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.
12119000	139	5	31	0113700

PROPERTY ADDRESS: 325 N. St. Asaph St.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 325 N. St. Asaph St.	15 x 83 1245 sq.ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Zipkin, Peter C. or Jeri A.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'70	3,750	12,100	15,850
72	4,500	13,400	17,900
'74	6500	16000	22500
75	—	—	—
76	6500	18400	24900
77	13000	43400	56400

DEED BK. & PAGE	DATE	NOTES
696-623	5-69	
PRICE: $32,500		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

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
							9000
	12000	+5	-400				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
R1	2 stfr.	13 x 30	1080	B+	1800	+1971	Good Good	25838	-25	19378		+65	32000

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	NONE			F
B	¼	½	¾	F

GAR. IN BSM'T.			
1 CAR		2 CAR	NONE

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

INTERIOR FINISH				
PLASTER	2	2	2	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP. NO					
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.	
NO HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	
2 FIXTURE BATH	1 / 1
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

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

ROOMS			
B	2	1	2
2	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	

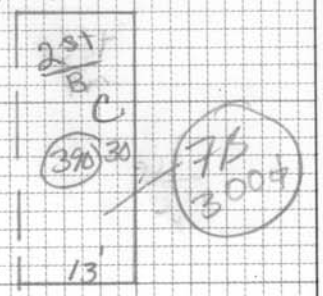
LISTED BY 14

MEASURED BY 14

DATE 1-20-22

English basmt / P = 86' / 1
300# fin. appox.

Note: Mrs. Zupan wouldn't answer any questions She told me that "they wouldn't interested"



SEMI-DETACHED FRAME ROW HOUSE

TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
Dwg	390		
FIN. BST.	300		
PLBG.			

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
		EBS 93W 325			

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

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
9/2/76	TF/JM	Est. No Change	

ALEXANDRIA

PROPERTY RECORD CARD

064.04-03-45

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL 110 DETACHED 111 SEMI-DET. 112 ROW 116 APT. - GARD. 117 APT. - HRS. 151 HOTELS 153 MOTELS	12119000	139	5	31	

PROPERTY ADDRESS: 325 N. St. Asaph

LEGAL DESCRIPTION	LOT SIZE
	1245

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

YR.	LAND	IMP.	ASSESSED VALUE
78	13000	61200	74200
79	25000	70100	95100
80	35000	72000	107000
81	—	—	—

200-399 MFG.

400-499 UTILITIES

500-599 COMMERCIAL
530 SHOP CTR.
553 SERV. STA.
580 RESTAURANT
OFFICE BLDG.

600-699 SERVICES
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		PRICE:		
		PRICE:		
		PRICE:		
		PRICE:		

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				CURB			

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