ALEXANDRIA

PROPERTY RECORD CARD

048.00-04-14 ✓ 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.
31936000	30	3337	60	

PROPERTY ADDRESS: 4903 Rutland Pl.

LEGAL DESCRIPTION: H. & L. 60, Sec. 8, Sem. Valley

LOT SIZE: 9419 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R8			

RECORD OF OWNERSHIP: McGowan, Jos. C. & Jennie J.

MAILING ADDRESS: same

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,250	11,950	16,200
74	5600	19900	25500
75	6500	19900	26400 ✓
76	6500	21900	28400
77	14,300	46,000	60,300
78	14300	50600	64900

DEED BK. & PAGE	DATE	NOTES
79 13700	56500	72200
482-589		
80 PRICE: 15700	62700	78400
81 15700	74700	90400
PRICE:		
82 15700	82600	98300
83 PRICE: —		
84 28500		
PRICE:		
PRICE:		

PHOTO

REMARKS

37
62
per

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
							11,200
							13000

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	1S Br	25 x 47	2050	3+	1956	68	AVG	46782	85%				39765

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

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	NONE			F
B	¼	½	(¾)	F

GAR. IN BSM'T NO

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

	B	1	2	3
PLASTER				
DRYWALL		5		
PANEL VEN.	2			
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.

DW SH 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.	/
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.	(3)
BATH FLR. & SHW.	
BATH FLOOR	(1)

ROOMS

B	3	1	5
2		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

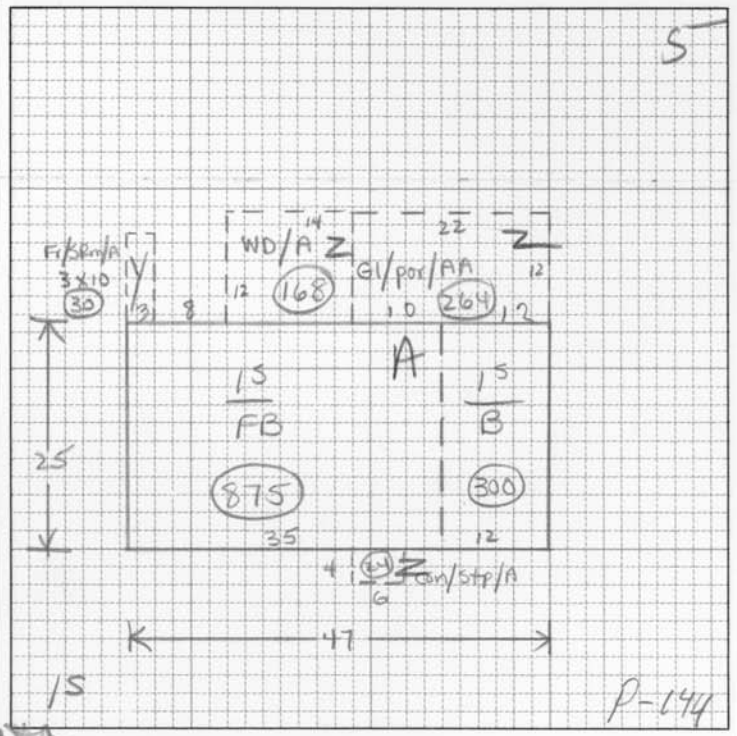
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY Sheldon

MEASURED BY Mc/Mac

DATE 7-12-73

Mrs McGowan



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1S	1175	26.98	31701
A/C		1.00	1175
PLG			2500
Ft/SRm/A	30		100
WD/A	168	4.00	672
GL/por/AA	264	9.90	2614
Con/stp/A	24		100
Fin B	875	4.95	4331
B Part	72 LF	18.90	1361

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

TOTAL	44554
FACTOR 0/75 %	2228
REPLACEMENT VALUE	46782
LAND VALUE	11200
BUILDING VALUE	39800
PROPERTY VAL. 100%	51000

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/5/78 DD	SAME	10 mod Kitch	
Int. insp w/owner			

NOTES

1+W x 14

1, 5, 7