ALEXANDRIA

PROPERTY RECORD CARD

029.00-03-07

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	35642375	31 & 32	3386	29	
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					

PROPERTY ADDRESS

5403 Richenbacher Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & Par. 3386-29, KMS Townhouses, Dec. 3, etc.	2,200 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Sells, L. Ludington or et ux	Same
BENNETT, JOEL P.	
Klein, MARTIN I. or Janice S.	

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,000	14,900	18,900
74	6000	21400	27400
75	—	—	—
76	6000	24600	30600
77	12000	55700	67700
78	13500	58800	72300
79	18900	61100	80000

DEED BK. & PAGE	DATE	NOTES
709-515	5/70	
PRICE: $35,990 Tr. $28,700		
760-65	6-28-73	TR. - 51,000
PRICE: 57,000		
	4/75	
PRICE: $62,500		
80 23900	71700	95600
PRICE: 81 23900	80200	104100
82 23900	90100	114000
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.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							12,000

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	2SBR	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		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				
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	(0) /
EXTRA WATER CLOSET	
EXTRA SINK	(1) /
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	
BATH FLR. & SHW.	(2) /
BATH FLOOR	(2) /

ROOMS			
B	2	1	0
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			

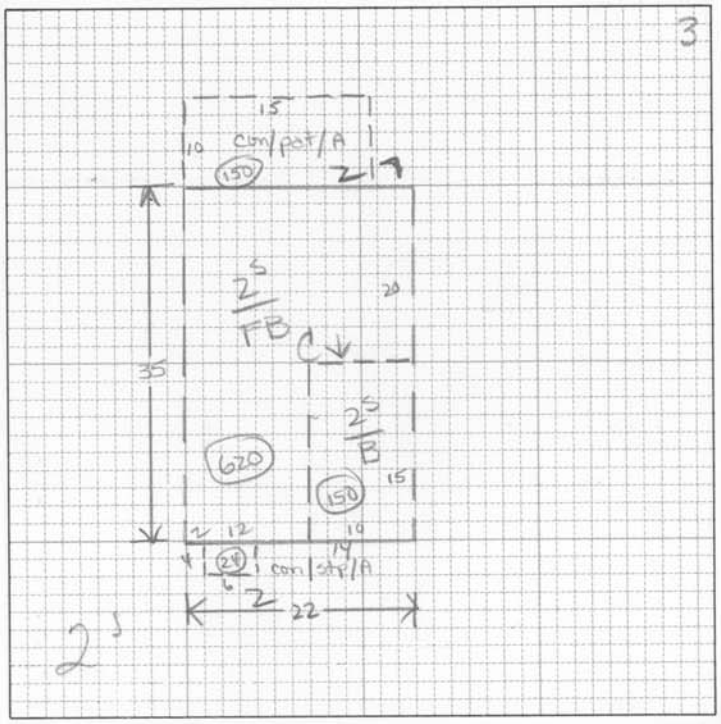
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

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.	770	48.13	37060
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	No change	

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

NOTES