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.
12331500	145	5	19	0130600

PROPERTY ADDRESS

401 Jefferson face of Royal
725 So. Royal Street

LEGAL DESCRIPTION	LOT SIZE
H & L 1, Blk. 1, Sec. 1, Yates Gardens	45.33 x 82 37174

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Montgomery, Melvin L. or Jean W.	401 Jefferson St.
MAXFIELD, KENTA. or BETTY D.	SAME

YR.	LAND	IMP.	ASSESSED VALUE
70	$5,950	$19,200	$25,150
'72	7000	21200	28200
'74	8,500	29,900	38,400
75	—	—	—
76	8500	32900	41400
77	17000	80900	97900

DEED BK. & PAGE	DATE	NOTES
634-309	9-65	
PRICE: $27,500		
736-184	5-2-73	TR: $55,000
PRICE: $ 78,500		$ 11,550
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

IV

(6)

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
							14000
	17,000						17,000

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 S BR	SKETCH	1680	~~3~~ 4	1939	1968	AVG.	42,134	-.15	35,814	+.60		57,302
GARAGE	1 S BR	"	200				F	3100	-.20	2,480			2,480

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

BASEMENT				
NO.	¼	½	¾	F
				(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	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	½	¾	F	
B	¼	½	¾	F	

GAR. IN BSM'T.	No	
1 CAR		2 CAR

FLOORS	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		3	3	
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.					
~~DWSH~~	DISP	1 MOD OVEN	RANGE	FAN	

FIREPLACES	NO.
OPENINGS	2
CHIMNEYS	2

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	1
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	2
BATH FLR. & SHW.	1
BATH FLOOR	

ROOMS		
B	1	4
2	3	3

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT		/	

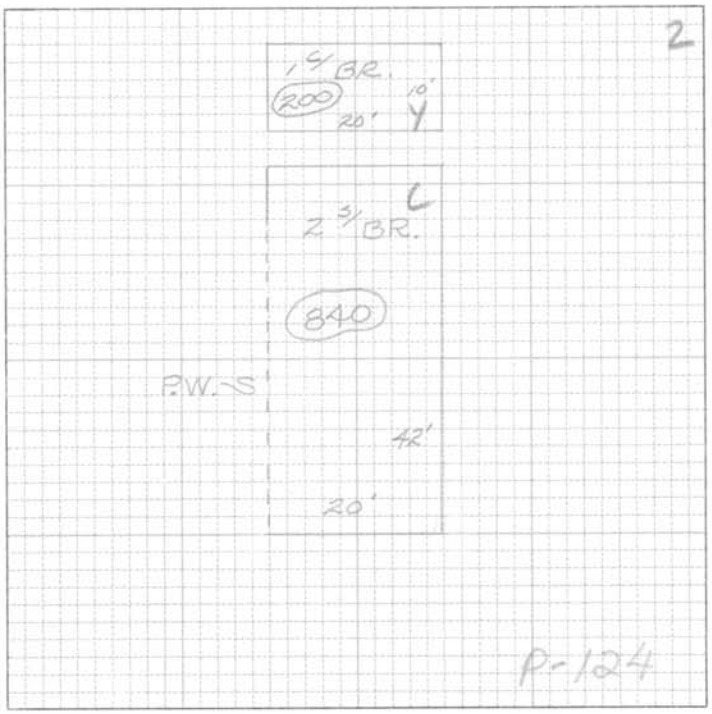
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.	/		
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK	/		
CONC. FLR.			
EARTH FLR.			
ROOF	/		
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 15

MEASURED BY 18

DATE 12-15-71



TOTAL BLDG. VALUE $59,600

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	840		
PLG.			
A/C			

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
22595		2 S Br Addition - 1 Bath & New Kitch	3/66		

TOTAL	
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

Est
less .05 for usual .20 depreciation because of new add

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/2/76	B.T.	T.S. & C.S.	EST.
		1 FRPL. To 2 FRPL.	
		1 Chim. To 2 FRPL.	

ALEXANDRIA

PROPERTY RECORD CARD

80-04-01-32

VIRGINIA

TYPE & USE

100-199 RESIDENTIAL
110 DETACHED
111 SEMI-DET.
112 ROW
116 APT. - GARD.
117 APT. - HRS.
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153 MOTELS

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OR 725 S. Royal St.

LEGAL DESCRIPTION	LOT SIZE
	3717#

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

YR.	LAND	IMP.	ASSESSED VALUE
78	17000	106000	123000
79	43000	106000	149000
80	43000	116800	159800
81	43000	129400	172400

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

PHOTO

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SWAMPY				SIDEWALK		CHANGING	
				CURB			

LAND VALUE COMPUTATIONS AND SUMMARY

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