ALEXANDRIA — PROPERTY RECORD CARD — 033.00-06-22 — 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.
15918000	220	2	8 & 9	

PROPERTY ADDRESS: 406 Virginia Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 29-30, Blk. 3, Pt. 1, Sec. 1, Jeff. Pk.	12,000 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Powell, Lucien C. or Eloise M.	Same

YR.	LAND	IMP.	ASSESSED VALUE
'71	4,800	15,250	20,050
73	7000	20500	27500
74	8,400	21,900	30,300
75	8700	25900	34600
76	8700	26200	34900
77	19100	58800	77900

DEED BK. & PAGE	DATE	NOTES
78 19100	72800	91900
79 26700	85900	112600
667-627		
PRICE: 80 26700	111 000	137700
81 34700	121900	156600
PRICE:		
82 34700	139200	173900
PRICE: 83 37700		
PRICE:		
PRICE:		

PHOTO

1½ acres front

REMARKS: 1957

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
							14000
							17400

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		2500	4-	1929	65	A-6						40200
GARAGE	1 FR	12X19	228	3			F	1100		30			800

FOUNDATION

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

BASEMENT

NO.	¼	½	¾	F
				(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	1			
PINE				
HARDWOOD		3	4	
VINYL TILE	1	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER		4	4	
DRYWALL				
PANEL VEN.	½			
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE		✓	✓	
HEAVY				

KITCHEN EQUIP.

(DEM) (DWSH) (DISP) (OVEN) (RANGE) (FAN) NONE

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	2
2 FIXTURE BATH	
EXTRA WATER CLOSET	1
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS

B		1	4
2	4	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

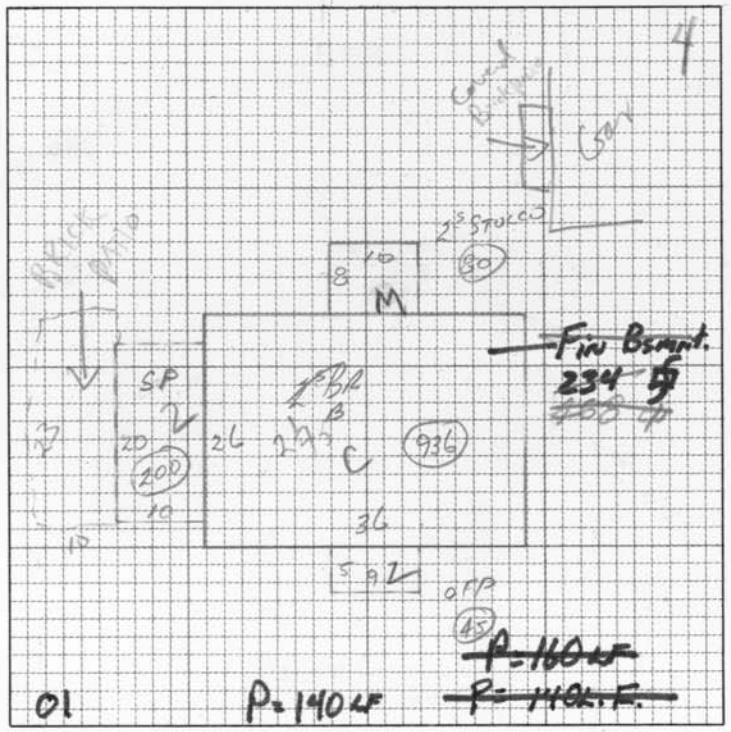
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 15

MEASURED BY 15

DATE 8-23-72

MR. POWELL



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	936		33000
2ND STO.	80		2250
FIN. BSMT	468	2.00	900
OFP	45		300
OFP	200		1150
ATTIC			650
PLBG			1300

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
9/7/72	BB/ES	Mr. Powell. No Int. Insp. Changed to SP from OFP 10X20	

TOTAL	39500
FACTOR +20 %	7900
REPLACEMENT VALUE	47400
LAND VALUE	14000
BUILDING VALUE	41000
PROPERTY VAL. 100%	55000

NOTES