ALEXANDRIA — PROPERTY RECORD CARD — 023.00-05-05 — VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓ 110 DETACHED	16739500	227	1	2	

PROPERTY ADDRESS: 3102 Old Dominion Blvd.

LEGAL DESCRIPTION	LOT SIZE
H & L 8 Blk. 10 Sec 2 Beverly Hills	7,680 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Macensky, Samuel S. or Margaret B.	Same

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

YR.	LAND	IMP.	ASSESSED VALUE
'73	5,900	14,400	20,300
74	7100	14,400	21500
75	8400	17200	25600
76	8400	17600	26000
77	18500	39400	57900
78	18500	47700	66200

DEED BK. & PAGE	DATE	NOTES
79 25900	60800	86700
737/638		N/C B/L 6/17/80
PRICE: 88 25900	72500	98400
81 33700	87400	121100
PRICE: 82 33700	124400	158100
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

157

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
							16800

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. VALU
R-1	1½ S BR	42x22	~~1386~~ 1760	4+	1940±	65	AVG						

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

BASEMENT				
NO.	¼	½	¾	F
				(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		33		
VINYL TILE	1	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER		4	3	
DRYWALL				
PANEL VEN.	/			
UNFIN.	/			

PARTITION	B	1	2	3
NONE				
AVERAGE	/	/	/	
HEAVY				

KITCHEN EQUIP.					
(DWSH)	DISP	OVEN	RANGE	FAN

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	(2) /
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	(1) /
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B	2	1	4
2	3	3	

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT		/	

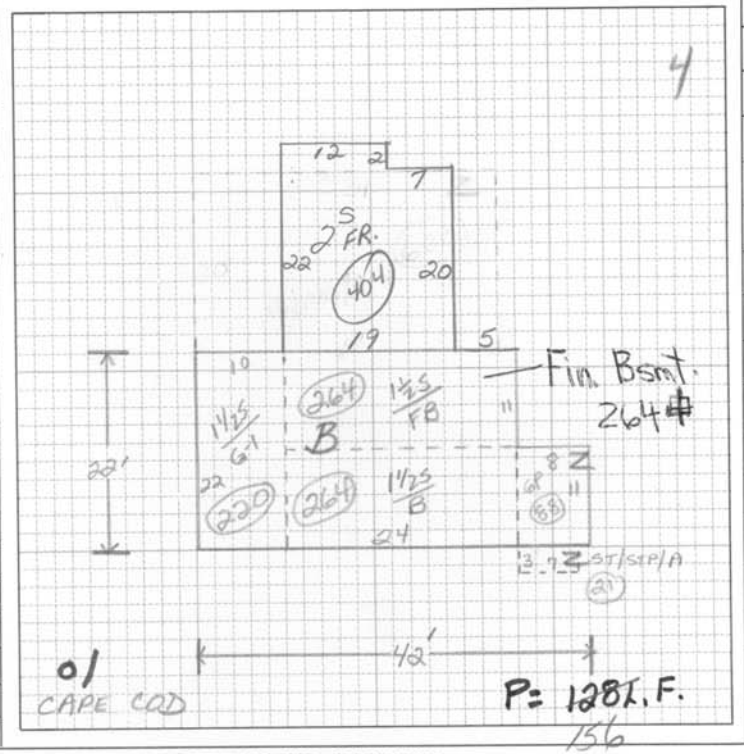
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY CK

MEASURED BY TS

DATE 7-9-74 EST



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
FINBSMT	264	5.75	1518.00
PART	24 LF	11.80	283.20

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

TOTAL	
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

RV '80 N/C NOTES

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EXTERIOR		/	
LAYOUT		/	

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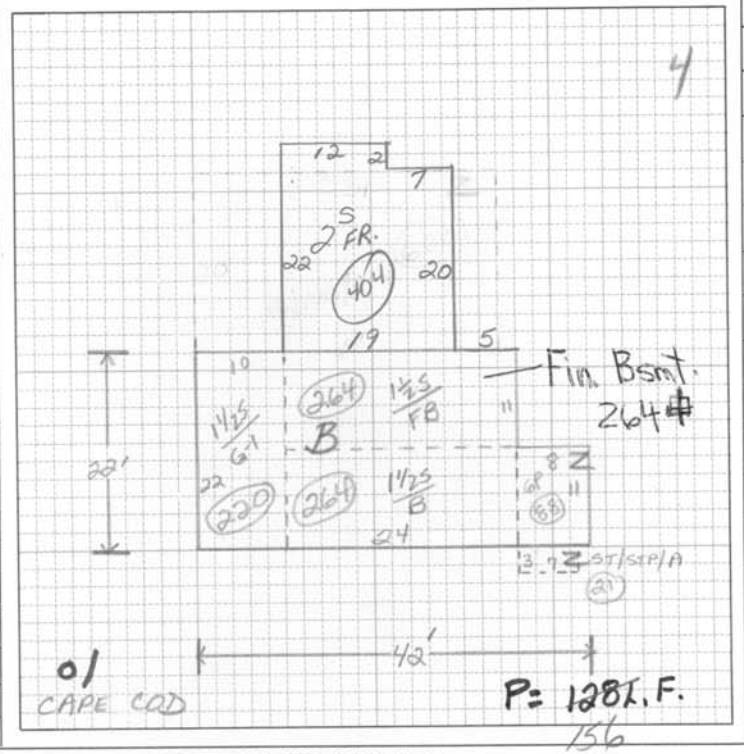

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LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

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