ALEXANDRIA

PROPERTY RECORD CARD 060.02-02-22

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.
26824000	8	3228	29	

PROPERTY ADDRESS: 3713 Taft Ave.

LEGAL DESCRIPTION: H. & L. 14, Blk. 1, R/S Ls. 1-15, Blk. 1, & Blk. 2, Sec. 2, Delta

LOT SIZE: 8,160 sq. ft.

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

RECORD OF OWNERSHIP: Sanford, Roger Lee

MAILING ADDRESS: Same

VAILLENCOURT, NOEL D OR DOROTHY C.

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,000	6,500	10,500
'74	5300	8900	14200
75	6100	8900	15000 ✓
76	—	—	—
77	12200	21400	33600
78	12200	23500	35700
79	15900	23500	39400
80	15900	29000	44900
81	15900	31300	47200
82	15900	34800	50700
83	—		
84	22500		

DEED BK. & PAGE / DATE / NOTES

749-432 10/72

PRICE: $21,750 Tr. $20,600

774-711 3-29-74

PRICE: $30,000 TR $22,000

PRICE:

PRICE:

PRICE:

PHOTO

REMARKS

Upper

FOUNDATION	3
WALLS	3
ROOF COVER	3
GUTTERS & DOWNSPOUTS	3
FLOORS	3
WALLS & CEILING	3
MILLWORK	3
HEATING SYSTEM	3
ELECTRIC SYSTEM	3
PLUMBING	3
KITCHEN EQUIPMENT	3
ARCH. DESIGN	4
TOTAL	36

36 Pts. ÷ 12 = 3

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
							10600
							12200

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 Mot. Panel	32x36	932	3+	1950+	63	Ave.	22217	80%				17800

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 No

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	⅛	½	¾	F
B	⅛	½	¾	F

GAR. IN BSM'T. No

1 CAR		2 CAR	

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

INTERIOR FINISH				
PLASTER				
DRYWALL		5		
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.				
DWSH	DISP	OVEN	RANGE	FAN
No	No			

FIREPLACES	NO.
OPENINGS	No
CHIMNEYS	No

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	(1)	/
2 FIXTURE BATH		
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING		
BATH FLR. & WAIN.	(1)	/
BATH FLR. & SHW.		
BATH FLOOR		

ROOMS

B	1	5	
2	3		

CONDITION	G	F	P
INTERIOR	/		
EXTERIOR			
LAYOUT	/		

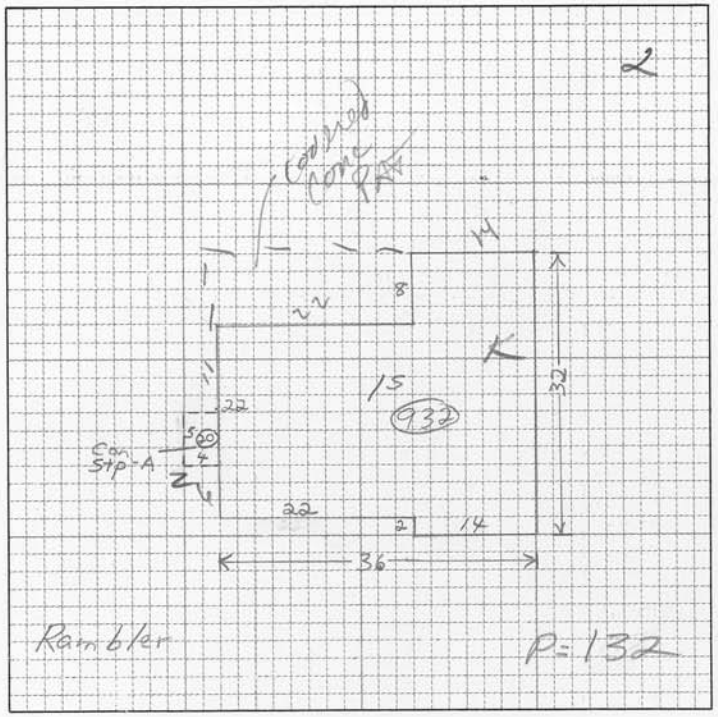
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY CEWIS

MEASURED BY NORRIS

DATE 7/2/73



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1 ST.	932	20.00	18640
N.B.			-1650
CONC STOOP	20	5	100

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
6/26/76	SCHON	TENNANT	NO CHANGE

TOTAL	17090
FACTOR 20/10 %	5127
REPLACEMENT VALUE	22217
LAND VALUE	10600
BUILDING VALUE	17800
PROPERTY VAL. 100%	28400

NOTES