ALEXANDRIA

PROPERTY RECORD CARD

#029.00-03-08

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.
35642400	31 & 32	3386	30	

PROPERTY ADDRESS: 5401 Richenbacher Ave.

LEGAL DESCRIPTION: H. & Par. 3386-30, KMS Townhouses, Sec. 3, etc.

LOT SIZE: 3,684 sq. ft.

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

RECORD OF OWNERSHIP: Fowlkes, Richard D. or Mary Jane

MAILING ADDRESS: Same

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,200	14,900	19,100
74	6500	21200	27700
75	—	—	—
76	6500	24400	30900
77	13000	57300	70300
78	14300	60100	74400

DEED BK. & PAGE	DATE	NOTES
79 20000	62400	82400
709-356	5/70	
PRICE: $37,145	Tr. $28,000	
80 25000	73300	98300
81 PRICE: 25000	82100	107100
82 25000	92200	117200
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

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

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
							13,000

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	2 STY BR	35x22	2172	4-	1968	73	AVG	44762	X.95				42500

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	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	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

	B	1	2	3
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.	(1)
BATH FLOOR	(2)

ROOMS

B	2	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			

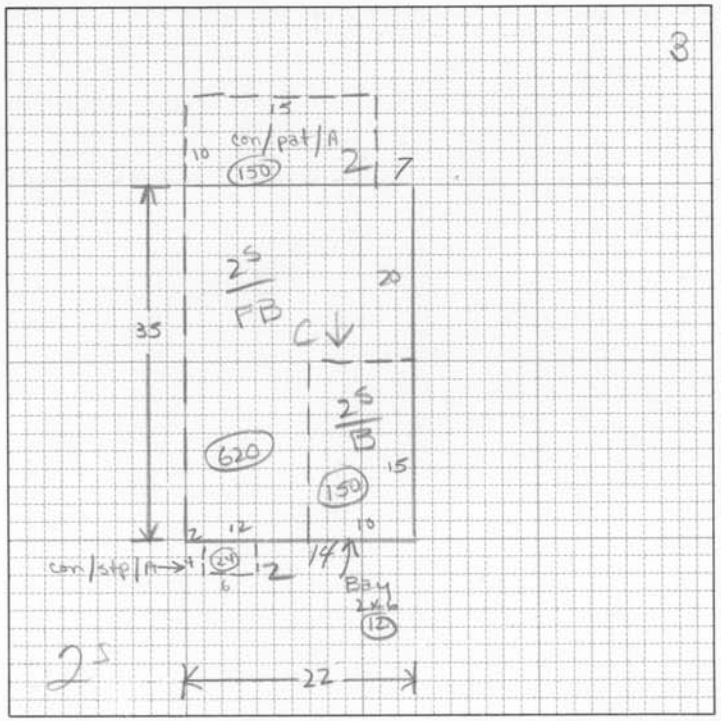
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Shields

MEASURED BY: McKay

DATE: 7-5-73 EST



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST.	782	46.87	36652
AC	1540	.80	1232
PLG.			3450
CON/PAT/A	150	1.00	150
CON/STP/A	24		100
FIN. B-	620	4.25	2635
B. PART.	46 LF.	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

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
7-5-78	TR	Est. NO change	

TOTAL	44762
FACTOR — %	
REPLACEMENT VALUE	44762
LAND VALUE	13000
BUILDING VALUE	42500
PROPERTY VAL. 100%	55500

NOTES