ALEXANDRIA

PROPERTY RECORD CARD

080.02-04-18

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.
11757600	135	3	7A-9A.4	0057100

PROPERTY ADDRESS: 509 S. Royal Street

LEGAL DESCRIPTION: H. & L. 504 S/D Jefferson Sq. Town Houses

LOT SIZE: 1877 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Harned, Wentworth V. or Marilynn	Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	6,550	16,200	22,750
'72	6,500	19,200	25,700
'74	9400	28700	38100
74	7800	28700	B. of E. 10-1-74 36500
75			
76	7800	31600	39400

DEED BK. & PAGE	DATE	NOTES
717-452	12-70	
PRICE: $46,000		
77 15600	69500	85100
PRICE:		
PRICE:		
PRICE:		
PRICE:		

REMARKS

B. of E. 10-1-74: Reduce land as additional land is easement for truck pickup + also to bring in line of sale.

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
							13000
	18000	-	800				18800

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	3 Be		1890	3T 4	1964	1974	Good	53110	-10	47799		+20	57400

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
(NO.)				

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
		(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	~~½~~	~~F~~
~~B~~	~~¼~~	NO	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE		/		
PINE				
HARDWOOD			22	
VINYL TILE		2		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER			
DRYWALL	/	/	/
PANEL VEN.			
UNFIN.			

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	/
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN
(DWSH)				

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	/	1
3 FIXTURE BATH	/	1
2 FIXTURE BATH	/	1
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

BATH FLR. & WAIN.	2
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B		1	2
2	2	3	2

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			

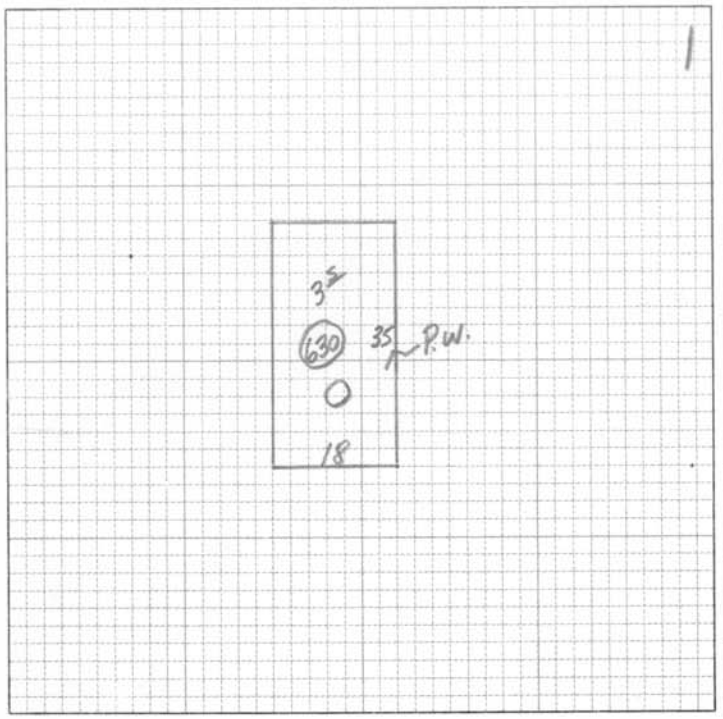
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 15

MEASURED BY 17

DATE 11-23-71



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	630		
NO BST.			
PLBG.			
A/C	1890		

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
7/27/76	CS	TS	

TOTAL	
FACTOR + 5 %	2529
REPLACEMENT VALUE	53110
LAND VALUE	18800
BUILDING VALUE	57400
PROPERTY VAL. 100%	76200

NOTES

INTERCOM
WASH/DRYER Conn
5/11 Stopped

ALEXANDRIA

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080-02 04 18 VIRGINIA

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LEGAL DESCRIPTION	LOT SIZE
	1877

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

YR.	LAND	IMP.	ASSESSED VALUE
78	15600	89000	104600
79	30000	107400	137400
80	40000	137000	177000
80	35000	137000	172000
81	35000	147900	182900

RECORD OF OWNERSHIP	MAILING ADDRESS	DEED BK. & PAGE	DATE	NOTES
		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		

PHOTO

REMARKS

EASEMENT ON LOT
LAND VALUE SHOULD
EQUAL OTHER
1440# LOTS

PROPERTY FACTORS

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LEVEL		ALL UTILITIES		PAVED		STATIC	
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LOW		SEWER		DIRT		DECLINING	
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SWAMPY				SIDEWALK		CHANGING	
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		LOC.	SIZE	PHY.			