

TYPE & USE	00-199 RESIDENTIAL
	110 DETACHED
	111 SEMI-DET.
	112 ROW
	116 APT. - GARD.
	117 APT. - HRS.
	51 HOTELS
	53 MOTELS
	000-399 MFG.
	000-499 UTILITIES
	000-599 COMMERCIAL
	30 SHOP CTR.
	500 SERV. STA.
	800 RESTAURANT
	OFFICE BLDG.
	000-699 SERVICES
	137 WAREHOUSE
	000-799 RECREATION
	000-899 RAW PROD.
	000-999 VACANT

DATANO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
11999500	138	2	5	0185000
PROPERTY ADDRESS				
518 Queen St.				
LEGAL DESCRIPTION				
H. & L. 518 Queen St.				
ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.	LOT SIZE
RM	WEST	250.00		15204
RECORD OF OWNERSHIP				
Arnold, Frances L.				
MAILING ADDRESS				
301 S. St. Asaph St.				

YR.	LAND	IMP.	ASSESSED VALUE
70	4,550	12,300	16,850
72	6,000	12,500	18,500
74	8,400	13,400	24,800
75			
76	8,400	15,400	23,800
77	16,800	38,800	55,600
DEED BK. & PAGE			
662-406			
DATE			
1-67			
NOTES			
PRICE: ?			
PRICE:			
PRICE:			
PRICE:			

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	LOC.	ADJUSTMENTS	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
			SIZE				
	15,000	7.10	+ 200				12,000
							16,800



PHOTO

DATA NO. OCCUPANCY R-1 MAP NO. TYPE & CONST. 2<sup>5</sup>FR BLK. NO. SIZE AREA 985 LOT NO. GRADE 3-1810<sup>2</sup> FIELD BOOK COND. Good EFF. AGE 27321 REPL. VALUE -30 BLDG. VALUE 19125 PURCH. PRICE 1.40 DATE 26800

FOUNDATION CONG. OR BRICK PLASTER 3/2 INTERIOR FINISH OUTBUILDINGS 1 2 3

CONG. OR CONC. BLK. TILE OR CONC. BLK. DRYWALL 3/2 WALL FDTN. PIER FDTN. CONC. SLAB PANEL VEN. UNFIN. SLAB FDTN. SINGLE SIDING DOUBLE SIDING CONG. BLK. BRICK CONG. FLR. EARTH FLR. ROOF O.H. DOOR FIN. INT. ELECTRIC PLUMBING

BASEMENT NO. % (%) % F PARTITION 8 1 2 3 NONE AVERAGE HEAVY KITCHEN EQUIP. ATTACHED GARAGE

EXT. WALLS SIDING ON SHEATHING SINGLE SIDING WOOD SHINGLES COMP. SHINGLES ALUMINUM SIDING STUCCO BRICK VENEER STONE VENEER SOLID BRICK CONG. BLOCK METAL PANEL CLAPBOARD

INSULATION NO. WALLS CEIL. FULL ROOF TYPE MANSARD GABLE GAMBREL HIP FLAT EXPAN. NO HEATING

ROOFING TILE ASPHALT SHAKES ASBESTOS METAL WOOD ROLL SLATE ATTIC & BSM'T. FINISH NO PLUMBING

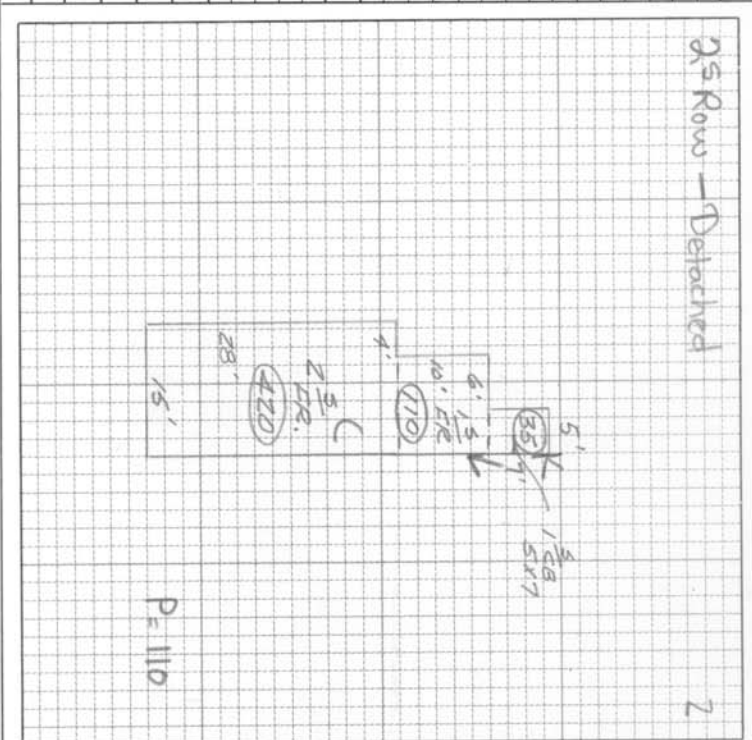
GAR. IN BSM'T. NO. 1 CAR 2 CAR FLOORS 8 1 2 3 EARTH CONCRETE PINE HARDWOOD VINYL TILE Poured TOR. CAR.ETS/SUP. LAYOUT

ROOMS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

REMODELING DATA REMODELING AND ADDITIONS REMODELING COMPUTATION

REMODELING DATA REMODELING AND ADDITIONS REMODELING COMPUTATION

REMODELING AND ADDITIONS REMODELING COMPUTATION



TOTAL BLDG. VALUE \$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DUG.	420		
19' FR.	145		
BST. H2			

TOTAL

FACTOR -10 %

REPLACEMENT VALUE

LAND VALUE

BUILDING VALUE

PROPERTY VAL. 100%

NOTES

YR. UPDATED LISTED BY MEASURED BY PRICED BY

8/2/76 S.S. Roof changed from Flat to Hipped B.P.

064-04-09-05

TYPE & USE	DATANO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.	YR.	LAND	IMP.	ASSESSED VALUE
100-199 RESIDENTIAL	11999500	138	2	5		78	16800	53500	70300
110 DETACHED	PROPERTY ADDRESS								
111 SEMI-DET	518 Queen								
112 ROW	LEGAL DESCRIPTION								
116 APT. GARD.	ZONING								
117 APT. HRS.	NAME OF TENANT								
151 HOTELS	RENTS - MONTH - ANN.								
153 MOTELS	GRAM - G.I.M.								
200-399 MFG.	RECORD OF OWNERSHIP								
400-499 UTILITIES	MAILING ADDRESS								
500-599 COMMERCIAL	DEED BK. & PAGE								
530 SHOP CTR.	DATE								
533 SERV. STA.	NOTES								
580 RESTAURANT	PRICE:								
OFFICE BLDG.	PRICE:								
600-699 SERVICES	PRICE:								
637 WAREHOUSE	PRICE:								
700-799 RECREATION	PRICE:								
800-899 RAW PROD.	PRICE:								
900-999 VACANT	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	LOC.	ADJUSTMENTS	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE		
			SIZE						

RV 4-13-79 (per survey) of prop. returned to show 1455 sq

per deed 4-13-79 1455 sq

Howey, Richard B. or A.J. Bradley

851/799 3-1-77

74500

109000

RV 4-13-79

Rec'd.  
4/13/79

# COPELAND AND KEPHART

CIVIL ENGINEERING & LAND SURVEYING

510 MONTGOMERY ST.

ALEXANDRIA, VIRGINIA 22314

PHONES 548-5252

548-4488

## DESCRIPTION

518 Queen St.  
Alexandria, Va.

Beginning at a point along the South line of Queen St., said point being 79.31 feet East of St. Asaph St.; thence along Queen St. S.80° 53' 00" E. 18.90 feet to the West wall of 516 Queen St.; thence along the West wall of 516 Queen St. and the extension of S.9° 30' 00" W. 80.00 feet to a 5' alley; thence along alley N. 80° 53' 00" W. 17.48 feet to the east line of a brick wall; thence along the brick wall and along the West wall of 518 Queen St. and the west line of a Brick wall N. 8° 29' 00" E. 80.00 feet to the point of beginning.

$$\frac{18.90' + 17.48'}{2} \times 80.00' = 1455.2 \text{ sq. ft}$$