ALEXANDRIA

PROPERTY RECORD CARD 044.01 04 31

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.
13477500	204	7D	27	

PROPERTY ADDRESS: 561 E. Nelson Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 27, Blk. 4, Se. 3, Linden Gardens	3,552 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Wilson, Leroy G. or Jennie L.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	2,650	5,450	8,100
73	3,100	6,600	9,700
74	3,100	7,100	10,200
75	4000	8200	12200
76	4000	10600	14600
77	8800	23400	32200

DEED BK. & PAGE	DATE	NOTES
78 8800	27200	36000
705-292	12/69	
PRICE: # 15,500	TR. 15,500	
	5/75	
PRICE: #33,950		
79 12300	27400	39700
PRICE: 12300	34100	46400
81 16000	44700	60700
PRICE:		
82 16000	45800	61800
PRICE:		

PHOTO

REMARKS

3+
#2000 L.S.

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
							8000

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		832	3+10	1939	1963	A	16,500	15				13,200

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

	B	1	2	3
PLASTER		1	2	
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.: /
- 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			

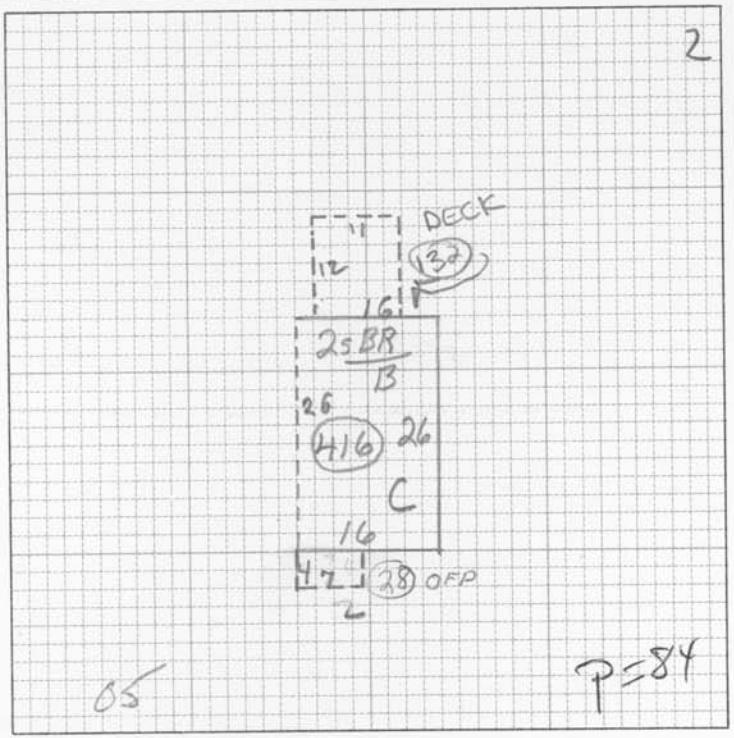
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 19

MEASURED BY 19

DATE 7-7-72
EST



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	416		16300
OFP	28		200

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
33302		DECK	4-12-77	$300	

TOTAL	16500
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	6,200
BUILDING VALUE	13,200
PROPERTY VAL. 100%	19,400

NOTES

DECK 11 X 12

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/22/77 EST	MM/FA	AND CENTRAL AIR, ADD DECK (11X12)	