ALEXANDRIA — PROPERTY RECORD CARD — Downtown Commercial — 75.03-03-08 — 805 — 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 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	12716500	148	8	11, 12, 13A, 14 & 15	0004600

PROPERTY ADDRESS: Union Street and Strand (Union St)

LEGAL DESCRIPTION	LOT SIZE
H&L Union Street and Strand	118.33 x 180 21,299

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
I-2			

RECORD OF OWNERSHIP	MAILING ADDRESS
Cummings Investment Associates, Incorporated	10 Prince Street

YR.	LAND	IMP.	ASSESSED VALUE	DEED BK. & PAGE	DATE	NOTES
70	42,600	62,050	104,650			
'72	63600	70000	133600			
'74	63600	70000	133600			
75	—	—	—			
77	191700	140,000	331,700			
78	383,400	20,000	403,400			
79				581-231 PRICE: $200,000	7/63	Tr. 7/63 $147,500
80	532 500	20000	552 500	PRICE:		
81	639000	100,000	739000			
82	681,500	100,000	781500	PRICE:		
				PRICE:		
				PRICE:		

PHOTO

REMARKS

81 LAND VALUE
+ NEW BLDG @ $5/#
TOTAL VALUE

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
81					30	21299	639000
82			.10		32		
80 #	30 -		—	—	25	21299	532475