ALEXANDRIA — PROPERTY RECORD CARD — 050.00-05-31 — 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.
26056000	9	3214	1	

PROPERTY ADDRESS: 3611 Tupelo Place

LEGAL DESCRIPTION: H & L 20, Sec 2, Ft. Williams

LOT SIZE: 12,006 #

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

RECORD OF OWNERSHIP: Lancaster, Bruce M. & Mary E.

MAILING ADDRESS:

YR.	LAND	IMP.	ASSESSED VALUE
'72	7,200	15,400	22,600
74	8800	23700	32500
75	9800	23700	33500
76	9800	26100	35900
77	21600	52200	73800
78	21600	60000	81600
79	30200	65200	95400
80	30200	85000	115200
81	30200	86900	117100
82	30200	104300	134500
83			
84	37700		

DEED BK. & PAGE	DATE	NOTES
469-566		
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS: 60 per 31

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

____ Pts. ÷ 12 = ____

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
							17,600
							19600

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	1½ BR	45x28	2605	4	1956	1968	AVE	59203	80%				47400

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

	¼	½	¾	F
A	~~✓~~			
B			✓	

GAR. IN BSM'T.

1 CAR		2 CAR	
	✓		

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		5	2	
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	
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	2	1	5
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

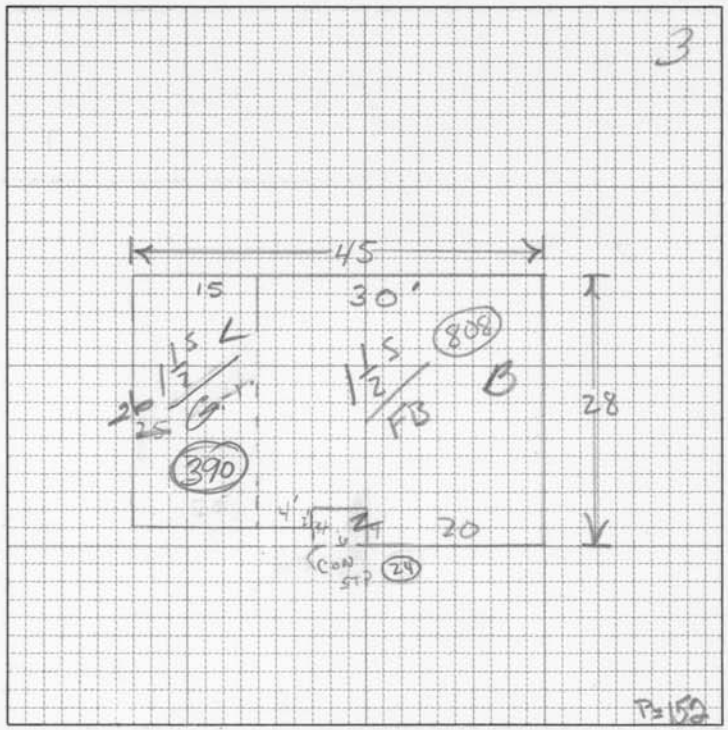
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY McLAUGHLIN

MEASURED BY TURNER

DATE 7-2-73

EST



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1½ S	1183	34.92	41310
CON STP	24		100
UNF. L.L.	375	- 8.50	- 3188
FIN ATTIC	1183		3200
PART	25 LF	1890	472
FIN BSMT	808	6.00	4848
PLG			2500
A/C		1.00	1794

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
30496		ROOF (3)	1-10-74	937.00	NONE

TOTAL	53821
FACTOR 10 %	5382
REPLACEMENT VALUE	59203
LAND VALUE	17600
BUILDING VALUE	47400
PROPERTY VAL. 100%	65000

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-29-74	RL	Est. No Change - NO MOD. Kit.	