ALEXANDRIA

# PROPERTY RECORD CARD 030.00 02 12

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. |
|---|---|---|---|---|
| 46344200 | 24 | 3976 | 01-1.9 | |

PROPERTY ADDRESS: 1616 Stonebridge Rd.

LEGAL DESCRIPTION: H. & L. 9, Blk. 1, Sec. 1, King's Hundred

LOT SIZE: 8263 #

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

| RECORD OF OWNERSHIP | MAILING ADDRESS |
|---|---|
| Fradin, Jacob or Gertrude | same |

| YR. | LAND | IMP. | ASSESSED VALUE |
|---|---|---|---|
| '72 | 6,750 | 24,900 | 31,650 |
| 74 | 7500 | 32300 | 39800 |
| 75 | | | |
| 76 | 8000 | 37100 | 45100 |
| 76 | 8000 | 37600 | 45600 |
| 77 | 17600 | 86500 | 104100 |
| 78 | 17600 | 95200 | 112800 |
| 79 | 24600 | 105100 | 129700 |
| 80 | 24600 | 132100 | 156700 |
| 81 | 32000 | 136700 | 168700 |
| 82 | | | |
| 83 | | | |
| 84 | | | |

| DEED BK. & PAGE | DATE | NOTES |
|---|---|---|
| 725-386 | 6-30-71 | |
| PRICE: $62,000 | | |
| PRICE: | | |
| PRICE: | | |
| PRICE: | | |
| PRICE: | | |

PHOTO

REMARKS ✓

GR. Per. EA

| | |
|---|---|
| FOUNDATION | 5 |
| WALLS | 5 |
| ROOF COVER | 5 |
| GUTTERS & DOWNSPOUTS 4 | 5 |
| FLOORS | 5 |
| WALLS & CEILING | 5 |
| MILLWORK | 5 |
| HEATING SYSTEM 4 | 5 |
| ELECTRIC SYSTEM | 5 |
| PLUMBING | 5 |
| KITCHEN EQUIPMENT 4 | 5 |
| ARCH. DESIGN | 5 |
| TOTAL | 60 |

60 Pts. ÷ 12 = 5

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 |
|---|---|---|---|---|---|---|---|
| | | | | | | | 15,000 |

| 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 | 2S Br | 42x48 | 2759 | 5 | 1969 | 5 | Above Ave. | 71770 | 85% | | 5% | | 64600 |
| | | | | | | 1974 | | | | | | | |

| 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~~ NONE | ~~¾~~ | F |
| B | ~~¼~~ NONE | ~~¾~~ | F |

| GAR. IN BSM'T. NO | |
|---|---|
| 1 CAR | 2 CAR |

| FLOORS | B | 1 | 2 | 3 |
|---|---|---|---|---|
| EARTH | | | | |
| CONCRETE | | 1 | | |
| PINE | | | | |
| HARDWOOD | | | 6 | |
| VINYL TILE | | 2 | 1 | |
| POURED TOR. | | | | |
| CARPET/SUB. | | | | |

| INTERIOR FINISH | | | | |
|---|---|---|---|---|
| PLASTER | | | | |
| DRYWALL | | 1 | 7 | |
| PANEL VEN. | | 1 | | |
| 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. | ✓ |
| NO HEATING | |

| PLUMBING | |
|---|---|
| 4 FIXTURE BATH | (1) ✓ |
| 3 FIXTURE BATH | (2) ✓ |
| 2 FIXTURE BATH | |
| EXTRA WATER CLOSET | |
| EXTRA SINK | |
| WATER ONLY | |
| NO PLUMBING | |

| TILING | |
|---|---|
| BATH FLR. & WAIN. | (3) ✓ |
| BATH FLR. & SHW. | |
| BATH FLOOR | |

| ROOMS | | | |
|---|---|---|---|
| B | | 1 | 3 |
| 2 | 7 | 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 | | | |

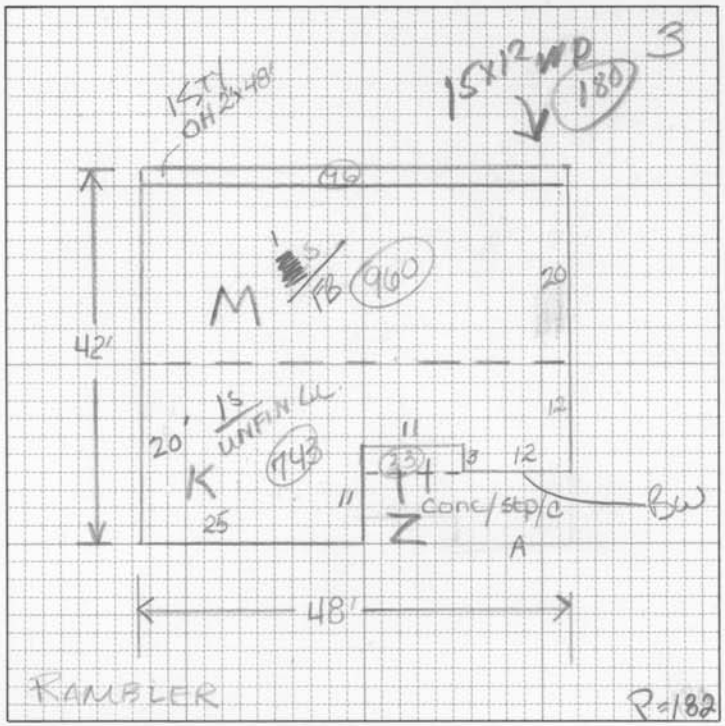
| ATTACHED GARAGE | |
|---|---|
| STY. HGT. | |
| BRICK VENEER | |
| FRAME | |
| FINISHED UP | |

LISTED BY: BURNE

MEASURED BY: PULMAN

DATE: 3 July 73

MRS FRADIN




| TOTAL BLDG. VALUE | $ |
|---|---|

BUILDING COMPUTATION

| ITEM | AREA OR QUAN. | UNIT COST | TOTAL |
|---|---|---|---|
| 2S | 1751 | 47.83 | 83750 |
| CON STP | 33 | 4.80 | 158 |
| UNF LL | 743 | -11.40 | -8470 |
| ½ BSMT | | | -1600 |
| PLG | | | 3700 |
| A/C | | .80 | 2207 |

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 |
|---|---|---|---|---|---|
| 9505 | | DECK | 6-9-75 | $3241 | 1000 |

| YR. UPDATED | LISTED BY | MEASURED BY | PRICED BY |
|---|---|---|---|
| 6-29-78 | TR | Est. No Change - ~~TO TROL KIT~~ | |

| | |
|---|---|
| TOTAL | 79745 |
| FACTOR -10 % | 7974 |
| REPLACEMENT VALUE | 71770 |
| LAND VALUE | 15,000 |
| BUILDING VALUE | 64,600 |
| PROPERTY VAL. 100% | 79600 |

NOTES

Br. wall (side of house) extends back to overhang