ALEXANDRIA — **PROPERTY RECORD CARD** 059.02-01-11 — **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	23832000	21 ~~XXXX~~	3152	91	

PROPERTY ADDRESS: 4503 Venable Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 4, Blk. 2, Sec. 1, Tarleton	9,477 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 2-5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Philbrick, Jane V.	Same
RUSTAM, FREDERICK D.	
	same

PHOTO

REMARKS

160 per

YR.	LAND	IMP.	ASSESSED VALUE
'72	4,000	11,400	15,400
'74	5300	14400	19700
75	5800	16600	22400
76	—	—	—
77	12800	34900	47700
78	12800	38400	51200
79	16600	43100	59700

DEED BK. & PAGE	DATE	NOTES
80 16600	5/80	68100
~~742-569~~	6/72	
PRICE: $34,300 A/T		
765-189	10-12-73	
PRICE: $38,500		
81 16600	55500	72100
PRICE: 82 16600-	62400	79000
83 —		
PRICE: 84 23500		
PRICE:		

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
							10,600
							11600

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. VALU
R-1	S-L	28X37	1367	3+	1953	66	Ave.	35864	80%				28600
Shed	Wd	10X6	60				Avg	@ 126					200
													28800

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. No

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		4	3	
PANEL VEN.				
UNFIN.		1		

PARTITION

	B	1	2	3
NONE				
AVERAGE		/	/	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	No
CHIMNEYS	No

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	(1)	/
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

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

ROOMS

B	1
2 3	3 5

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

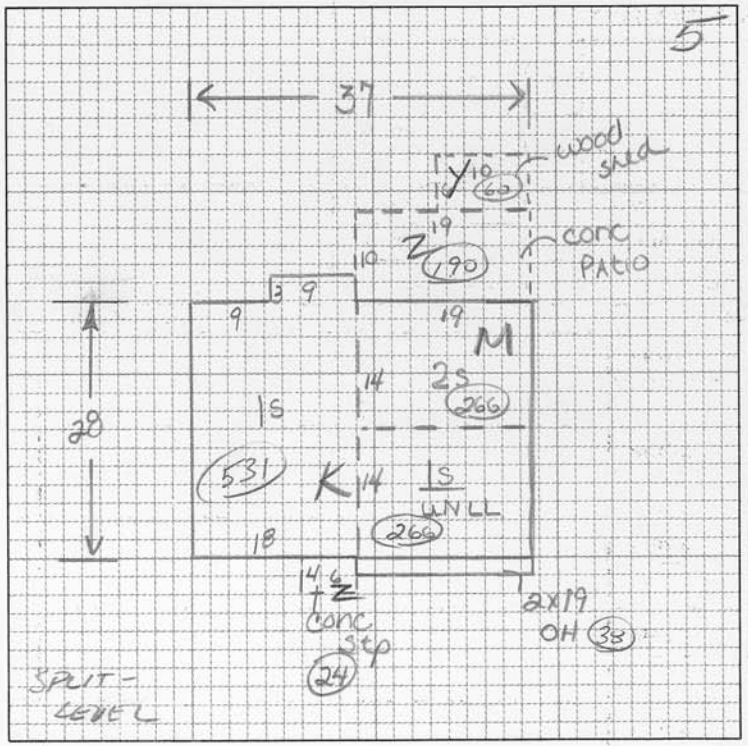
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY LEWIS

MEASURED BY NORRIS

DATE 7/20/73

Mrs. Philbrick



BUILDING COMPUTATION

TOTAL BLDG. VALUE $

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2S	551	31.55	17384
1S	531	20.73	11008
UNFIN.L.	266	-8.50	-2261
N.B.			-1900
CON PAT	190	1.00	190
CON. STP	24		100
PLG			1700
A/C		1.00	1367

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
6-19-78 BP	NO ONE HOME	EST. N/C	

TOTAL	27588
FACTOR 20/10 %	8276
REPLACEMENT VALUE	35864
LAND VALUE	10600
BUILDING VALUE	28800
PROPERTY VAL. 100%	39400

NOTES