ALEXANDRIA

PROPERTY RECORD CARD

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.
12676500	148	5	26A & 13B	0068800

PROPERTY ADDRESS

214 South Royal Street

LEGAL DESCRIPTION	LOT SIZE
H&L 500 Rediv. of Prop. K/A & Designated as 213 South Fairfax Street & 214 South Royal Street	2,042 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Beckington, Herbert L. or Patricia	Same

YR.	LAND	IMP.	ASSESSED VALUE
70	6,000	24,900	30,900
'72	6000	25200	31200
174	10,700	33,100	43,800
175	—	—	—
76	10700	39700	50400
77	24400	92100	113500

DEED BK. & PAGE	DATE	NOTES
667/24	5/67	Tr. 5/67 $35,000
PRICE: $60,500		
PRICE:		
PRICE:		
PRICE:		
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	ADJUSTMENTS LOC.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							12000
	19,200	+.10	H68				21,400

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 SBR		2229	3+ / 4	1800±	1971	Good	55210	-.25	41,408		+.60	66,200

FOUNDATION

CONC. OR BRICK	/
TILE OR CONC. BLK.	
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	F
	(¼)			

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 NO

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	NO	¾	F
B	¼	NO	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER		4	3	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	W/D UNIT	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	3
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR	NONE

ROOMS

B		1	4
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			

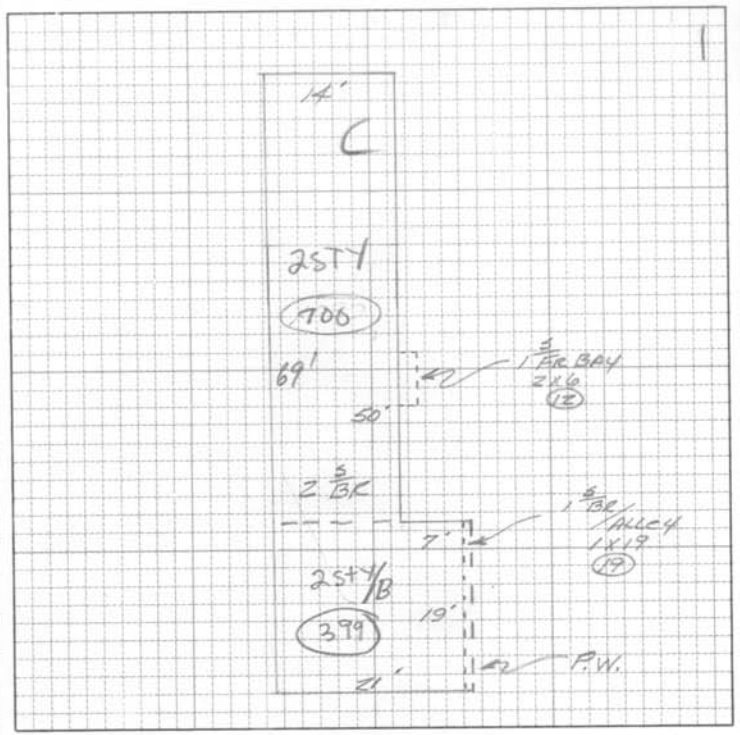
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 1-11-72



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	1124	42.00	47208
¼ BST.			-1300
PLBG.			2500
AC	2229	.80	1783

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
50W214		E.B.S.			
AC-5430		AIR COND	5-21-73	1695	

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
8/12/76	T.S. + S.N.	C Crump	Avon 2198 → 2229

TOTAL	50191
FACTOR +10 - %	5019
REPLACEMENT VALUE	55,210
LAND VALUE	21,400
BUILDING VALUE	66,200
PROPERTY VAL. 100%	87,600

ESTIMATE NOTES

ALEXANDRIA

PROPERTY RECORD CARD

074.04-06-02

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL 110 DETACHED 111 SEMI-DET. 112 ROW 116 APT. - GARD. 117 APT. - HRS. 151 HOTELS 153 MOTELS	12676500	148	5	26A & 13B	

PROPERTY ADDRESS: 214 S. Royal

LEGAL DESCRIPTION	LOT SIZE
	2042

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

YR.	LAND	IMP.	ASSESSED VALUE
78	21400	126200	147600
79	35,000	133900	168900
80	45000	178600	223600
81	45000	183500	228500

200-399 MFG.
400-499 UTILITIES
500-599 COMMERCIAL
530 SHOP CTR.
553 SERV. STA.
580 RESTAURANT
OFFICE BLDG.
600-699 SERVICES
637 WAREHOUSE
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Beckington,				
		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		

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SWAMPY				SIDEWALK		CHANGING	
				CURB			

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COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS			UNIT VALUE	NO. UNITS	LAND VALUE
		LOC.	SIZE	PHY.			