ALEXANDRIA — PROPERTY RECORD CARD — VIRGINIA

030.00-02-32

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.
46380200	24	3977	3	

PROPERTY ADDRESS: 4347 Loyola Ave.

LEGAL DESCRIPTION: H. & L. 3, Blk. 2, Sec. 1, King's Hundred

LOT SIZE: 9528 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Spencer, Leonard M. or Grace H.	same
FROMMER, PAUL S. or ELIZABETH A.	9-21-81 $185,000.

YR.	LAND	IMP.	ASSESSED VALUE
'72	6,750	25,000	31,750
74	7500	30600	38100
75			
76	8300	35200	43500
77	18300	81000	99300
78	18300	89100	107400
79	25600	105000	130600
80	25600	132400	158000
81	33300	137000	170300
82	33300	157000	190300
83			
84	47000		

DEED BK. & PAGE	DATE	NOTES
724-102	6-2-71	
PRICE: $66,500		
	2/75	
PRICE: $98,000		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS ✓

GR. Per. FA

FOUNDATION	5
WALLS	5
ROOF COVER	5
GUTTERS & DOWNSPOUTS 4	5
FLOORS	5
WALLS & CEILING	5
MILLWORK	5
HEATING SYSTEM 4	5
ELECTRIC SYSTEM	5
PLUMBING	5
KITCHEN EQUIPMENT 4	5
ARCH. DESIGN	5
TOTAL	60

60 Pts. ÷ 12 = 5

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
							15,000

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	2S BK	29x44	2540	5	1969	5 1974	ABOVE AVE	68107	5%		5%		61300

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	¼	½	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		3,4		
VINYL TILE		2		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL		3,4		
PANEL VEN.				
UNFIN.	1			

PARTITION	B	1	2	3
NONE				
AVERAGE				
HEAVY				

KITCHEN EQUIP.	
DWSH	
DISP	
OVEN	
RANGE	
FAN	

FIREPLACES	NO.
OPENINGS	
CHIMNEYS	

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.	(3) /
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B	1	1	5
2	4	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			

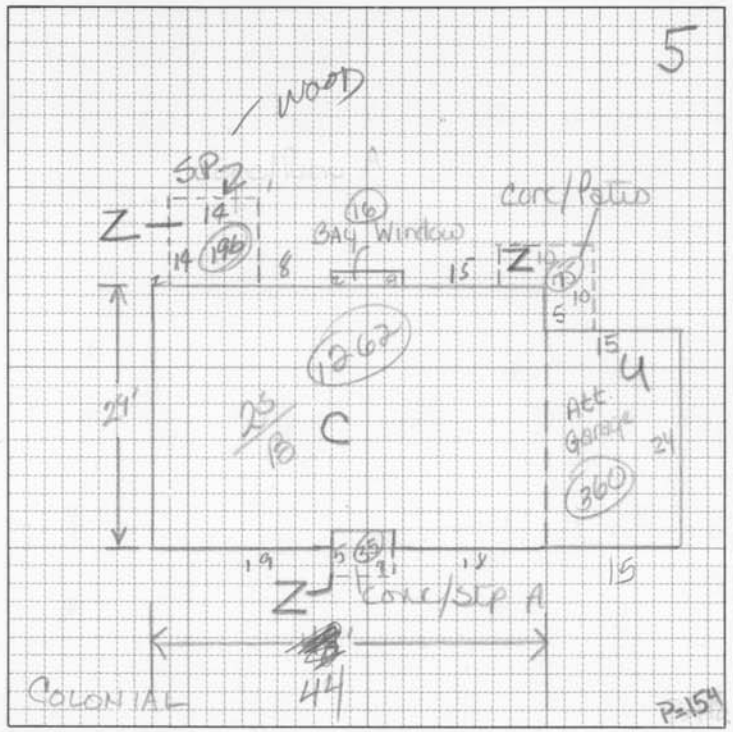
ATTACHED GARAGE	
STY. HGT.	1
BRICK VENEER	/
FRAME	
FINISHED UP	/

LISTED BY: BURNE

MEASURED BY: PULLMAN

DATE: 3 JULY 73

MR. SPENCER



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2S	12-28	52.00	64456
PLG			3300
A/C		.80	2019
Conc Patio	100		100
Conc Patio	75		100
Conc Stp	35		100
Att Garage	360		3600

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
0541	3275	Add SP 14x14 (replace C. Pat 10x10)	1-12-72		

TOTAL	75675
FACTOR -10 %	7567
REPLACEMENT VALUE	68107
LAND VALUE	15,000
BUILDING VALUE	61300
PROPERTY VAL. 100%	76300

NOTES

(1) BACK OF LOT COLLECTS WATER - LOWS

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/29/76	BB		