ALEXANDRIA

# PROPERTY RECORD CARD

55.03-01-07 RETAIL COMM. C 80 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. |
|---|---|---|---|---|
| 12807000 | 152 | 1 | 6A1A | 0064600 |

PROPERTY ADDRESS: 809 N. Royal Street

| LEGAL DESCRIPTION | LOT SIZE |
|---|---|
| H. & L. 805 R/D orig. L. 502 & Div. prop. Eugene & Clarence Simpson | 10,013 sq.ft. |

| ZONING | NAME OF TENANT | RENTS = MONTH - ANN. | GRM - G.I.M. |
|---|---|---|---|
| I-1 | | | |

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Do-Mar Corporation | P. O. Box 711 |
| COYER, CHARLES B. OR C. | CHARLOTTE 1054 31ST St. N.W. WASHINGTON D.C. 20007 |
| | |
| | |
| | |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '72 | 25,050 | 59,550 | 84,600 |
| 74 | 40100 | 39300 | 79400 |
| 75 | — | — | — |
| 77 | 80200 | 78600 | 158800 |
| 78 | 80200 | 78600 | 158800 |
| 79 | 80200 | 78600 | 158800 |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 80: 12/700 337-317 | 78 600 | 200, 300 |
| PRICE: | | |
| 735/469 | | TR 9-17-73 SEE 152-1-2A1, 5A44 |
| PRICE: SEE: 152-1-2A1, 5A44 | | |
| 81 - 250 300 40000 | | 290 300 |
| PRICE: | | |
| | | |
| PRICE: | | |
| | | |
| PRICE: | | |

PHOTO

152-1-6A, 6B, 6C

REMARKS

Wiring picture

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 |
|---|---|---|---|---|---|---|---|
| 80 - | 30 | — | | | 20 | 10013 | 200 300 |
| 81 - | | | | | 25 | 10013 | 250,300 |
| | | | | | | | |