ALEXANDRIA — PROPERTY RECORD CARD 025.01-03-46 — 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.
14034000	206	14	20	

PROPERTY ADDRESS: 312 Raymond Ave.

LEGAL DESCRIPTION: H. & Ls. 57 & ½ Lt. 58, St. Elmo

LOT SIZE: 3,938 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5			

RECORD OF OWNERSHIP: Watkins, Louis A. or Estelle

MAILING ADDRESS: Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	2,750	4,500	7,250
73	3000	6100	9100
74	3000	6500	9500
75	3600	7200	10800
76	—	—	—
77	7900	16600	24500

DEED BK. & PAGE	DATE	NOTES
78 7900	26000	33900
727-662	8-71	1-72 - Tr.$4,090
PRICE: $17,950 Tr.$17,950		
79 11100	29900	41000
PRICE: 80 11100	42800	53900
81 14400	48600	63000
PRICE:		
82 14400	52700	67100
PRICE: 83 14500		
PRICE:		

PHOTO

REMARKS

5 v

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
40/7	1.50	—	—	—	6000	1	6000
					1.82		7200

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	2Sfr	22x23	1012	3+	1535	~~1948~~ 1963	Avg	17400	.70	—	—	—	12180

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	~~NONE~~			F
B	~~NONE~~			F

GAR. IN BSM'T.

1 CAR	2 CAR
~~1~~	~~2~~

FLOORS

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

INTERIOR FINISH

PLASTER		1	3	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.

DW SH | DISP | VENT | RANGE | FAN

FIREPLACES

	NO.
OPENINGS	
CHIMNEYS	NONE

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

TILING

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

ROOMS

B		1	3
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

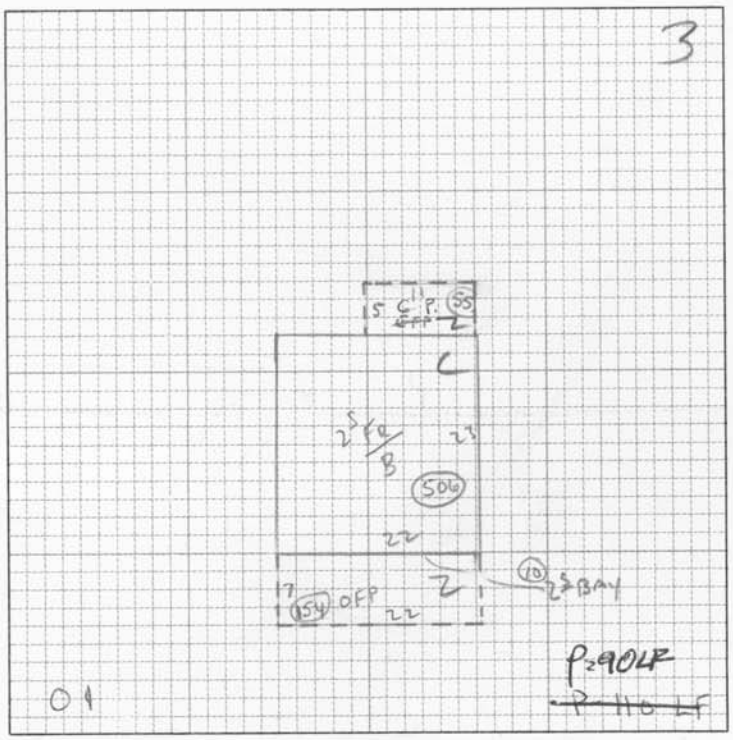
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY /4

MEASURED BY /4

DATE 5-21-72

Estimated



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	506		15800
EFP	55		600
BAY	10		300
OFP	154		700

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	17400
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	6000
BUILDING VALUE	12200
PROPERTY VAL. 100%	18200

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/24/77	J.A., M.M.	Mrs. Watkins	New cabinets in kitchen.