# ALEXANDRIA — PROPERTY RECORD CARD 043.02-10-20 — 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. |
|---|---|---|---|---|
| 13424000 | 204 | 7 | 1S | |

PROPERTY ADDRESS: 406 E. Nelson Ave.

LEGAL DESCRIPTION: H. & L. 26, Edward Duncan Sub-div.

LOT SIZE: 7,750 sq. ft.

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Twilley, Jesse W. & Annie B. | Same |
| Colbert, John B. | " |
| 1/14 | |
| | |
| | |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '71 | 3,500 | 6,650 | 10,150 |
| 73 | 4,500 | 7,900 | 12,400 |
| 74 | 4,500 | 8,500 | 13,000 |
| 75 | 5300 | 9800 | 15100 |
| 76 | 5300 | 11200 | 16500 |
| 77 | 11700 | 24600 | 36300 |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 78 11700 | 30900 | 42600 |
| 435-90 | | |
| PRICE: 16400 | 33600 | 50000 |
| 751-716 | 12-12-72 | TR. $10,000 |
| PRICE: $23,000 | | |
| 80 16400 | 43900 | 60300 |
| PRICE: | | |
| 81 21300 | 49600 | 70900 |
| 82 21300 | 53800 | 75100 |
| PRICE: | | |
| 83 30000 | 52800 | 82800 |
| 83 30000 | 39700 | 69700 |
| PRICE: | | |

RV

PHOTO

REMARKS

3

3 1963 AVG.

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 |
|---|---|---|---|---|---|---|---|
| | | | | | 1.38 | | 10700 |
| | | | | | | | |
| | | | | | | | |

| 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 | 1S BR | | | 3+ | 1939 | ~~1957~~ 1963 | A | 19,900 | 20 | | | | 15,800 |

| 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 | ¾ | F |
| B | ¼ | ½ | ¾ | F |

| GAR. IN BSM'T. | | | |
|---|---|---|---|
| 1 CAR | | 2 CAR | |

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

| INTERIOR FINISH | | | | |
|---|---|---|---|---|
| PLASTER | | | | |
| DRYWALL | | | | |
| PANEL VEN. | | | | |
| UNFIN. | | | | |

| PARTITION | B | 1 | 2 | 3 |
|---|---|---|---|---|
| NONE | | | | |
| AVERAGE | | / | | |
| HEAVY | | | | |

| KITCHEN EQUIP. | | | | |
|---|---|---|---|---|
| DWSH | DISP | OVEN | RANGE | FAN |
| | | 1 | 1 | |

| 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 |
| 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 | | | |

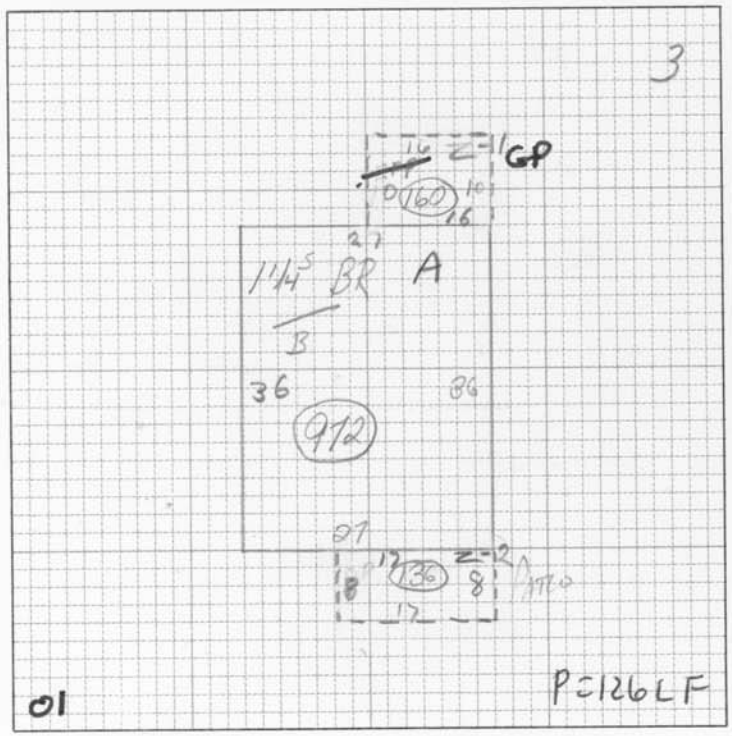
| ATTACHED GARAGE | |
|---|---|
| STY. HGT. | |
| BRICK VENEER | |
| FRAME | |
| FINISHED UP | |

LISTED BY 15

MEASURED BY 15

DATE 7-3-72

EST




| TOTAL BLDG. VALUE | $ |
|---|---|

BUILDING COMPUTATION

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| DWG | 972 | | 17500 |
| EFP | 160 | | 1300 |
| PATIO | 136 | 100 | 500 |
| ATTIC | | | 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 |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| YR. UPDATED | LISTED BY | MEASURED BY | PRICED BY |
|---|---|---|---|
| 6/20/77 | mm/BB | EST W/C | |

| | |
|---|---|
| TOTAL | 19900 |
| FACTOR % | |
| REPLACEMENT VALUE | |
| LAND VALUE | 9000 |
| BUILDING VALUE | 15800 |
| PROPERTY VAL. 100% | 24800 |

NOTES