ALEXANDRIA

PROPERTY RECORD CARD 059.02-03-20

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	24776000	21	3158	18	

PROPERTY ADDRESS

4506 Venable Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 18, Blk. 5, Sec. 1, Tarleton	6,343 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Roomian, Robert G. or Ermine A.	Same

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

YR.	LAND	IMP.	ASSESSED VALUE
'72	3,750	11,700	15,450
'74	5000	17700	22700
'75	5500	20400	25900 ✓
'76			
'77	12100	42800	54900
'78	12100	47100	59200
'79	15700	47100	62800

DEED BK. & PAGE	DATE	NOTES
80 15700	55600	71300
701-83		
PRICE: 81 15700	59000	74700
	6/15	
PRICE: 5,500		
82- 15700	69000	84700
PRICE: 82 —		
84/20000		
PRICE:		
PRICE:		

PHOTO

REMARKS ✓

1966 pn.

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
							10,000

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	1SBR	29x36	1860	3+	1959	68	Ave.	41718	85%				35460

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.	NO		
1 CAR		2 CAR	

FLOORS	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		4		
VINYL TILE	3	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL		5		
PANEL VEN.	2			
UNFIN.	1			

PARTITION	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.					
DWSH	DISP	OVEN	RANGE	FAN	

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.	✓
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.	
BATH FLR. & SHW.	(2) ✓
BATH FLOOR	

ROOMS			
B	3	1	5
2		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			

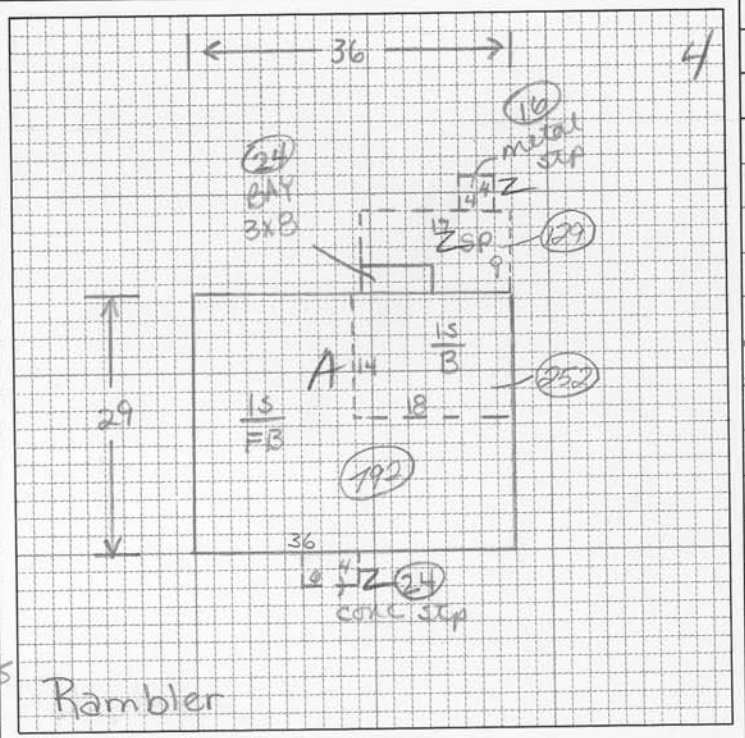
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY LEWIS

MEASURED BY PULMAN/MORRIS

DATE 7/17/73

Mrs. Roomian



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
1S	1068	21.05	22481
MET STP	16		100
SP	129	8.10	1045
CON STP	24		100
FIN BSMT	792	6.00	4752
PART	46 LF	18.90	869
PLG			1700
A/C		1.00	1044

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
4204		1FP & 1 CHIMNEY IN BSMT	1-81	700	

TOTAL	32091
FACTOR 20/10 %	9627
REPLACEMENT VALUE	41718
LAND VALUE	10000
BUILDING VALUE	35500
PROPERTY VAL. 100%	45500

NOTES

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YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6/19/78	JT	EST - NO CHANGE	