ALEXANDRIA — PROPERTY RECORD CARD — VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	46432000	24	3980	1	'
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

4555 Seminary Rd.

LEGAL DESCRIPTION

H. & Tract on N. line Seminary Rd. adj. S. line of Winkler Tract less St. Wid.

LOT SIZE

40,060 sq. ft.

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

RECORD OF OWNERSHIP

Knapp, Roland C. & Lily G.

MAILING ADDRESS

Same

184 $60,000 20000 ⅌
10000 20060 (50¢)
$70,000
-10,000 LOC.
$60,000

YR.	LAND	IMP.	ASSESSED VALUE
'72	7,200	16,400	23,600
'74	10000	21800	31800
75	—	—	—
76	12000	25100	37100
77	26,400	50,200	76,600
78	26400	57700	84100
79	37000	57700	94700
80	37000	86300	123300
81	37000	88500	125500
82	37000	106100	143100
83	—		
84	60000		

DEED BK. & PAGE	DATE	NOTES
741-372 FX		
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS ✓

14 ONE HOMESITE
SITE VALUE $20000
77/Loc. Near Semi Hill Est.

~~1954~~ 1960 per
4500 Bsm't-
Garage

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
							20000

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. VALU
R-1	1 St Bg	41X45	2339	47	1952	68	Avg	51045	95%				43558

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
		(FULL)

ROOF TYPE

MANSARD		GABLE	/
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	
SHAKES		ASBESTOS	/
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

	¼	½	¾	F
A				
B			(¾)	F

GAR. IN BSM'T.

1 CAR		2 CAR	
/			

FLOORS

	B	1	2	3
EARTH				
CONCRETE	/			
PINE				
HARDWOOD		5		
VINYL TILE	/	/		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER		6		
DRYWALL	/			
PANEL VEN.	/			
UNFIN.	/			

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 HW.	/
WALL UNITS	
CENT'L. AIR COND.	NO
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	

ROOMS

B	3	1	6
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			

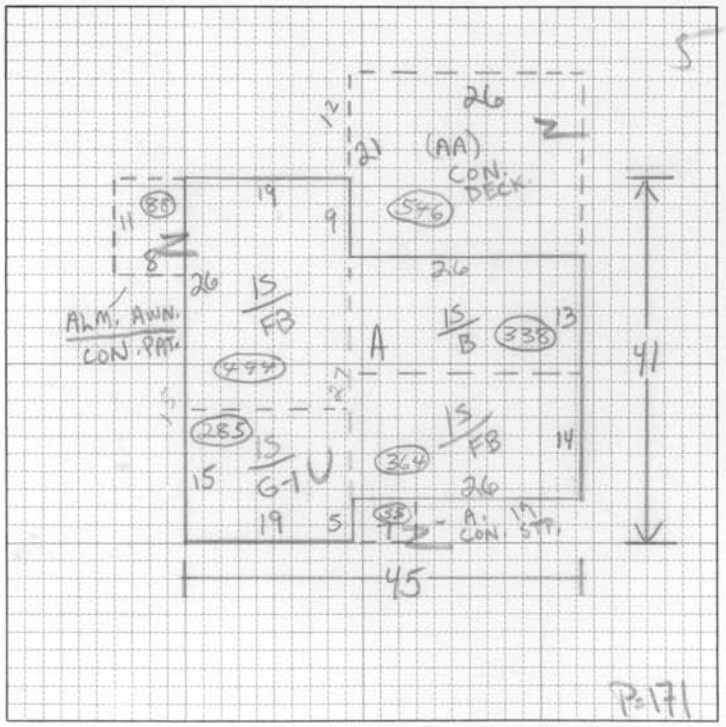
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY Crew

MEASURED BY Louis

DATE 7-26-77 Est.



TOTAL BLDG. VALUE	$

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 STY.	1481	25.00	37025
C. DECK	546	4.00	2184
GAR			300
C. PAT. C.	88	4.00	352
C. STP.	35		100
F. B.	858	6.50	5577
PLG.			2500
Paint	42 LF	18.90	794

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	48805
FACTOR 95 %	2440
REPLACEMENT VALUE	51245
LAND VALUE	20000
BUILDING VALUE	43600
PROPERTY VAL. 100%	63600

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
7/18/78	EPerry	out - no change	