ALEXANDRIA

PROPERTY RECORD CARD 059.02-03-17

VIRGINIA

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	24752000	21		3158 - 15	

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

PROPERTY ADDRESS

4518 Venable Ave.

LEGAL DESCRIPTION

H. & L. 15, Blk. 5, Sec. 1, Tarleton

LOT SIZE

6,897 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
French, Lester E. or Anna M.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,750	11,850	15,600
'74	5000	16100	21100
75	5500	18500	24000 ✓
76	—	—	
77	12100	38900	51000
78	12100	42800	54900
79	15700	47800	63500

DEED BK. & PAGE		DATE	NOTES
80	15700	54600	70300
692-50			
81 PRICE:	15700	58800	74500
82	15700	66100	81800
83 PRICE:	—		
84	20500		
PRICE:			
PRICE:			
PRICE:			

PHOTO

REMARKS ✓

166/Pen.

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
							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	2S BR SPLT	28x37	1535	37	1960	68	Avg.	37917	85%				32229

FOUNDATION

CONC. OR BRICK	
TILE OR CONC. BLK.	✓
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	F
(NO.)				

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. 0

1 CAR	2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD		13		
VINYL TILE		3		
POURED TOR.				
CARPET/SUB.		1		

INTERIOR FINISH

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

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓		
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN
				(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.	(5) ✓
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B		1	5
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			

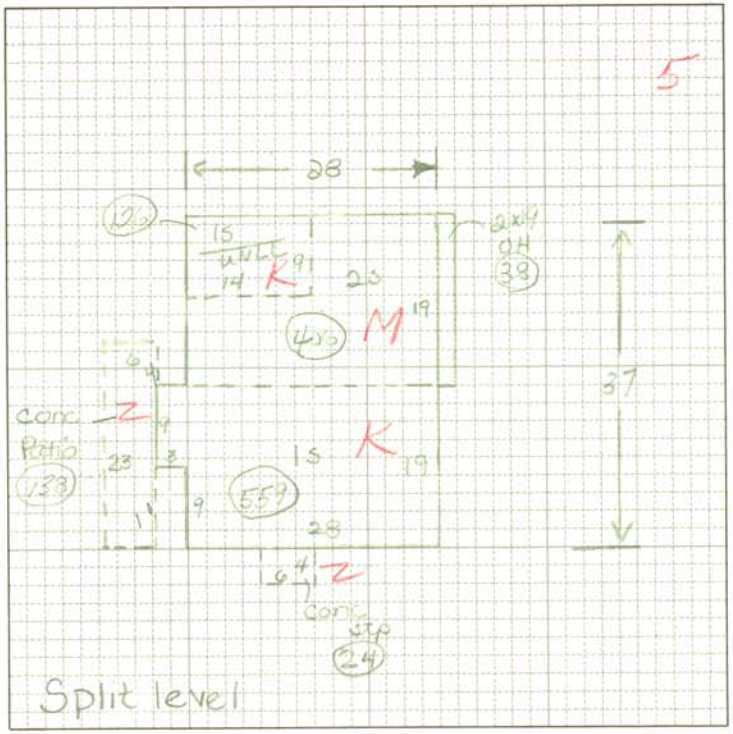
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY Lewis / Morris

MEASURED BY P. Lewis

DATE 7/7/73 Miss French



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2S	551	31.55	17384
1S	551	20.93	11528
UNFIN.	1.0	-8.50	-1071
Con Pat	135	1.00	135
Con Stp	24		100
N.B			-1900
PLG			1700
A/C		.80	1024

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	JT	Miss French -	No Change

TOTAL	29167
FACTOR 30% %	8750
REPLACEMENT VALUE	37917
LAND VALUE	10000
BUILDING VALUE	32200
PROPERTY VAL. 100%	42200

NOTES