**ALEXANDRIA** — **PROPERTY RECORD CARD** 044.01 03 15 — **VIRGINIA**

| TYPE & USE | DATA NO. | MAP NO. | BLK. NO. | LOT NO. | FIELD BK. |
|---|---|---|---|---|---|
| 100-199 RESIDENTIAL<br>110 DETACHED<br>111 SEMI-DET.<br>112 ROW ✓<br>116 APT. - GARD.<br>117 APT. - HRS.<br>151 HOTELS<br>153 MOTELS | 13452500 | 204 | 7C | 12 | |

**PROPERTY ADDRESS**

524 E. Nelson Ave.

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & L. 12, Blk. 3, Sec. 2, Linden Gardens | 2,080 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Caldwell, Edith L. | Same |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '71 | 1,750 | 5,600 | 7,350 |
| 73 | 2,400 | 6,800 | 9,200 |
| 74 | 2,400 | 7,300 | 9,700 |
| 75 | 3700 | 8400 | 12100 |
| 76 | 3700 | 9600 | 13300 |
| 76 | 3700 | 9600 | 13300 BofE NC 8-10-76 |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 77 8100 | 21700 | 29200 |
| 693-196 | 2/69 | |
| PRICE: $5,775 | | |
| 78 8100 | 24300 | 32400 |
| PRICE: 79 11300 | 26100 | 37400 |
| 80 11300 | 32800 | 44100 |
| PRICE: 81 14700 | 42700 | 57400 |
| | 4/77 | |
| PRICE: $35500 | | |
| 82 14700 | 43800 | 58500 |
| PRICE: | | |

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

BofE. NC 8-10-76
Whole
Thing
Bt. LS $2000

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 |
|---|---|---|---|---|---|---|---|
| | | | | | | | 7400 |

| 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 | 2S BR | 16x26 | 1040 | 3+15 | 1939 | 1963 | Avg. | 16,000 | 15 | | | | 13,600 |

**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 | 1 | | | |
| PINE | | | | |
| HARDWOOD | | 1 | 2 | |
| VINYL TILE | | 1 | | |
| POURED TOR. | | | | |
| CARPET/SUB. | | | | |

**INTERIOR FINISH**

| | | | |
|---|---|---|---|
| PLASTER | | 2 | 2 |
| DRYWALL | | | |
| PANEL VEN. | | | |
| UNFIN. | 1 | | |

**PARTITION**

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

**KITCHEN EQUIP.**

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

**FIREPLACES**

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

**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 |
| 2 | 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 | | | |

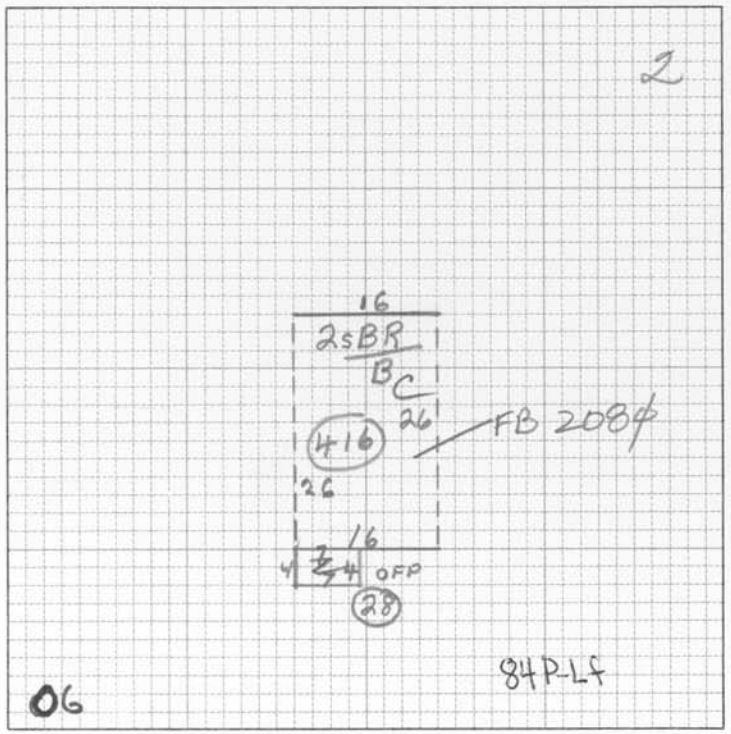
**ATTACHED GARAGE**

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

LISTED BY 19

MEASURED BY 19

DATE 7-6-72 EST




**BUILDING COMPUTATION**

TOTAL BLDG. VALUE $

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| DWG | 416 | | 16300 |
| OFP | 28 | | 200 |
| P.W. | | -3% | -500 |

**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 | 16000 |
| FACTOR % | |
| REPLACEMENT VALUE | |
| LAND VALUE | 4,800 |
| BUILDING VALUE | 13,600 |
| PROPERTY VAL. 100% | 18,400 |

NOTES

| YR. UPDATED | LISTED BY | MEASURED BY | PRICED BY |
|---|---|---|---|
| 6/21/77 FR/MM | Ext. Unchgd basement to 1/2 finish. COND TO AVG FROM FAIR. | | |