ALEXANDRIA PROPERTY RECORD CARD Downtown. Commercial 75.03-03-05 80— C 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.
12718000	148	8	19	0004400

PROPERTY ADDRESS: 204 Union Strand

LEGAL DESCRIPTION	LOT SIZE
H&L 204 Union Strand 4270	35 x 96.67 ~~3,383~~ sq. ft.

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
70	6,750	13,650	20,400
72	10100	17000	27100
74	10100	17000	27100
75	—	—	—
77	40600	34000	74600
78	67700	5000	72700

DEED BK. & PAGE	DATE	NOTES
79 —	—	—
501-187	10/59	
PRICE: ?		
80 118 400	5000	123,400
PRICE:		
81 135 300	170 300	305 600
PRICE:		
82 152,200	187300	339500
PRICE: 82 192,200	147300	339,500
		#113185
PRICE:		

RV

PHOTO

REMARKS

81 ZONING ORD REQ USE OF EXISTING BLDG FOR MAX. HBU. TWO FLRS @ 6790 #

6790 # x $45 = 305600

6790 x 50 =

1-1-84- This bLDG contains 850 s.f. office space on second floor. $16,000 permit

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
81					40	3383	135 300
82					45		
80 #	30	+	+		$35 -	3383	118 405