ALEXANDRIA

PROPERTY RECORD CARD

030.00 05 06

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.
30584000	24	3317	83	

PROPERTY ADDRESS: 4550 N. Pegram St.

LEGAL DESCRIPTION: H. & L.83, Sec, 7, Varsity Pk.

LOT SIZE: 20,019 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 20			

RECORD OF OWNERSHIP: Fagelson, Philip W. or Diane E.

MAILING ADDRESS: Same

May, Roy C.

YR.	LAND	IMP.	ASSESSED VALUE
'72	10,000	40,100	50,100
74	12700	54300	67000
75	—	—	—
76	12700	62400	75100
~~77~~	~~27900~~	~~124800~~	~~152700~~ RV
77	27900	108600	136500 4/77
~~78~~	~~27900~~	~~119500~~	~~147400~~
596-626			
PRICE:		140700	179800
79	39100	~~4/76~~	
PRICE:	$150,000 (INC. 3317-84)		
80	39100	184500	223600
PRICE:	39100	189600	228700
82	39100	227500	266600
PRICE:	—		
84	57000		
PRICE:			

DEED BK. & PAGE | DATE | NOTES

PHOTO

REMARKS ✓

per EA.

184 $60,000
- 3,000
$57,000

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
							25400

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	69X81	5110	4-	1964	68	AVG	123293	10%		10%		98600
POOL		40X17	680				AVG						7000
Bath House	1S FR	20X15	300				AVG						3000

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

	¼	½	¾	F
A	NONE			
B			¾	

GAR. IN BSM'T.

1 CAR	NONE	2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	1			
PINE				
HARDWOOD		3	4	
VINYL TILE	3	3		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER				
DRYWALL		3	5	
PANEL VEN.	2	½		
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	2
CHIMNEYS	2

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	(2)	/
2 FIXTURE BATH	(1)	/
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

BATH FLR. & WAIN.	(3)	/
BATH FLR. & SHW.		
BATH FLOOR	(1)	/

ROOMS

B	4	1	6
2	4	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

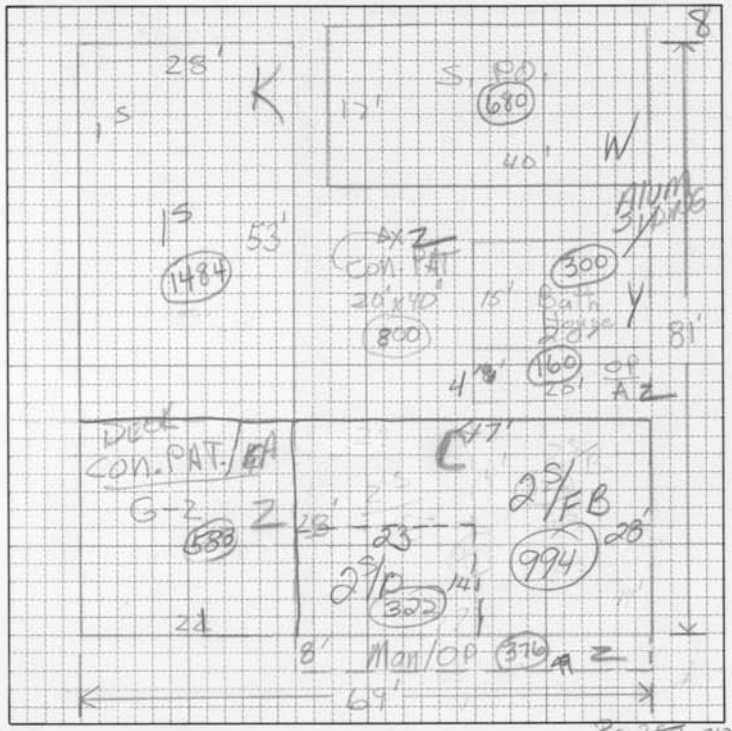
STY. HGT.	1
BRICK VENEER	/
FRAME	
FINISHED UP	

LISTED BY MAC

MEASURED BY AUSTIN

DATE 7-18-73 EST

REFUSED INSPECTION



BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2STY.	1316	42.51	56022
1STY.	1484	28.04	41611
C.PAT/GAR.	616		7700
OP/M	376	5.04	1895
F Bsm't	994	6.00	5964
Part	494F	1.80	888
OP/A	160	4.50	720
C.PAT.	800	1.00	800
PLG.			4400
A/C		.80	3293

TOTAL BLDG. VALUE $ 108600

REMODELING AND ADDITIONS

REMODELING DATA		DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN					
BATH		Rech 47 Mem 49 G-2 19			
HEATING - A.C.					
EXTERIOR					

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/00/78	EP	Est - machine	

TOTAL	123293
FACTOR %	
REPLACEMENT VALUE	123293
LAND VALUE	25400
BUILDING VALUE	108600
PROPERTY VAL. 100%	134000

NOTES

MSMTS IN BACK YARD EST. 40X20 S.P., 17X14 House, + 28X53 Addition

POOL - POOR COND (CAN NOT USE)

REV. 77 2½ BATHS. 2 FIREPL.