ALEXANDRIA — PROPERTY RECORD CARD — 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.
12132500	139	6	21A	0088100

PROPERTY ADDRESS

305 N. Pitt St.

LEGAL DESCRIPTION

H. & L. 500 R/S Ruth Wildman Prop.

LOT SIZE

14.50 x 60
870 sq.ft.

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

RECORD OF OWNERSHIP

Carabello, John M. or Martha L.

MAILING ADDRESS

Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	3,050	13,550	16,600
72	4,200	15,000	19,200
'74	5000	22700	27500
75	—	—	—
76	5000	27200	32200
77	10000	64200	74200

DEED BK. & PAGE	DATE	NOTES
696-58	4-69	
PRICE: $32,500		
PRICE:		
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			

LAND VALUE COMPUTATIONS AND SUMMARY

COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS LOC.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							8400
	10000	+05	-5				10000

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
R1	2st fr	SEE diagram	1016	3	1840	1971	Good	27219	-10	24497		+85	45700

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	BLK'T
	/	/

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		NONE		

GAR. IN BSM'T.

1 CAR	NONE	2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER			1/2	
DRYWALL		2	1/2	
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP. 1 2

DW'SH	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	(1)	1
2 FIXTURE BATH	(1)	1
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

BATH FLR. & WAIN.	1
BATH FLR. & SHW.	
BATH FLOOR	1

ROOMS

B		1	1/2
2	3	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			

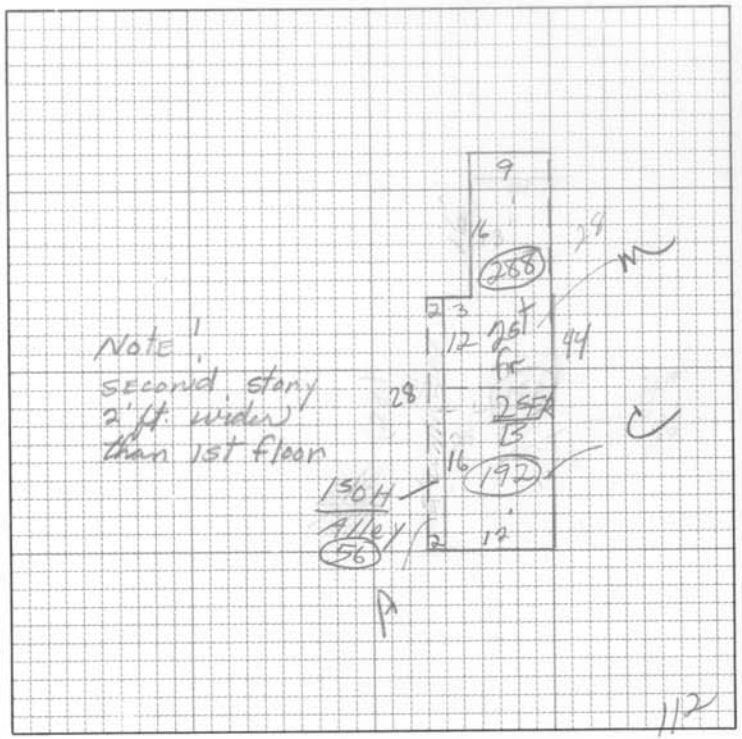
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY /4

MEASURED BY /4

DATE 1-25-22



112

TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	508		
½ BSM't.			
PLBG.			
A/C	1016		

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
		EBS 65W 305			

TOTAL	
FACTOR 1 %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
8/11/24	BB JM		SAME

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
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	12132500	139	6	21A	

PROPERTY ADDRESS			
305 N. Pitt			
LEGAL DESCRIPTION			LOT SIZE
			870
ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
Rm			

RECORD OF OWNERSHIP	MAILING ADDRESS

YR.	LAND	IMP.	ASSESSED VALUE
78	10000	90500	100500
79	25000	90500	115500
80	35000	90500	125500
81	35000	90500	125500

DEED BK. & PAGE	DATE	NOTES
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

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ROLLING		GAS		PROPOSED		BLIGHTED	
SWAMPY				SIDEWALK		CHANGING	
				CURB			

LAND VALUE COMPUTATIONS AND SUMMARY

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