ALEXANDRIA — PROPERTY RECORD CARD 043.03-03-05 — VIRGINIA

TYPE & USE: 110 DETACHED ✓

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
14706500	210	15	6	

PROPERTY ADDRESS: 13 E. Nelson Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 14, & E. 22'8" of L. 15, N. W. Alex. Imp. Co.	6,988 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Bennett, Hubert R. ETUX	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,400	7,100	10,500
73	4300	8,500	12,800
74	4900	8900	13800
75	6200	10500	16700
76	6200	10900	17100
77	13600	23900	37,500

DEED BK. & PAGE	DATE	NOTES
76 13600	31200	44800
79 19000 111-161	35800	54800
80 19000 PRICE:	57600	76600
81 24700	59400	84100
82 24700 PRICE:	75600	100300 RV 3/82
82 24700	68200	92900
82 24700 PRICE:	65100	89800 RV 4/82
83 28000		
PRICE:		
PRICE:		

PHOTO

REMARKS: 3 63

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
					1.77		12400

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 FR		1320	3+		1967 63	Avg.	20,100	15				17,000

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 ASB	/
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.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER		3	3	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN
		/		

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.	N
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	3
2	3	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

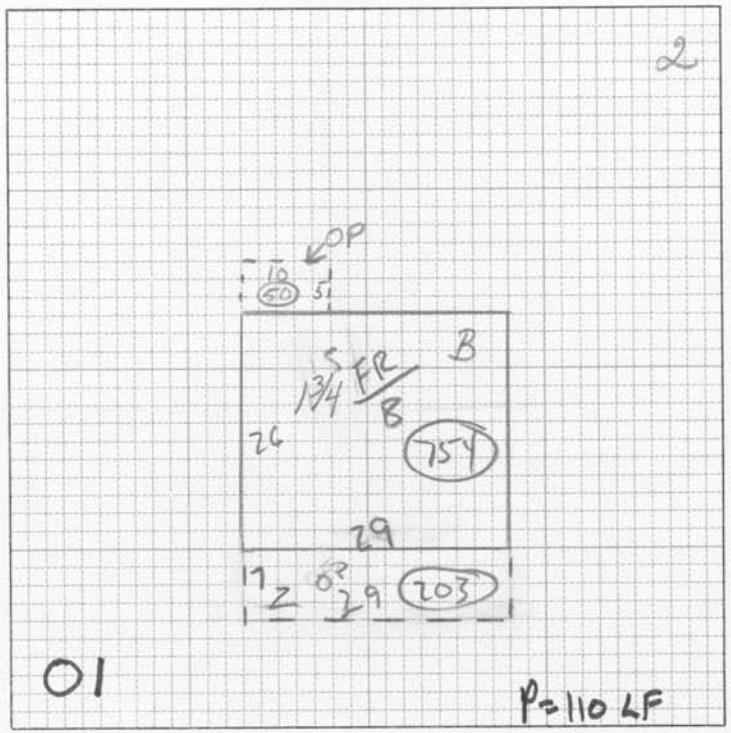
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 19

MEASURED BY 19

DATE 8-15-72

MR BENNETT



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	751		17400
OFP	203		900

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

TOTAL	18300
FACTOR +10 %	1800
REPLACEMENT VALUE	20100
LAND VALUE	8600
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
7/15/77	CS/JS	INT. INS. W/MR. BENNETT ON BACK OF HOUSE.	ADDED EXIO OP