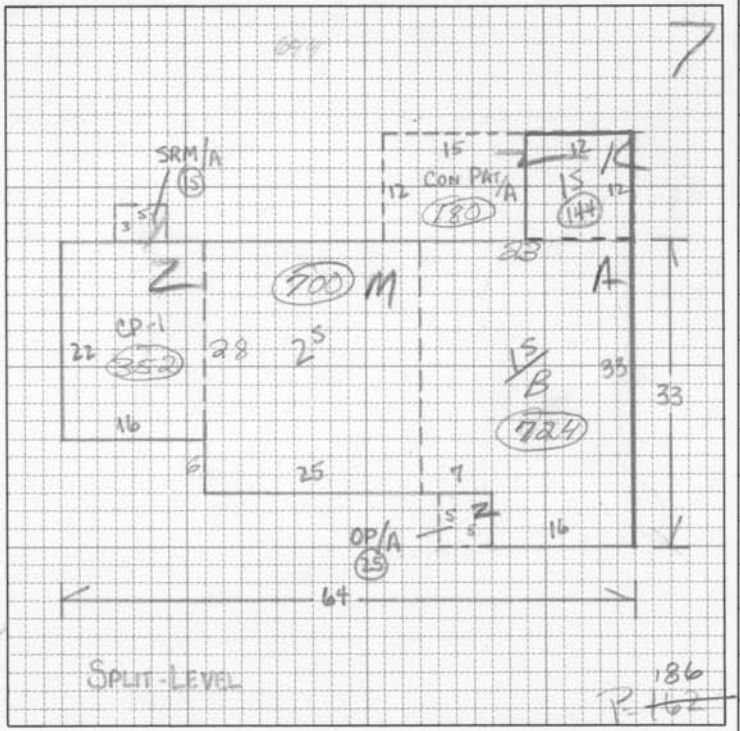
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY MAC

MEASURED BY TURNER

DATE 7-16-73

MRS. WILSON



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 STY.	700	37.87	26509
1 STY.	868	24.84	21561
C.P.	352		1680
SRM/A	15		100
C.PAT./A	180	1.00	180
OP/A	25	6.30	158
½ BST.			-1000
PLG.			2150
A/C		.80	1814

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
6-20-78	TR	Est. NO Change	~~NO MODERN K-T.~~

TOTAL	53152
FACTOR %	
REPLACEMENT VALUE	53152
LAND VALUE	16000
BUILDING VALUE	47800
PROPERTY VAL. 100%	63800

NOTES