

REAL ESTATE APPRAISAL STUDY

CITY OF ALEXANDRIA, VA.

STREET ADDRESS

313 WILKES STREET

INDEX NO.

✓

RECORD OF OWNERSHIP

Dodd Wm. P. ✓

DEED BOOK AND PAGE

97-412

LOT NO. 23

BL. 5

MAP 147

DEED BOOK

PAGE

147

DEED BOOK

PAGE

147

*Ernest, Hugh. Inc. - #24896
Walter, Donald H. et ux #46955*

HOUSE NO.

REGULAR LOT SIZE

IRREGULAR LOT SIZE

IMPROVED

NO. MAJOR STRUCTURES

CARD NO.

OF 1 CARDS

1

1

1

LAND VALUATION

LOT DESCRIPTION

TOPOGRAPHY - LEVEL HIGH LOW

ZONING - A B C1 C2 D1 D2 E

IMPROVEMENTS

SIDEWALKS STREET PAVED

CURBS OR N

WATER TYPE

SEWERS TYPE

GAS TYPE

ACREAGE DESCRIPTION

SPECIAL LAND NOTES

*Ac 313 Wilkes St.
Ded. July 1945 - \$3750 - #24896
Ded. " " " - \$2600 - #24897
Ded. Jan 1946 \$4600 - #26965
Ded. Feb. 1946 - \$950 - #26983.*

LAND CALCULATION

LOT SIZE	UNIT PRICE	DEPTH, CORNER, ALLEY INFLUENCE		FR. FT. OR ACRE PRICE	VALUE	DETRACTING INFLUENCE CAUSE INFLUENCE
		KEY	FACTOR			
18' x 82'	18.37			20	330	

TOTAL LAND VALUE 1942 1946 TOTAL VALUE BLDG. 1942 1946 TOTAL BLDG. & LAND 1942 1946

APPRAISAL SUMMARY

ASSESSED VALUATION

YEAR	LAND	BLDGs.	TOTAL	%	LAND	BLDGs.	TOTAL	RATE	TOTAL CITY LEVIES
1942	331	600	931	166	300	466	108		
1943									
1944									
1945	330	2300	2630	165	1150	1315	849		
1946									
1947									
1948									
1949									
1950									
1951									

OCT 1 1946

6316 Highland St.

STREET ADDRESS

CITY OF ALEXANDRIA, VA.

313 Wilkes St.

INDEX NO.

PAGE

0

RECORD OF OWNERSHIP
 Program Book P. 100
 Deed Book 77-412
 Deed Page 369-258
 Observation, Robert White #6574
 Dugan, River & Bridge S. #74182
 406-274

LOT NO. 23 BL. 5 MAP 147 DEED BOOK
 ZONED
 HOUSE NO. BETWEEN STS.
 REGULAR LOT SIZE X X
 IRREGULAR LOT SIZE X X
 IMPROVED NO. MAJOR STRUCTURES CARD NO. OF CARDS
 VACANT

LOT DESCRIPTION

ACREAGE DESCRIPTION

LAND VALUATION

SPECIAL LAND NOTES

TOPOGRAPHY - LEVEL HIGH LOW
 ZONING - A B C1 C2 D1 D2 E
 IMPROVEMENTS
 SIDEWALKS STREET PAVED
 CURBS WATER OR N
 WATER SEWERS TYPE
 GAS

1.18
 2.3
 2.7
 1.18
 181
 181
 181

Acq Jan. 1946 - \$4500 - \$2895
 Paid 2-4-1946 - \$750 - \$3083
 Paid Jan. 1953 - \$4800 - \$6574
 Paid " " " - \$1368 - \$6574
 Paid May 1955 - \$4500 - \$74183
 Paid " " " - \$1374 - \$74183
 83%

LAND CALCULATION

LOT SIZE	UNIT PRICE	DEPTH, CORNER, ALLEY INFLUENCE		FR. FT. OR ACRE PRICE	VALUE	DETRACTING INFLUENCE CAUSE
		KEY	FACTOR			
18' x 82'	\$45.95		9189	\$50	827	

TOTAL LAND VALUE

TOTAL VALUE BLDG.

TOTAL BLDG. & LAND

APPRAISAL SUMMARY

ASSESSED VALUATION

YEAR	LAND	BLDG.	TOTAL	%	LAND	BLDG.	TOTAL	RATE	TOTAL CITY LEVIES
1949	580	2100	2680		290	1050	1340		
1950									
1951									
1952									
1953	500	3230	3730		213	1393	1586		
1954									
1955									
1956									
1957									
1958	830	4960	5790		353	2108	2461		

BUILDING VALUATION

BUILDING DESCRIPTION

BUILDING MEASUREMENTS

INSPECTION DATE 1-25-62
BUILDING CALCULATIONS

TYPE & USE	CONST.	ROOFING	FLR CONST.	HEATING	LIGHTING
1. Single Fam. <input checked="" type="checkbox"/>	Wood Fr. <input checked="" type="checkbox"/>	Roll <input type="checkbox"/>	Wood Joist <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
2. Single Fam. Detached <input type="checkbox"/>	Steel Fr. <input type="checkbox"/>	Comp. <input type="checkbox"/>	Steel " <input type="checkbox"/>	Stove <input type="checkbox"/>	Fireplaces <u>2</u>
3. Single Fam. Attached <input type="checkbox"/>	Poured Con. <input type="checkbox"/>	Wood Shingle <input type="checkbox"/>	Concrete <input type="checkbox"/>	Warm Air <input type="checkbox"/>	Inclinator Automatic Water Heater <input checked="" type="checkbox"/>
4. Apt. (No.) <input type="checkbox"/>	Con. Block <input checked="" type="checkbox"/>	Asphalt " <input type="checkbox"/>	Sub-floor <input type="checkbox"/>	Forced Air <input checked="" type="checkbox"/>	MISC.
5. Com. & Apt. <input type="checkbox"/>	Brick <input checked="" type="checkbox"/>	Asbestos " <input type="checkbox"/>	DIRT <input type="checkbox"/>	Hot Water <input checked="" type="checkbox"/>	Roof Heights above 6 to Roof
6. Com. & Office <input type="checkbox"/>	" Veneer <input type="checkbox"/>	Tile <input checked="" type="checkbox"/>	Tile <input type="checkbox"/>	Steam <input type="checkbox"/>	6th
7. Office <input type="checkbox"/>	Tile <input type="checkbox"/>	Tin <input type="checkbox"/>	Slag <input type="checkbox"/>	Oil Burner <input type="checkbox"/>	5th
8. Hotel <input type="checkbox"/>	Cin. Blk. <input type="checkbox"/>	Slag <input type="checkbox"/>	State <input type="checkbox"/>	Stoker <input type="checkbox"/>	4th
9. Theatre <input type="checkbox"/>	Stone <input type="checkbox"/>	State <input type="checkbox"/>	Hardwood <input checked="" type="checkbox"/>	Gas <input checked="" type="checkbox"/>	3rd
10. Factory <input type="checkbox"/>	Stone <input type="checkbox"/>	State <input type="checkbox"/>	Softwood <input type="checkbox"/>	Coal <input type="checkbox"/>	2nd
11. Gas Station <input type="checkbox"/>	EXT. WALLS <input type="checkbox"/>	Open (No.) <input type="checkbox"/>	Tile (in) <input type="checkbox"/>	Air Cond. <input type="checkbox"/>	1st
12. Garage (Serv.) <input type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Closed Un. <input type="checkbox"/>	Conert <input type="checkbox"/>	Elevator <input type="checkbox"/>	Roof
13. Church <input type="checkbox"/>	Wood <input type="checkbox"/>	" Fin. (No.) <input type="checkbox"/>	Marble <input type="checkbox"/>	None <input type="checkbox"/>	
14. School <input type="checkbox"/>	Brick (Kind) <input checked="" type="checkbox"/>	Post <input type="checkbox"/>	Terrazo <input type="checkbox"/>	Flush Toilet <input checked="" type="checkbox"/>	
15. Hospital <input type="checkbox"/>	Stucco <input type="checkbox"/>	Stone <input type="checkbox"/>	Tile Bath <input type="checkbox"/>	Outside " <input type="checkbox"/>	
16. Institution <input type="checkbox"/>	Stone <input type="checkbox"/>	FOUND'N <input type="checkbox"/>	Wash Stands <input checked="" type="checkbox"/>	Excilent <input type="checkbox"/>	
17. Commercial <input type="checkbox"/>	Cinder Bl. <input type="checkbox"/>	Br. & Tile <input type="checkbox"/>	Bath Tub <input checked="" type="checkbox"/>	Good <input checked="" type="checkbox"/>	
	Tile <input type="checkbox"/>	Post <input type="checkbox"/>	Sinks <input type="checkbox"/>	Avg. <input checked="" type="checkbox"/>	
	Br. & Cin. Blk. <input type="checkbox"/>	Stone <input type="checkbox"/>	Laundry Tub <input type="checkbox"/>	Cheap <input type="checkbox"/>	
	Br. & Cin. Blk. <input type="checkbox"/>	Poured Con. <input type="checkbox"/>	Hardw'd Trim <input type="checkbox"/>	Shower Stalls <input type="checkbox"/>	
		Con. Bl. <input type="checkbox"/>	Softw'd Trim <input type="checkbox"/>	Steel <input type="checkbox"/>	
		Brick <input checked="" type="checkbox"/>	Tile Walls <input type="checkbox"/>	Tile <input type="checkbox"/>	
		Tile <input type="checkbox"/>	In <input type="checkbox"/>	Copper Pipe <input type="checkbox"/>	
		Br. & Con. Blk. <input type="checkbox"/>	Comp. Board <input type="checkbox"/>	Gal. Pipe <input type="checkbox"/>	
		Br. & Cin. Blk. <input type="checkbox"/>	STAIRS <input type="checkbox"/>	AGE <input type="checkbox"/>	
		Gable <input type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Yr. Built <input type="checkbox"/>	
		Gambrel <input type="checkbox"/>	Steel <input type="checkbox"/>	Yr. Remodeled <input type="checkbox"/>	
		Mansard <input type="checkbox"/>	Concrete <input type="checkbox"/>		
		Shed <input type="checkbox"/>			
		Pitch <input type="checkbox"/>			

REMARKS:	PHOTO	HEIGHTS
		Roof
		Heights above 6 to Roof
		1st
		2nd
		3rd
		4th
		5th
		6th
		Roof

BLDG. PERMIT NO.	ALTER. PERMIT NO.	NATURE OF ALTER'NS.	Bids. Age	Phy. Cond.
	<u>16776</u>	<u>17067</u>	<u>Actual</u>	<u>Bids. %</u>
	<u>11-14-60</u>	<u>4-3-61</u>	<u>Effective</u>	<u>Garage %</u>
RENTABLE AREA (SQ. FT.)	Store	Office	Total	
GROSS MONTHLY RENTAL	Amount	Source of Information	Building	Garage
SPECIAL BLDG. NOTES				
EST. COST				

NOTE—
FOR OTHER BLDG. CALCULATIONS SEE SUPPLEMENTARY CARDS

NO. CARDS _____

NET UNIT COST \$ _____

TOTAL BLDG. VALUE	\$
OTHER BUILDINGS	
GARAGE VALUE	
SIZE _____ X _____ X _____	
CU. FT. _____ UNIT PRICE _____ C	
Cost New _____ Condition _____ %	
GRAND TOTAL BLDG.	
TOTAL VALUE	
LAND AND BUILDINGS	

REPRODUCTION COST (New)	\$
DEPRECIATION Physical _____ %	NET COND'N _____ %
Economic _____ %	
BUILDING VALUE	\$
TOTAL BLDG. VALUE	\$
OTHER BUILDINGS	
GARAGE VALUE	
SIZE _____ X _____ X _____	
CU. FT. _____ UNIT PRICE _____ C	
Cost New _____ Condition _____ %	
GRAND TOTAL BLDG.	
TOTAL VALUE	
LAND AND BUILDINGS	

202 S. Fairfax St. 12563000
406/274
FRANKLINER & MADDES

RECORD OF OWNERSHIP
#105417
McCaslin, Robt. W. & Wanda

DEED BOOK AND PAGE
518-305
518-307
529-154

CITY OF ALEXANDRIA, VA.
373 Williams St

INDEX NO.
MAP *147*
DEED BOOK
PAGE

STREET ADDRESS *373 Williams St*

LOT NO. *23* **BL.** *5* **MAP** *147* **DEED BOOK** *518-305* **PAGE** *518-307*

ZONED *Other* **HOUSE NO.** *Q 77*

REGULAR LOT SIZE **BETWEEN STS.**

IRREGULAR LOT SIZE **VACANT**

IMPROVED **NO. MAJOR STRUCTURES** **CARD NO.** **OF** **CARDS**

LOT DESCRIPTION **ACREAGE DESCRIPTION**

TOPOGRAPHY - LEVEL **HIGH** **LOW**

ZONING - A B C1 C2 D1 D2 E

IMPROVEMENTS

SIDEWALKS **STREET**

CURBS **PAVED**

WATER **OR N**

SEWERS **TYPE**

GAS

SPECIAL LAND NOTES

Sold Aug. 1960 - \$6,000 - #105417

Trust "1" - \$4,500 - #105418

Trust April 1961. \$10,300. # 128004 DB 531-158

979

LAND CALCULATION

LOT SIZE	UNIT PRICE	DEPTH, CORNER, ALLEY INFLUENCE		FR. FT. OR ACRE PRICE	VALUE	DETRACTING INFLUENCE CAUSE	INFLUENCE
		KEY	FACTOR				
<i>18x82</i>							
<i>X 1476 #1</i>							

TOTAL LAND VALUE **TOTAL VALUE BLDG.** **TOTAL BLDG. & LAND**

APPRAISAL SUMMARY

ASSESSED VALUATION

YEAR	LAND	BLDG.	TOTAL	%	LAND	BLDG.	TOTAL	RATE	TOTAL CITY LEVIES
1960	<i>1480</i>	<i>4340</i>	<i>5820</i>		<i>629</i>	<i>1845</i>	<i>2474</i>		
1961	<i>1480</i>	<i>19350</i>	<i>20830</i>		<i>629</i>	<i>8224</i>	<i>8853</i>		
1962	<i>1480</i>	<i>18350</i>	<i>19830</i>		<i>740</i>	<i>9675</i>	<i>10415</i>		
1963	<i>1480</i>	<i>17820</i>	<i>20400</i>		<i>740</i>	<i>9175</i>	<i>9915</i>		
1964	<i>1480</i>	<i>18470</i>	<i>22900</i>		<i>740</i>	<i>8910</i>	<i>10200</i>		
1965	<i>1480</i>	<i>18470</i>	<i>23640</i>		<i>740</i>	<i>9235</i>	<i>11750</i>		
1966	<i>1480</i>	<i>18470</i>	<i>23640</i>		<i>740</i>	<i>9235</i>	<i>11820</i>		
1967	<i>1480</i>	<i>20400</i>	<i>30400</i>		<i>740</i>	<i>10200</i>	<i>15200</i>		
1968	<i>1480</i>	<i>34900</i>	<i>44900</i>		<i>740</i>	<i>14400</i>	<i>22400</i>		
1969	<i>1480</i>	<i>10000</i>	<i>38600</i>		<i>740</i>	<i>14300</i>	<i>19300</i>		
1970	<i>1480</i>	<i>10000</i>	<i>38600</i>		<i>740</i>	<i>14300</i>	<i>19300</i>		

TOTAL CITY LEVIES **FEB 1 1967**

RV-3100 *JAC* *X*

