ALEXANDRIA

PROPERTY RECORD CARD

063.01 03 05 VIRGINIA

TYPE & USE: 1/

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.
12935000	201	9	5	

PROPERTY ADDRESS: 202 W. Walnut St.

LEGAL DESCRIPTION	LOT SIZE
H. & ½ Lt. 19 & Lt. 18, Blk. 15, Sec. 2, Rosemont	9,000 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Backus, Franklin P.	Same
4/	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,600	12,050	15,650
73	5,000	14,100	19,100
74	6,000	16,900	22,900
75	7800	18900	26700
76	—	—	—
~~77~~	~~17200~~	~~66700~~	~~83900~~

DEED BK. & PAGE	DATE	NOTES
~~77 17200~~	65300	82500 RV 4/77
W. B. 56-175		
~~78~~ PRICE: 17200	73900	91100
79 24100	83400	107500
~~80~~ PRICE: 24100	106300	130400
81 31300	116100	147400
~~82~~ PRICE: 31300 –	131300	162600
83 33500		
PRICE:		
PRICE:		

PHOTO

REMARKS: TB missing

ADD 6/82

Ave Cond.
Rms-

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
							5,000
					1.75		15700

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	2½ FR		~~2164~~	4-	1920	~~1957~~ 1967	AVG	33,900	20			27,100
GARAGE	1-FR	10x20	200	3			FAIR	1100	45			1,100
			2405									

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	NO	
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~~	NO	~~¼~~ ~~F~~
~~B~~	~~¼~~	NO	~~¼~~ ~~F~~

GAR. IN BSM'T.	NO	
1 CAR		2 CAR

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

INTERIOR FINISH			
PLASTER	3	4	2
DRYWALL			
PANEL VEN.			
UNFIN.			1

PARTITION	B	1	2	3
NONE				
AVERAGE		1	1	1
HEAVY				

KITCHEN EQUIP.									
DWSH	DISP		VEN	RANGE	FAN				
			NO						

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	1
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	1
BATH FLR. & SHW.	
BATH FLOOR	

ROOMS			
B		1	
2	4	3	3
CONDITION	G	F	P
INTERIOR			½
EXTERIOR			
LAYOUT			

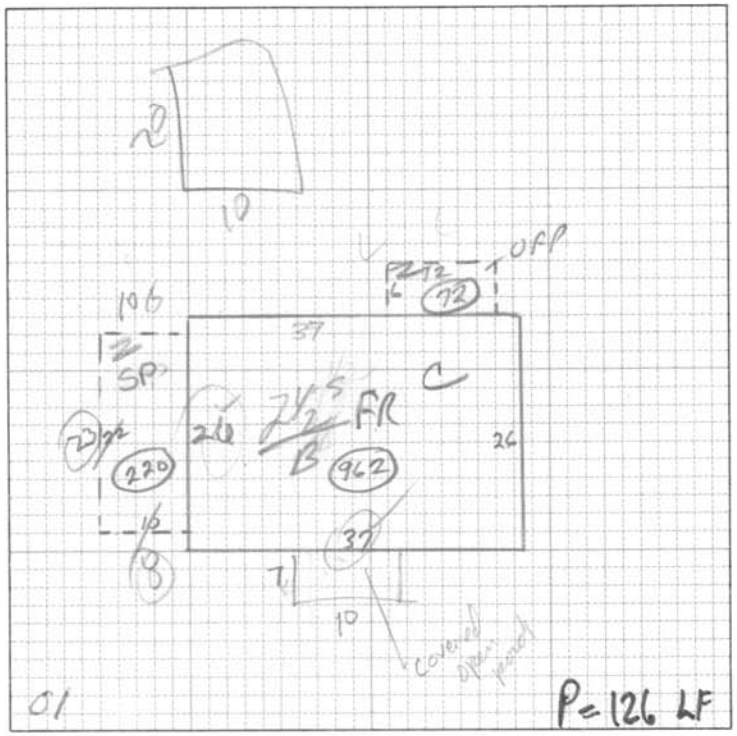
OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 17

DATE 6-19-72



TOTAL BLDG. VALUE $ 28,200

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	962		23800
OFP	72		400
OFP	220		1000
ATTIC			1700
PLBG			1400

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
6/30/77	JS/LS	no change	

TOTAL	28300
FACTOR +20 %	5600
REPLACEMENT VALUE	33900
LAND VALUE	10,000
BUILDING VALUE	28,200
PROPERTY VAL. 100%	38,200

NOTES

REV. '77 2½S