ALEXANDRIA

PROPERTY RECORD CARD 043.02-10-16

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
110 DETACHED ✓	13422000	204	7	1N	

PROPERTY ADDRESS: 414 E. Nelson Ave.

LEGAL DESCRIPTION: H. & L. 22, 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
Britt, Eldridge T., ETUX	Same
3t	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,500	6,200	9,700
73	4,500	7,500	12,000
74	4,500	8,000	12,500
75	5300	9200	14500
76	5300	9800	15100
77	11700	21600	33300
78	11700	27700	39400

DEED BK. & PAGE	DATE	NOTES
202-382		
PRICE: 16400	30300	46700
80 16400	38600	55000
PRICE: 81 21300	44700	66000
82 21300	48500	69800
PRICE: 83 30000	47600	77600
RV 83 30000	37000	67000
PRICE:		
PRICE:		

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

PHOTO

REMARKS

ADD
ATTIC
RM
~~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	1 S/B R		12/5	3+	1939	~~1957~~ 1963	A	18,800	20				15,000

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
(NO.)				

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	N
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		
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			

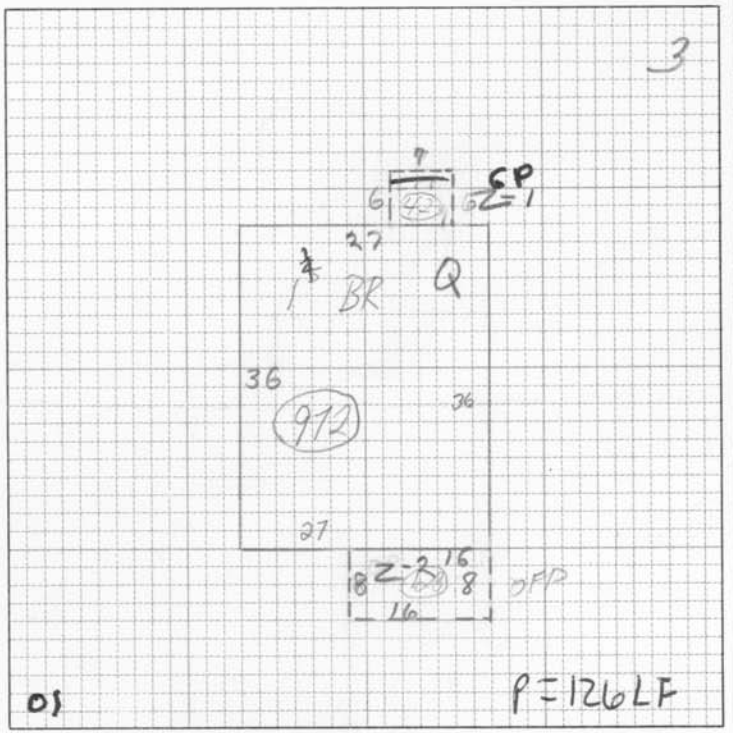
ATTACHED GARAGE

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	12		500
OFP	128		600
ATTIC			1700
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	18800
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	9000
BUILDING VALUE	15,000
PROPERTY VAL. 100%	24,000

NOTES