ALEXANDRIA — **PROPERTY RECORD CARD** 63.01-12-07 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	12852000	200	3	7A	

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

PROPERTY ADDRESS

302 Park Rd.

LEGAL DESCRIPTION

H. & Ls. 14 & 15, Blk. 5, Sec. 1, G. W. Park

LOT SIZE

50 x 100
5000 sq.ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Courchene, Chas. H. or Charlotte	Same
COHEN, ERNEST M. OR CHRISTINE	SOLD 4/82 $137,000
4K	

YR.	LAND	IMP.	ASSESSED VALUE
'71	2,600	10,700	13,300
'73	3,400	11,800	15,200
'74	4100	11800	15900
75	5000	14000	19000
76	5000	20700	25700
77	11000	53000	64000
78	11000	57100	68100
79	15400	68800	84200
80	15400	80500	95900
81	20000	87800	107800
82	20000	99200	119200
~~83~~	~~27000~~	~~107000~~	~~134000~~ RV 5/83
83	27000	96900	123900

DEED BK. & PAGE	DATE	NOTES
685-716	8-68	
PRICE: $33,200		
781-99	6-14-74	
PRICE: $54,000	TR $48,200	
PRICE:		
PRICE:		
PRICE:		
PRICE:		
		TAX 13323

PHOTO

REMARKS

EFF AGE 1960 MISSING

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.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE

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 stucco	SEE diagram	1905	37	1925	1967	AVG						
		15 x 23	345	4F	1962		Good						
STORAGE			48									SL	100

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	NONE
B	¼	½	¾	F	NONE

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		5	2	
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER		6	2	
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.	NO
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.	2
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B		1	6
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			

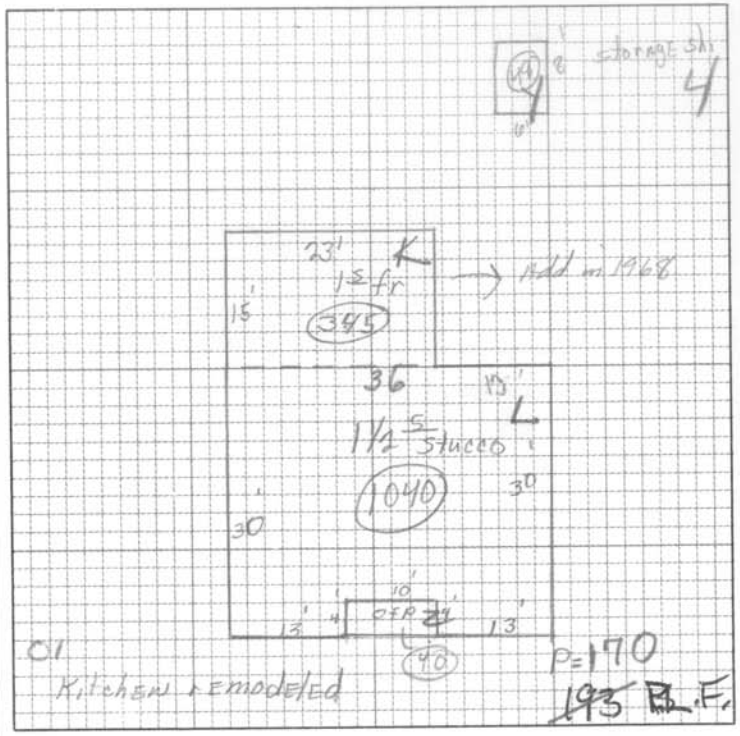
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 14

MEASURED BY 14

DATE 5-22-77



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
Dwg	1040		21700
1S fr	345		3400
O.F.P.	40		250
PLBG.			800

Estimated

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
6/7/77	MM/LS/JS/RS	Talked to Mrs. Cohen	
	No change		

TOTAL	26100
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES