**ALEXANDRIA** — **PROPERTY RECORD CARD** 043.02-10-19 — **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. |
|---|---|---|---|---|
| 13423500 | 204 | 7 | 1R | |

**PROPERTY ADDRESS**

408 E. Nelson Ave.

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & L. 25, Edward Duncan Sub-div. | 7,750 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Rogers, Michael, E. | Same |
| 1 1/4 | |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '71 | 3,500 | 6,100 | 9,600 |
| 73 | 4,500 | 7,300 | 11,800 |
| 74 | 4,500 | 7,800 | 12,300 |
| 75 | 5300 | 9000 | 14300 |
| 76 | 5300 | 11400 | 16700 |
| 77 | 11700 | 25200 | 36900 |
| 78 | 11700 | 27300 | 39000 |
| 698-539 | | 6/69 | |
| PRICE: $21,700 | | TR. 20,400 | |
| 79 | 16400 | 29400 | 45800 |
| PRICE: 80 | 16400 | 38100 | 54500 |
| 81 | 21300 | 43600 | 64900 |
| PRICE: | | | |
| 82 | 21300 | 47300 | 68600 |
| PRICE: 83 | 30000 | 46400 | 76400 |
| RV 83 | 30000 | 35800 | 65800 |
| PRICE: | | | |

**PHOTO**

**REMARKS**

3+
ADD
Attic RM

1963
3
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. | SIZE | 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 | | 1094 | 3+ | 1939 | ~~1957~~ 1963 | A | 18,400 | 20 | | | | 14,600 |

**FOUNDATION**

| | |
|---|---|
| CONC. OR BRICK | |
| TILE OR CONC. BLK. | 1 |
| 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 | | 5 | | |
| DRYWALL | | | | |
| PANEL VEN. | | | | |
| UNFIN. | | | | |

**PARTITION**

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

**KITCHEN EQUIP.**

| DWSH | DISP | OVEN | RANGE | FAN |
|---|---|---|---|---|
| | | / | | |

**FIREPLACES**

| | NO. |
|---|---|
| OPENINGS | - |
| CHIMNEYS | - |

**HEAT - AIR COND.**

| | |
|---|---|
| HOT AIR FORCED | |
| HOT AIR GRAVITY | |
| HOT WATER OR VAPOR | / |
| FLOOR FURNACE | |
| RADIANT | |
| BASEBOARD | |
| WALL UNITS | |
| CENT'L. AIR COND. | W |
| 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 | | | |

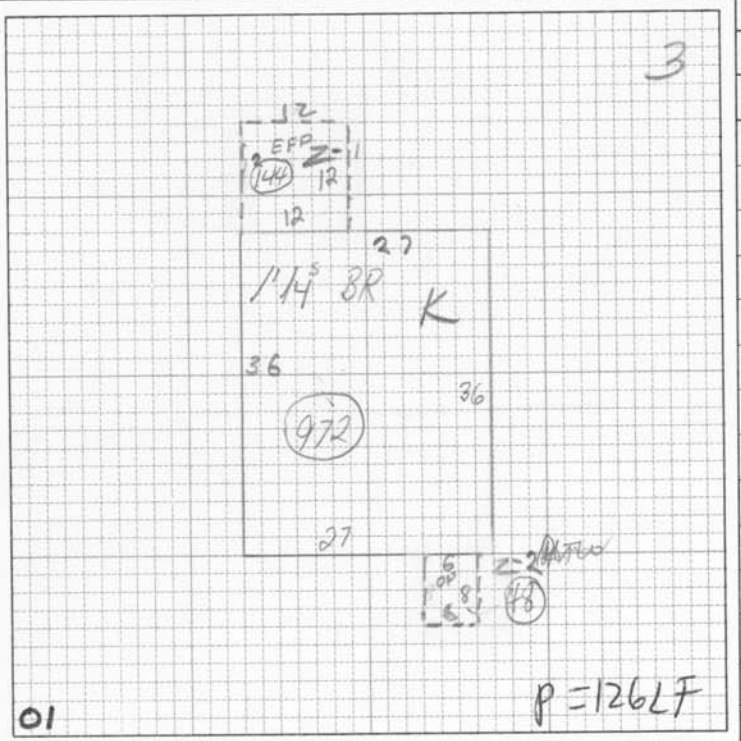
**ATTACHED GARAGE**

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

LISTED BY 15

MEASURED BY 15

DATE 7-3-72 MKS




**BUILDING COMPUTATION**

TOTAL BLDG. VALUE $

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| DWG | 972 | | 17500 |
| EFP | 144 ✓ | | 1300 |
| PATIO | 48 | 400 | 200 |
| ATTIC | 486 ✓ | | 900 |
| N.B. | - | | -1500 |

**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 N/C | |

| | |
|---|---|
| TOTAL | 18400 |
| FACTOR % | |
| REPLACEMENT VALUE | |
| LAND VALUE | 9,000 |
| BUILDING VALUE | 14,600 |
| PROPERTY VAL. 100% | 23,600 |

NOTES