ALEXANDRIA — **PROPERTY RECORD CARD** 063.01-04-07 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	12929000	201	8	10	
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

304 Russell Rd.

LEGAL DESCRIPTION	LOT SIZE
H. & L. S. 55 ft. Lt. 17-18, Blk. 16, Sec. 2, Rosemont	6,050 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Murray, Robt. F. or Rosemary G.	Same
4 ✓	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,000	15,800	18,800
73	4,000	14,900	18,900
74	4,800	17,900	22,700
'75	6000	20000	26000
76	—	—	—
77	13200	45100	58300

DEED BK. & PAGE	DATE	NOTES
78 13200	62000	75200
693-674	2/69	
PRICE: $ 36,700	Tr. same	
79 18500	71300	89800
PRICE: 80 18500	81500	100000
81 24100	93200	117300
PRICE: 82 24100	104100	128200
83 29000		
PRICE:		
PRICE:		

PHOTO

REMARKS

FIN BSMT 1000

~~1957~~

4-RMS-

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
					1.98		12000

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	2SFR		2084	4-	1918	~~1962~~	AVG	36,100	20				28,800
GARAGE	12x20	1SFR	240			1967		1300					

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 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.

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		4/4		
VINYL TILE	/	/		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER		5	3	
DRYWALL				
PANEL VEN.	/			
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE	/	/	/	
HEAVY				

KITCHEN EQUIP. New

DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	/
CHIMNEYS	/

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.	7
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B		1	5
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

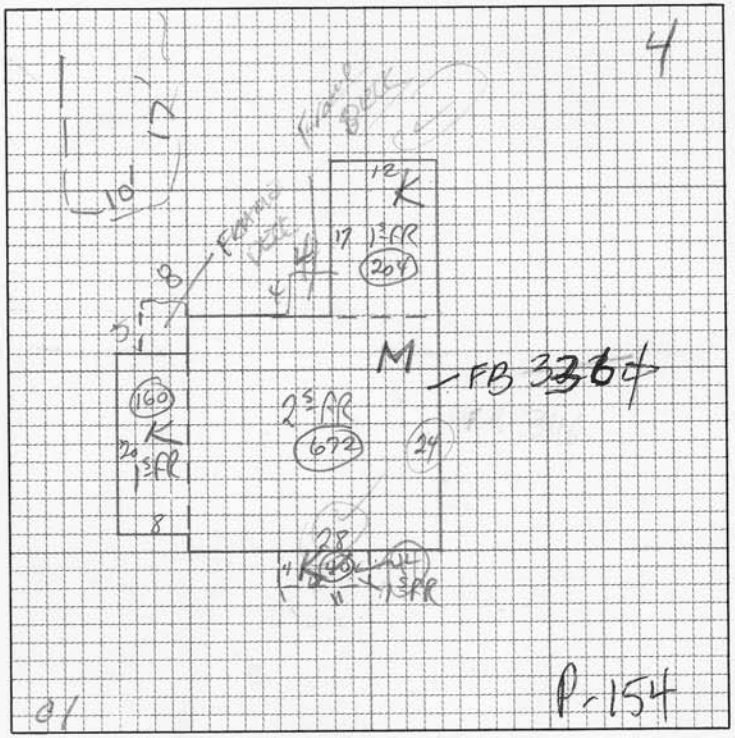
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 6-8-72

ESTIMATE



TOTAL BLDG. VALUE $ 29,800

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	672		18800
1S/FR	204		2200
1S/FR.	160		1800
1S/FR.	40		700
FIN. BST.	323	3.00	1000
PLBG.			1400

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
6/29/77	LS/JS	EST. NO CHANGE	

TOTAL	25900
FACTOR +40 %	10200
REPLACEMENT VALUE	36,100
LAND VALUE	8,000
BUILDING VALUE	29,800
PROPERTY VAL. 100%	37,800

NOTES