ALEXANDRIA

# PROPERTY RECORD CARD 029.04 03 12

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. |
|---|---|---|---|---|
| 35642700 | 31 & 32 | 3386 | 50 | |

PROPERTY ADDRESS

1018 N. Pelham St.

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & Par. 3386-50, KMS Townhouses. Sec. 3, etc. | 2,834 sq. ft. |

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Giovannelli, Joseph M. | Same |
| | |
| | |
| | |
| | |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '72 | 4,500 | 14,900 | 19,400 |
| 74 | 6000 | 21400 | 27400 |
| 75 | — | — | — |
| 76 | 6000 | 24600 | 30600 |
| 77 | 12000 | 55700 | 67700 |
| 78 | 14000 | 58600 | 72600 |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 74 19600 | 6/74 00 | 80500 |
| ~~714-187~~ PRICE: $36,990 | ~~9/70~~ Tr.$28,700 | & $4,145 |
| 80 24600 | 71500 | 96100 |
| 81 PRICE: 24600 | 80000 | 104600 |
| 82 24600 | 89900 | 114500 |
| PRICE: | | |
| PRICE: | | |
| PRICE: | | |

PHOTO

REMARKS ✓

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 | / | | |

| | |
|---|---|
| FOUNDATION | 4 |
| WALLS | 4 |
| ROOF COVER | 4 |
| GUTTERS & DOWNSPOUTS | 4 |
| FLOORS | 4 |
| WALLS & CEILING | 4 |
| MILLWORK | 4 |
| HEATING SYSTEM | 4 |
| ELECTRIC SYSTEM | 4 |
| PLUMBING | 4 |
| KITCHEN EQUIPMENT | 4 |
| ARCH. DESIGN | 4 |
| TOTAL | |

48 Pts. ÷ 12 = 4

LAND VALUE COMPUTATIONS AND SUMMARY

| COMPARISON UNIT | UNIT PRICE | ADJUSTMENTS LOC. | ADJUSTMENTS SIZE | ADJUSTMENTS PHY. | UNIT VALUE | NO. UNITS | LAND VALUE |
|---|---|---|---|---|---|---|---|
| | | | | | | | 12000 |
| | | | | | | | |
| | | | | | | | |

| 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 BRK | 35x22 | 2160 | 4- | 1968 | 73 | AVG | 45170 | X.95 | | | | 42900 |

**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 | NONE | ¾ | F |
| B | ¼ | ½ | ¾ | F |

**GAR. IN BSM'T.** NO

| 1 CAR | | 2 CAR | |
|---|---|---|---|

**FLOORS**

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

**INTERIOR FINISH**

| | | | | |
|---|---|---|---|---|
| PLASTER | | | | |
| DRYWALL | 1 | 2 | 3 | |
| PANEL VEN. | | | | |
| UNFIN. | 1 | | | |

**PARTITION**

| | B | 1 | 2 | 3 |
|---|---|---|---|---|
| NONE | | | | |
| AVERAGE | | / | | |
| HEAVY | | / | / | |

**KITCHEN EQUIP.**

| DWSH | DISP | OVEN | RANGE | FAN |
|---|---|---|---|---|
| | | | | |

**FIREPLACES**

| | NO. |
|---|---|
| OPENINGS | 2 |
| 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 | (2) / |
| 2 FIXTURE BATH | (2) / |
| EXTRA WATER CLOSET | |
| EXTRA SINK | (1) / |
| WATER ONLY | |
| NO PLUMBING | |

**TILING**

| | |
|---|---|
| BATH FLR. & WAIN. | |
| BATH FLR. & SHW. | (2) / |
| BATH FLOOR | (2) / |

**ROOMS**

| | | | |
|---|---|---|---|
| B | 2,3 | 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 | | | |

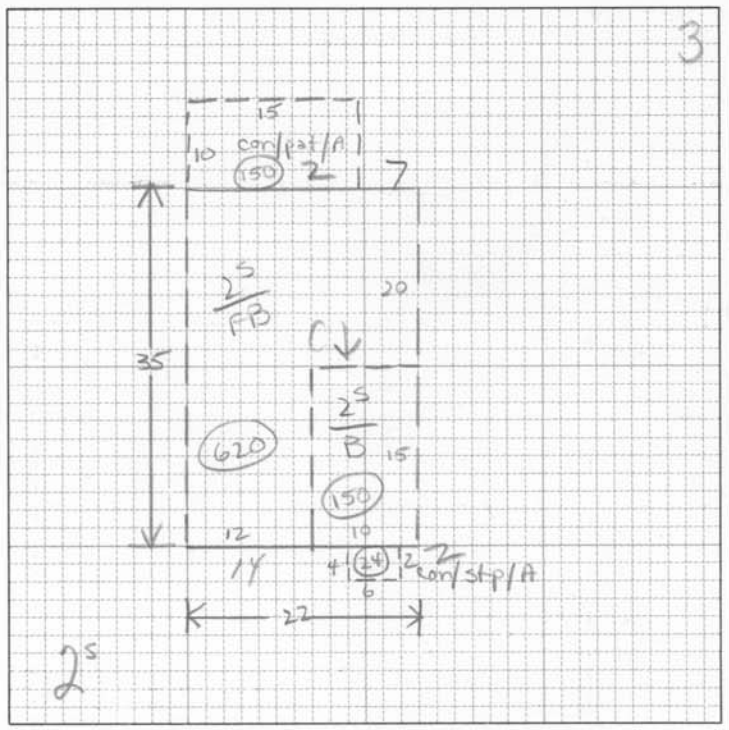
**ATTACHED GARAGE**

| | |
|---|---|
| STY. HGT. | |
| BRICK VENEER | |
| FRAME | |
| FINISHED UP | |

LISTED BY Shields

MEASURED BY McKay

DATE 7-5-73 Est




TOTAL BLDG. VALUE $

**BUILDING COMPUTATION**

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| 2 ST. | 770 | 48.13 | 37060 |
| AC | 1540 | .80 | 1232 |
| PLG. | | | 3450 |
| | | | |
| CON/POT/A | 150 | 1.00 | 150 |
| CON/STP/A | 24 | | 100 |
| FIN. B. | 620 | 4.25 | 2635 |
| B. PART. | 46LF | 11.80 | 543 |

**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 |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| TOTAL | 45170 |
|---|---|
| FACTOR — % | |
| REPLACEMENT VALUE | 45170 |
| LAND VALUE | 12000 |
| BUILDING VALUE | 42900 |
| PROPERTY VAL. 100% | 54900 |

NOTES

| YR. UPDATED | LISTED BY | MEASURED BY | PRICED BY |
|---|---|---|---|
| 7/5/78 | SCHON | EST. NO CHANGE | |