ALEXANDRIA — PROPERTY RECORD CARD — VIRGINIA

024.02-02-46

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.
13891000	206	1B	11	

PROPERTY ADDRESS: 3029 Manning St.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 11, Blk. 2, Waverly Taylor S/D	1,136 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Buster, Malachi or Carolyn E.	Same

YR.	LAND	IMP.	ASSESSED VALUE	DEED BK. & PAGE	DATE	NOTES
'71	1,100	6,050	7,150			
73	1700	6500	8200			
74	1700	7000	8700			
75	2200	7800	10000			
76	—	—	—			
77	4800	17300	22100	18 4800	21000	25800
				740-366	4-72	
				PRICE: $16,000 Tr. $16,000		
79	6700	26500	33200			
80	6700	33400	40100	PRICE:		
81	8700	37700	46400			
				PRICE:		
82	8700	44200	52900			
				PRICE:		
				PRICE:		

PHOTO

REMARKS

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
Lot	2.95	—	—	—	3400	1	3400
							4400

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
R1	2S Br	16x26	9138	3+10	1943	1954 1963	Fair AVG	16200	.80	—	—	—	13000

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		¾	F
B	¼	½	¾	F

GAR. IN BSM'T.			
1 CAR	None	2 CAR	

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

INTERIOR FINISH				
PLASTER		2	2	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		//		
HEAVY				

KITCHEN EQUIP.					
DW SH	DISP	OVEN	RANGE		FAN
		None			

FIREPLACES	NO.
OPENINGS	None
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	
3 FIXTURE BATH	1
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	1
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B		1	2
2	3		

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT		/	

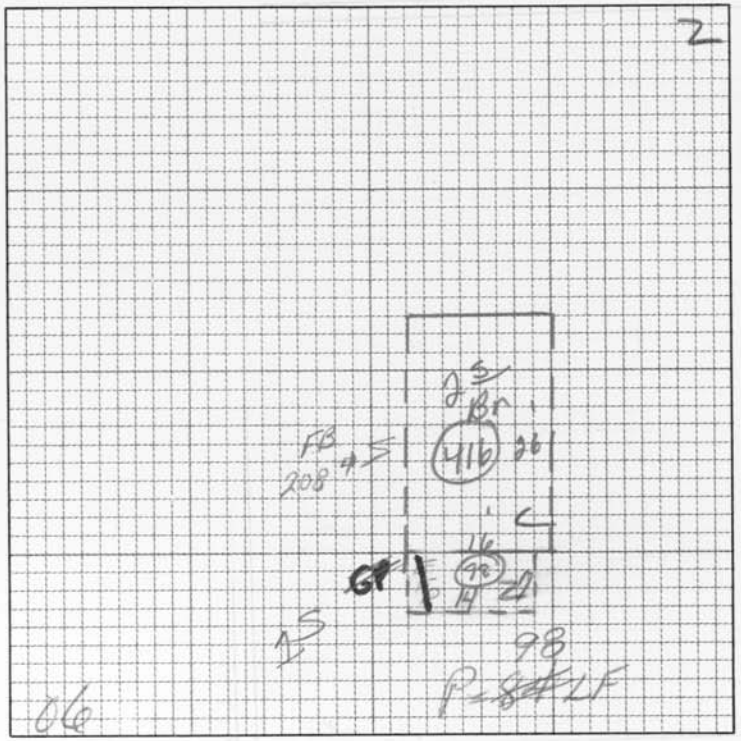
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 14

MEASURED BY 14

DATE 2-10-22



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	416		16300
EFP	98		450
P.W.		-3%	-500

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
29983		Encl frt porch as per contract (3)	5-11-73	$2000 -	NC-73
30017		Encl porch w/ alum sdg & windows	5-30-73	$500 -	NC 73

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/22/77	PB/BO	Add'l from Insp.	Est Cond Adj.

TOTAL	16200
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	3400
BUILDING VALUE	13000
PROPERTY VAL. 100%	16400

NOTES