ALEXANDRIA

PROPERTY RECORD CARD #029.04-01-22

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.
35640150	32 ~~XXXX~~	X 3386	1	

PROPERTY ADDRESS: 1013 N. Van Dorn St.

LEGAL DESCRIPTION: H. & Par. 3386-1, R/S Div. of Pars. 3386-01-01 & 3386-01-02, Ded's. of R-O-W's, KMS Townhouses

LOT SIZE: 3,635 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Magulas, James G. or Anna S.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,200	14,900	19,100
74	6,000	21,400	27,400
75	—	—	—
76	6000	24600	30600
77	12000	57200	69200
78	14300	60800	75200
79	20000	62300	82300
80	25000	73300	98300
81	25000	82000	107000
82	25000	92200	117200

DEED BK. & PAGE	DATE	NOTES
695-481		
PRICE:		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS ✓

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

74 Pts. ÷ 12 = 4.5

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
							12,000

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	2SBR	22x35	2160	4-	1968	73	AVE	45128	x.95				42900
	Metal Tool Shed	8X9	72				AVG	$216					

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	(¾)	F
B	¼	½	(¾)	F

GAR. IN BSM'T.	
1 CAR	2 CAR

FLOORS	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD			23	
VINYL TILE	27			
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL	1	3	3	
PANEL VEN.				
UNFIN.	1			

PARTITION	B	1	2	3
NONE				
AVERAGE	/	/	/	
HEAVY				

KITCHEN EQUIP.				
(DWSH)	(DISP)	(OVEN)	(RANGE)	(FAN)

FIREPLACES	NO.
OPENINGS	3
CHIMNEYS	

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

TILING	
BATH FLR. & WAIN.	(2) /
BATH FLR. & SHW.	
BATH FLOOR	(2) /

ROOMS			
B	2	1	3
2	3	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			
Metal	/		

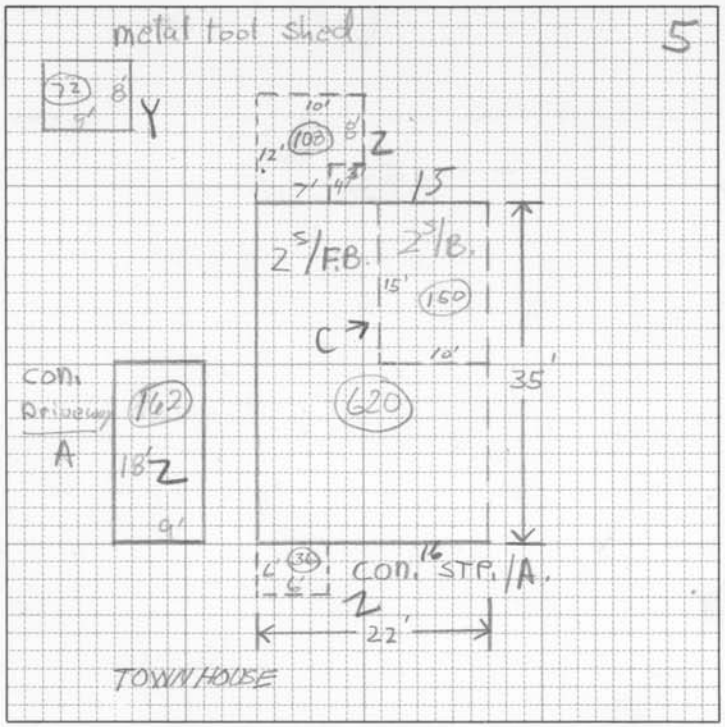
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY Austin

MEASURED BY Austin

DATE 7-5-73

Mr. Magulas



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2S	770	48.13	37060
CON PAT	108	1.00	108
CON STP	36		100
F Bsm't	620	4.25	2635
Part	464F	11.80	543
PLG			3450
A/C		.80	1232

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
7/5/78	Perry	Talked w Mrs Magulas; same	

TOTAL	45128
FACTOR %	
REPLACEMENT VALUE	45128
LAND VALUE	12000
BUILDING VALUE	42900
PROPERTY VAL. 100%	54900

NOTES

2, 3, 6, 10, 1'