ALEXANDRIA

PROPERTY RECORD CARD 043.04 -08- 02

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.
14427000	209	5	2 & 3	

PROPERTY ADDRESS

103 E. Luray Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Ls. 226 - 227, Sec. 1, Brenton	5,000 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Runaldue, Godfrey ETUX	Same
RADEWAGEN, FRED W AMATA C	
1 3/4	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	9,700	12,700
73	3,600	11,200	14,800
74	4100	11800	15900
75	5000	14000	19000
76	5000	14800	19800
77	11000	34700	45700

DEED BK. & PAGE	DATE	NOTES
78 11000	50700	61700
127-596		
PRICE: 15400	50700	66100
757/303	5/23/73	FR-36.500
PRICE: 45 000		
80 15400	65600	81000
PRICE: 81 20000	67500	87500
82 20000	77000	97000
PRICE: 83 25000		
PRICE:		

PHOTO

REMARKS

3x

R66006

020

1961

PROPERTY FACTORS

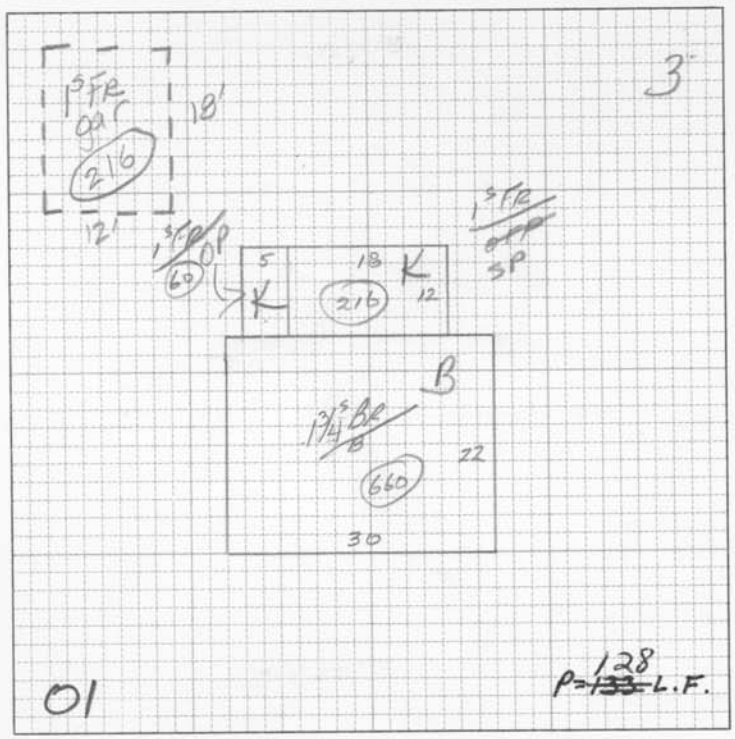
TOPOGRAPHY		UTILITIES		STREET IMP.		LOCATION	
LEVEL	✓	ALL UTILITIES	✓	PAVED	✓	STATIC	✓
HIGH		WATER		SEMI-PAVED		IMPROVING	
LOW		SEWER		DIRT		DECLINING	
ROLLING		GAS		PROPOSED		BLIGHTED	
SWAMPY				SIDEWALK	✓	CHANGING	
				CURB	✓		

LAND VALUE COMPUTATIONS AND SUMMARY

COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS LOC.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
					2.00		10000

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	1¾ BR/B	30x34	~~1266~~	3+	1936	~~1957~~ 1965	Avg	27100	20				21,600
GARAGE	1 FR	12x18	216	3				1100	20				800
			1431										

FOUNDATION		INTERIOR FINISH					OUTBUILDINGS	1	2	3
CONC. OR BRICK		PLASTER		4	2		PIER FDTN.			
TILE OR CONC. BLK.	✓	DRYWALL					WALL FDTN.			
CONC. SLAB		PANEL VEN.					SLAB FDTN.			
STONE		UNFIN.	1				SINGLE SIDING			
PIERS							DOUBLE SIDING			
BASEMENT		**PARTITION**	B	1	2	3	CONC. BLK.			
NO. ¼ ½ ¾ F	(F)	NONE					BRICK			
EXT. WALLS		AVERAGE		✓	✓		CONC. FLR.			
SIDING ON SHEATHING		HEAVY					EARTH FLR.			
SINGLE SIDING		**KITCHEN EQUIP.**					ROOF			
WOOD SHINGLES		DWSH DISP OVEN RANGE FAN					O.H. DOOR			
COMP. SHINGLES		**FIREPLACES**				NO.	FIN. INT.			
ALUMINUM SIDING		OPENINGS				1	ELECTRIC			
STUCCO		CHIMNEYS				1	PLUMBING			
BRICK VENEER	✓	**HEAT - AIR COND.**					**ATTACHED GARAGE**			
STONE VENEER		HOT AIR FORCED					STY. HGT.			
SOLID BRICK		HOT AIR GRAVITY					BRICK VENEER			
CONC. BLOCK		HOT WATER ~~OR VAPOR~~	✓				FRAME			
METAL PANEL		FLOOR FURNACE					FINISHED UP			
CLAPBOARD		RADIANT								
INSULATION		BASEBOARD					LISTED BY 15			
WALLS CEIL. FULL		WALL UNITS								
ROOF TYPE		CENT'L. AIR COND.					MEASURED BY 15			
MANSARD GABLE ✓										
GAMBREL HIP		NO HEATING					DATE 7-20-72			
FLAT EXPAN.		**PLUMBING**					Est.			
ROOFING		4 FIXTURE BATH								
TILE ASPHALT ✓		3 FIXTURE BATH	✓							
SHAKES ASBESTOS		2 FIXTURE BATH	✓							
METAL WOOD		EXTRA WATER CLOSET								
ROLL SLATE		EXTRA SINK								
ATTIC & BSM'T. FINISH		WATER ONLY								
A ¼ ½ ¾ F		NO PLUMBING								
B ¼ ½ ¾ F										
GAR. IN BSM'T.		**TILING**								
1 CAR 2 CAR		BATH FLR. & WAIN.				1				
FLOORS	B 1 2 3	BATH FLR. & SHW.								
EARTH		BATH FLOOR								
CONCRETE	1									
PINE		**ROOMS**								
HARDWOOD	3 2	B 1		4						
VINYL TILE	1	2 ½ 3								
POURED TOR.		CONDITION	G	F	P					
CARPET/SUB.		INTERIOR								
		EXTERIOR		✓						
		LAYOUT		✓						



TOTAL BLDG. VALUE $22400

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	660		18000
1 FR	60		900
1 FR OAP	216		3100
PLBG			600

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
		No one home, No change.		EST.	

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-30-77 BP JT	change cond from fair to avg. Add gar. drawing		

TOTAL	22600
FACTOR +20 %	4500
REPLACEMENT VALUE	27100
LAND VALUE	7200
BUILDING VALUE	22400
PROPERTY VAL. 100%	29600

NOTES