ALEXANDRIA — **PROPERTY RECORD CARD** 030.00·06·07 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	31328000	24	3330	4	
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: 4620 N. Pegram St.

LEGAL DESCRIPTION: H&L 4, R/S of Part of Parcel A Moore-Hill Estates

LOT SIZE: 0.944 ac.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-20	SWANSON	350.00	

RECORD OF OWNERSHIP	MAILING ADDRESS
Gondor, Leslie P. Magdolna	3541 W. Braddock Rd. 22302

YR.	LAND	IMP.	ASSESSED VALUE
'70	12,500	33,950	46,450
72	13700	36000	49700
'74	15700	53100	68800
75	—	—	—
76	—	—	—
77	34500	111500	146000
78	34500	128200	162700
79	48300	150300	198600
80	48300	189300	237600
81	62800	195400	258200
82	62800	226200	289000
83	—		
84	95000		

DEED BK. & PAGE	DATE	NOTES
572-137	3/63	see sale on 3330-3
PRICE:		
PRICE:		
PRICE:		
PRICE:		

'84 $100,000
− 5,000 Loc.
$ 95,000

PHOTO — REMARKS ✓

S/D of: 3330-01

FOUNDATION	
WALLS	
ROOF COVER	
GUTTERS & DOWNSPOUTS	
FLOORS	
WALLS & CEILING	
MILLWORK	
HEATING SYSTEM	
ELECTRIC SYSTEM	
PLUMBING	
KITCHEN EQUIPMENT	
ARCH. DESIGN	
TOTAL	

____ Pts. ÷ 12 = ____

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
1 acre/site	35,000			90	27,500	1	31,500

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	1 SBR		5212 ¢	4	1967	1973	Good	111770	95		90		106181

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		7		
VINYL TILE	2	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL		8		
PANEL VEN.	2			
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 HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	4
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	4
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B	2	1	8
2		3	

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT		/	

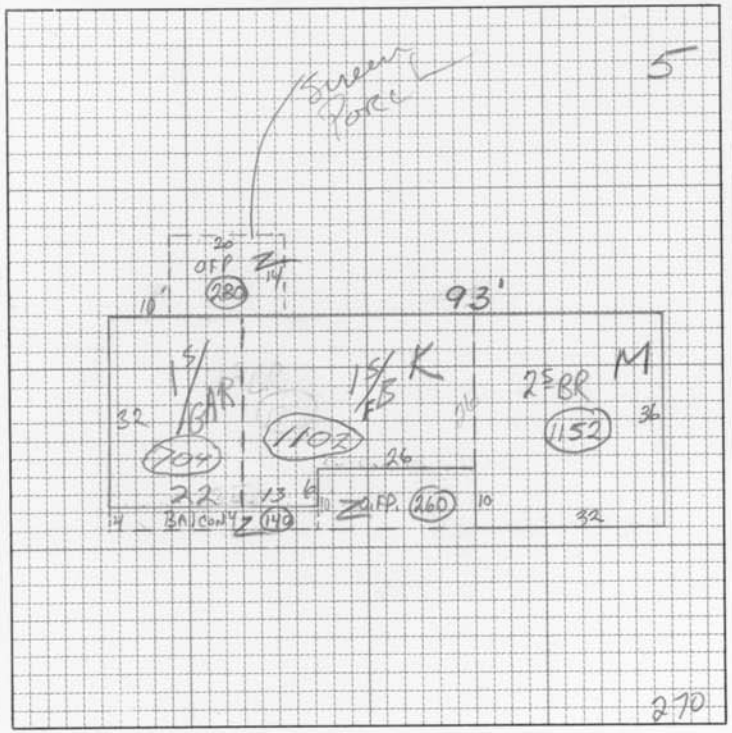
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 2-16-72
MRS. GONDOR



TOTAL BLDG. VALUE $106200

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1ST DWG.	1796	27.76	49857
2S/BR.	1152	42.14	48546
O.F.P.	280	4.68	1310
O.F.P.	260	4.68	1217
BALCONY	140	4.00	560
½ BST.			-2300
FIN. BST.			4500
PLBG.			4800
A/C		.80	3280

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
8/78	GP+TR	lenter "does not speak english"	No change

TOTAL	111770
FACTOR %	
REPLACEMENT VALUE	111770
LAND VALUE	31500
BUILDING VALUE	106200
PROPERTY VAL. 100%	137700

NOTES

8/31/78 - JT - change 1SBR to 1S/GAR and 1S/FB - CHANGE AREA FROM 4100 ¢ TO 5212 ¢