ALEXANDRIA

PROPERTY RECORD CARD 023.00 06 09

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.
16250500	222	7	20A- 20B & 20C1 - 21C	

PROPERTY ADDRESS: 3104 Russell Rd.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 12, Sec. 3, Echowood	68,093 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Kust, Matthew J. & Mattie	Same 22306

YR.	LAND	IMP.	ASSESSED VALUE
'71	11,900	14,150	26,050
74	18000	24000	42000
75	20000	28800	NC: B&E 6/20/75 48800
76	20000	31500	51500
77	44000	70600	114600
78	44000	85400	129400
79	61600	100700	162300
80	61600	130600	192200 N/C B&E 9/3/80
81	80100	141700	221800 N/C B&E 5/5/81
82	80100	157900	238000 B&E - 7/28/82
82	80,100	141,700	221,800
83	90000	177700	267700

DEED BK. & PAGE	DATE	NOTES
512-267		N/C B/E 8/28/79
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

B&E - 8/28/79
NO CHANGE
4f B&E 7/28/82
1961 No significant treatment. Little increase over last year
4
130649

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
							40000

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	2¼ S Fr	50x28	3128	4	1922	65	AVE						

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			
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	1			
PINE				
HARDWOOD		3	5	
VINYL TILE	1	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER		4	5	
DRYWALL	1			
PANEL VEN.				
UNFIN.	1			

PARTITION	B	1	2	3
NONE				
AVERAGE				
HEAVY				

KITCHEN EQUIP.					
DWSH	DISP	OVEN	RANGE	FAN	

FIREPLACES	NO.
OPENINGS	1
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.	N
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.	(2)
BATH FLR. & SHW.	
BATH FLOOR	(1)

ROOMS			
B	2	1	4
2	5	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			

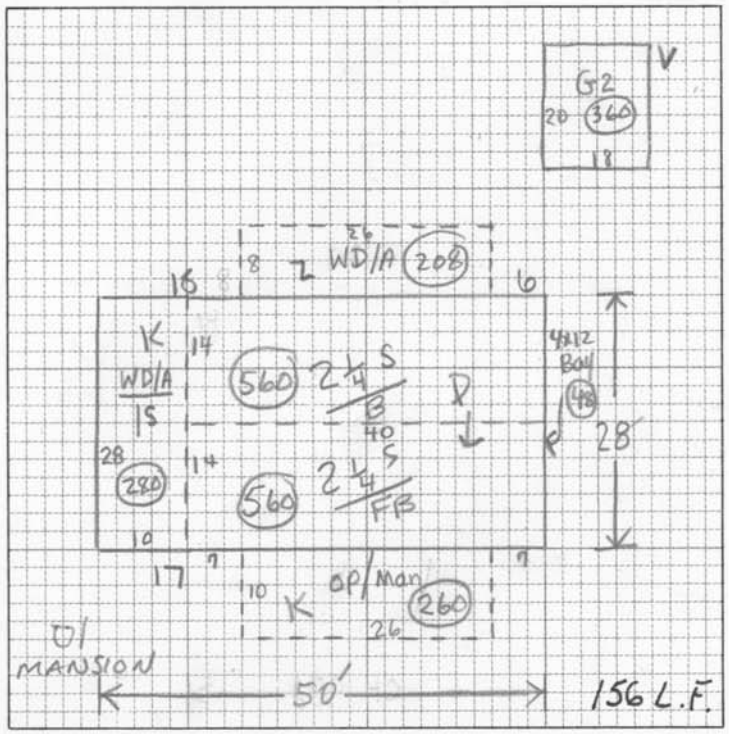
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY Mac

MEASURED BY McKinney

DATE 6-25-74

MR KUST



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
FB	560	3.20	
PART	28	11.80	

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

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

RV '80 N/C NOTES