ALEXANDRIA

PROPERTY RECORD CARD

048.00-04-09

✓ VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓					
110 DETACHED ✓	31792000	30	3337	42	

PROPERTY ADDRESS

490 N. Owen St.

LEGAL DESCRIPTION

H. & L. 42, Sec. 8, Sem. Valley

LOT SIZE

9505 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Aghaganian, Nubar N. or Araxie K.	same

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,250	13,950	18,200
74	5600	19600	25200
75 ✓	6700	19600	26300 ✓
76	6700	21500	28200 ~~32300~~
77	14,700	45,200	59,900
78	14700	49700	64400

DEED BK. & PAGE	DATE	NOTES
79 16200	55800	72000
744-607	8-1-72	
PRICE: $40,200		
	6/78	
PRICE: ≠ 66900		
80 16200	64400	80600
PRICE: 81 16200	80600	96800
82 16200	90700	106900
PRICE: 83 —		
84 29000		
PRICE:		

PHOTO

REMARKS

3t
1962

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
							11,200
							13400

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	1½ S BR	40X24	2422	3+	1956	68	AVG.	46094	85 %				39180

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		32		
VINYL TILE	/	/		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL		42		
PANEL VEN.	/			
UNFIN.	/			

PARTITION	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DW SH | DISP | OVEN | RANGE | FAN

100

FIREPLACES	NO.
OPENINGS	1 / 1
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	0
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	0
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B	2	1	
2	2	3	

CONDITION	G	F	P
INTERIOR	/		
EXTERIOR	/		
LAYOUT	/		

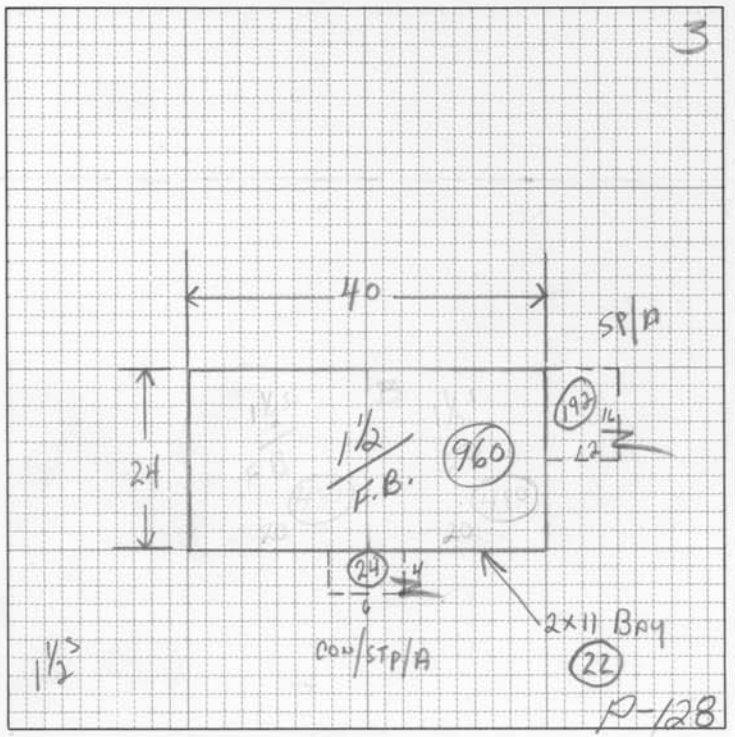
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY

MEASURED BY

DATE 7-17-78



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1½ S	982	37.00	36334
PLG			1250
A/C		1.00	1440
SP/A	192	7.38	1417
COV/STP/A	24		100
FIN B	480	4.95	2376
B. PART	64 LF	15.35	982

REMODELING AND ADDITIONS

REMODELING DATA	DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN	COMPLETE REMODEL	10-81	6550	
BATH				
HEATING - A.C.				
EXTERIOR				

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

TOTAL	43899
FACTOR 0 / 5 %	2195
REPLACEMENT VALUE	46094
LAND VALUE	11200
BUILDING VALUE	39200
PROPERTY VAL. 100%	50400

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/1/78 BB	full fin basement according to owner		
mt. ins.			