ALEXANDRIA | PROPERTY RECORD CARD | 024.02-02-39 | 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.
13887500	206	1B	4	

PROPERTY ADDRESS: 3045 Manning Street

LEGAL DESCRIPTION	LOT SIZE
H&Lot 4 Blk. 2 Waverly Taylor Sub-div	1,136 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Blackburn, J.C. III, Sr. or Dorothy	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	1,100	6,100	7,200
73	1700	6500	8200
74	1700	7000	8700
75	2200	7800	10000
76	—	—	—
77	4800	17200	22000
78	4800	20500	25300
79	6700	24900	31600
80	6700	32300	39000
81	8700	36400	45100
82	8700	42600	51300

DEED BK. & PAGE: 592-148 | DATE: 1-64 | NOTES: PRICE: $12,500

PRICE:

PRICE:

PRICE:

PHOTO

REMARKS

2001

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
$/ft	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	2-Br	16×26	~~832~~ 1040	3+10	1943	~~1957~~ 1963	A	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	~~¼~~	~~½~~ NONE	~~¾~~	F
B	¼	½	¾	F

GAR. IN BSM'T.			
1 CAR	~~1 CAR~~ NONE	2 CAR	

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

INTERIOR FINISH				
PLASTER		2	2	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.				
DWSH	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			

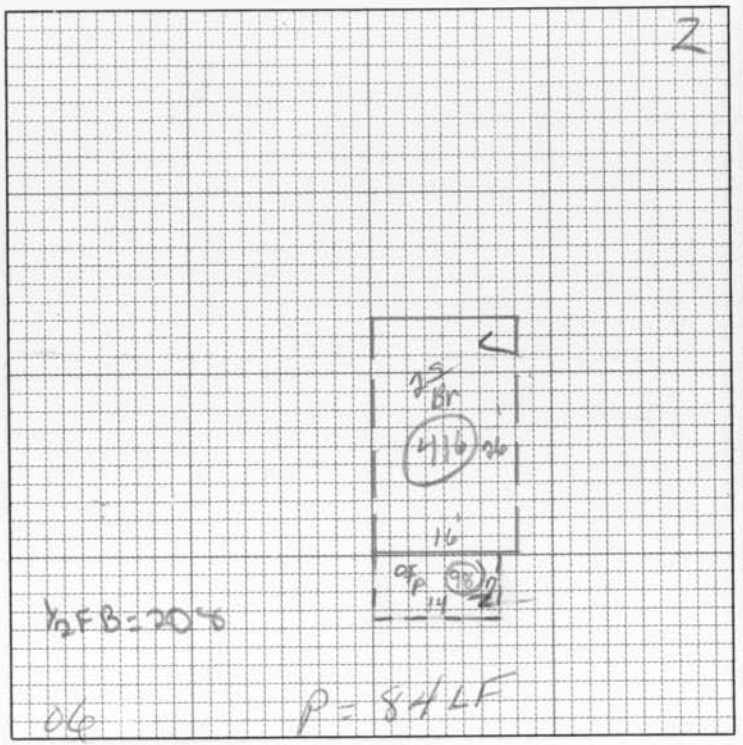
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 14

MEASURED BY 14

DATE 2-10-72



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	416		16300
OFP	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

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/22/77	BB/BB	Add ½ fm board	Est

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

NOTES

change area from 832 to 1040