ALEXANDRIA

PROPERTY RECORD CARD 043.02-10-17

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.
13422500	204	7	1P	

PROPERTY ADDRESS: 412 E. Nelson Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 23, 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
Payne, Margaret	Same

1/4

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,500	6,950	10,450
73	4,500	8,200	12,700
74	4,500	8,800	13,300
75	5300	10200	15500
76	5300	11600	16900
77	11700	25500	37200

DEED BK. & PAGE	DATE	NOTES
78 11700	32200	43700
360-443		
PRICE: 16400	33600	50000
80 16400	45600	62000
PRICE: 81 21300	51500	72800
82 21300	55800	77100
PRICE: 83 30000	54800	84800
12U 83) 30000	44200	74200
PRICE:		
PRICE:		

PHOTO

REMARKS

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		972	3+	1939	~~1957~~ 1963	A	20,600	20				16,400

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		5		
DRYWALL				
PANEL VEN.				
UNFIN.				

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.	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.	
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS		
B	1	5
2	3	

CONDITION	G	F	P
INTERIOR		✓	
EXTERIOR		✓	
LAYOUT			

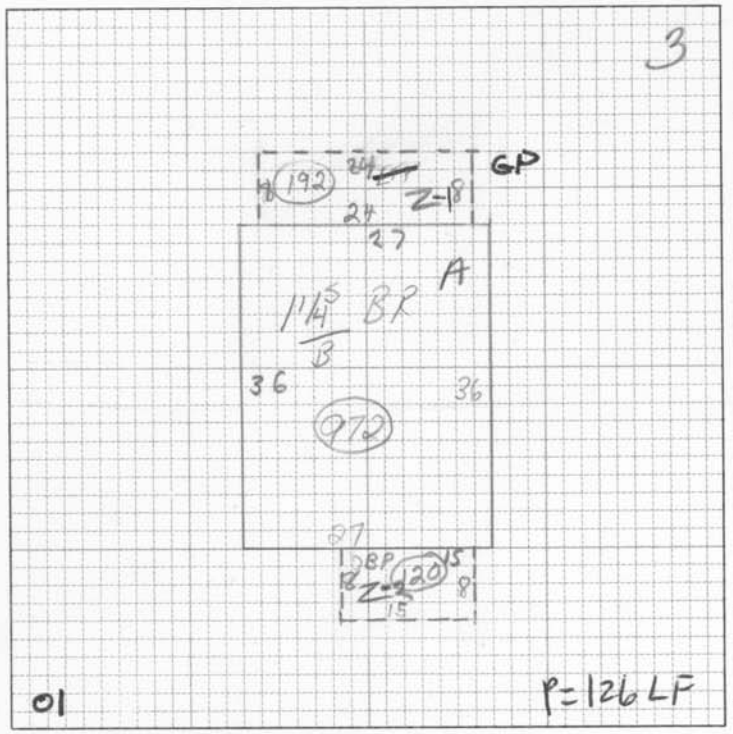
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 15

MEASURED BY 15

DATE 7-3-72
MRS PAYNE



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	972		17500
EFP	192		1600
OBP	120		900
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
29089		Replace porch floor - install roofs; & aluminum siding (3)			

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/20/77	MM/BB	EST N/C	

TOTAL	20600
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	9000
BUILDING VALUE	16400
PROPERTY VAL. 100%	25,400

NOTES