ALEXANDRIA

PROPERTY RECORD CARD

022.04 01 09 VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL / 110 DETACHED	17649500	241	3	16	

PROPERTY ADDRESS: 2810 Valley Dr

LEGAL DESCRIPTION | LOT SIZE: 9050

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

RECORD OF OWNERSHIP: Augharin, Dennis

MAILING ADDRESS: same

YR.	LAND	IMP.	ASSESSED VALUE
71	4350	9400	13750
74	6400	11800	18200
~~75~~	~~7900~~	~~14700~~	~~22600~~
			B&E, 7-30-75
75	7200	14300	21500
76	7200	15900	23100
76	7200	14300	21500 B/E 9-22-76
77	15,800	32,600	48400 B/E 10-26-77 N.C.

DEED BK. & PAGE	DATE	PRICE:
		PRICE:
		PRICE:
		PRICE:
		PRICE:

NOTES

PHOTO

REMARKS

B/E 9-22-76 Bad water problem considered.

37

1957

Omit 157 & 158

Drainage problem in back section of lot

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
							15800

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	2 BR	31 x 22	1144	3+	1940	65	AVG	38347 - X. 85					32600

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	½ NONE	¾	F
B	¼	½ NONE	¾	F

GAR. IN BSM'T. NONE

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	1			
PINE				
HARDWOOD		23		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

	B	1	2	3
PLASTER		33		
DRYWALL				
PANEL VEN.				
UNFIN.	/			

PARTITION

	B	1	2	3
NONE	/			
AVERAGE		11		
HEAVY				

KITCHEN EQUIP.

DW	DISP	OVEN	RANGE	FAN
1	1	1	1	1

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.	N
NO HEATING	

PLUMBING

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

TILING

BATH FLR. & WAIN.	(6) /
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B	1	1	3
2	3	3	

CONDITION	G	F	P
INTERIOR		/	
EXTERIOR		/	
LAYOUT		/	

OUTBUILDINGS NONE

	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 NONE

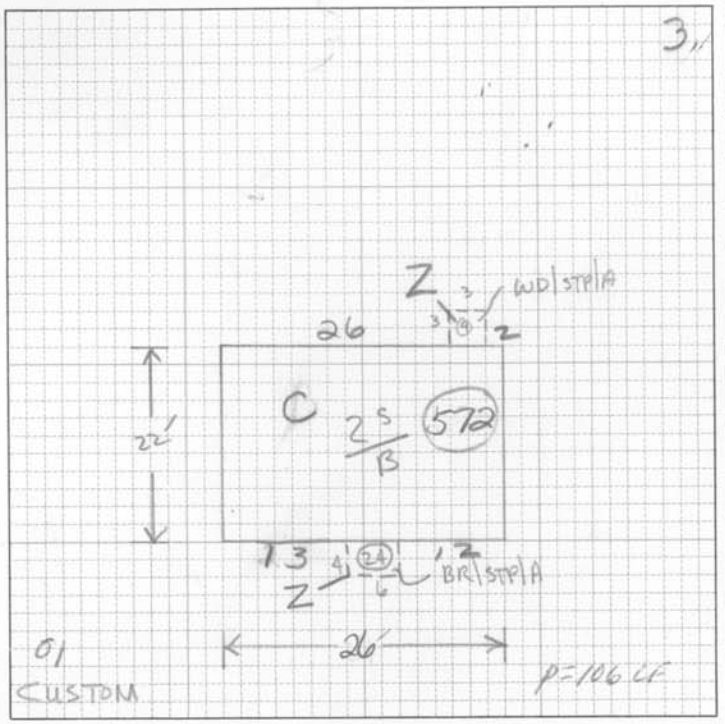
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Cindy

MEASURED BY: Roger

DATE: 7-24-74

MRS. Aughavin



BUILDING COMPUTATION

TOTAL BLDG. VALUE $

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2S	682	49.43	33761
W/STP.	9		100
STP.	24		100
PLG.			900
WDO	31'		

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

TOTAL	34861
FACTOR +10 %	
REPLACEMENT VALUE	38347
LAND VALUE	15800
BUILDING VALUE	32600
PROPERTY VAL. 100%	48400

NOTES

RV 78

-2000 WATER PROBLEM