ALEXANDRIA

PROPERTY RECORD CARD 037.00 01 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.
39160000	49	3662	46	

PROPERTY ADDRESS

6019 Nealon Pl.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 46, Sec. 5, Lincolnia Hills	13,322 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 12			

RECORD OF OWNERSHIP	MAILING ADDRESS
Fox, Calvin & Marilyn	Same

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,850	12,450	17,300
74	5800	20200	26000
74	5800	19400	25200 RV. -800
75	8200	19400	27600
76	8200	21300	29500
77	18000	44700	62700

DEED BK. & PAGE	DATE	NOTES
78 18000	49200	67200
482-356		
PRICE:		
79 19800	57700	77500
PRICE: 80 19800	77500	97300
81 19800	87800	107600
PRICE:		
82 19800	98900	118700
PRICE: 83		
84 32000		
PRICE:		

PHOTO

REMARKS ✓

FOUNDATION	4
WALLS	4
ROOF COVER	4
GUTTERS & DOWNSPOUTS	4
FLOORS	4
WALLS & CEILING	4
MILLWORK	4
HEATING SYSTEM	4
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	4
ARCH. DESIGN	4
TOTAL	48

48 Pts. ÷ 12 = 4

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
SITE					11700	1	11700
							16500

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	1 ST BR	49X29	2382	37	1958	1968	AVG	43503	.85	36977		1.05	38800
	MS-SRM	8X10	80				A	288					

FOUNDATION

CONC. OR BRICK	
TILE OR CONC. BLK.	/
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	F
				(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

NONE

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	/			
PINE				
HARDWOOD	3	4		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER				
DRYWALL	1	5		
PANEL VEN.	2			
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE	/	/		
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN

NONE

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	(2)	/
2 FIXTURE BATH	(1)	/
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

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

ROOMS

B	4	1	5
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			

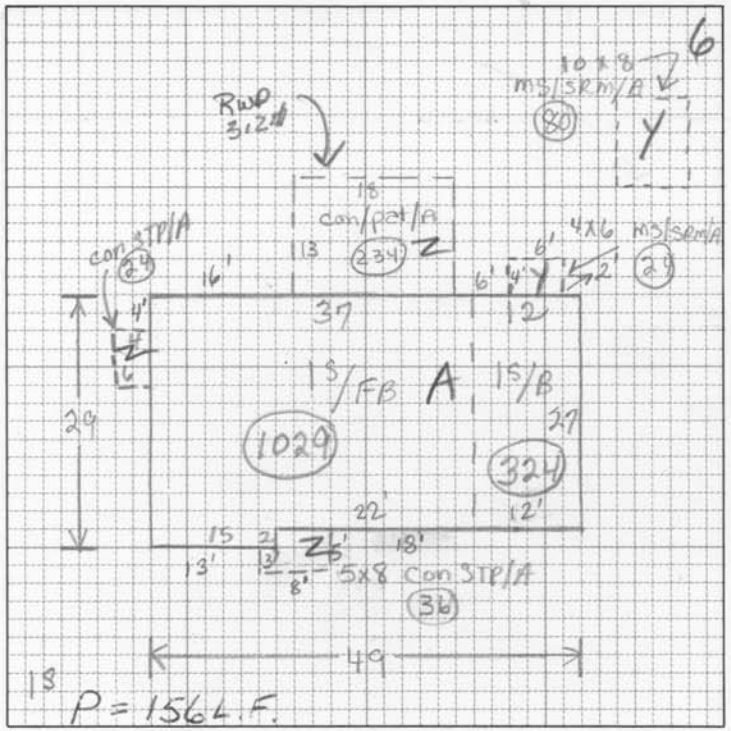
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Shields

MEASURED BY: McKay

DATE: 7.11.78 Est



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 ST	1353	25.85	34975
AC			1353
PLG.			2150
Con STP/A	24		100
Con STP/A	36		100
CONC/PAT/A	234	1.00	234
MS/SRM/A	24		100
Fin. B.	703	5.80	4077
B. Part	27	15.35	414

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
5/31/78	CCHON	EST. NO ONE HOME	NO CHANGE

TOTAL	43503
FACTOR %	—
REPLACEMENT VALUE	43503
LAND VALUE	11700
BUILDING VALUE	38800
PROPERTY VAL. 100%	50500

NOTES