ALEXANDRIA

PROPERTY RECORD CARD 024.02 03 29

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.
13921500	206	3	33	

PROPERTY ADDRESS: ~~308~~ 202 LaVerne Avenue

LEGAL DESCRIPTION	LOT SIZE
H&Lots 395-396-397 St. Elmo	8,250 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 25			

RECORD OF OWNERSHIP	MAILING ADDRESS
Mangus, Lewis E.	313 Mansion Dr. 22302
Nichols, Robert D Jr.	

YR.	LAND	IMP.	ASSESSED VALUE
'71	3,500	7,200	10,700
73	4500	8100	12600
74	4500	8700	13200
75	4800	9700	14500
76	4800	11500	16300
77	10600	25200	35800

DEED BK. & PAGE	DATE	NOTES
78 10600	37600	48200
680-73	3-68	
PRICE: $20,000		
783/451	7-25-74	
PRICE: 23,500		
79 14800	42400	57200
PRICE: 80 14800	53400	68200
81 19200	60600	79800
PRICE:		
82 19200	65700	84900
PRICE: 83 26500		

PHOTO

REMARKS

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
Sq ft	1.10	—	—	—	9000	1	9000
					1.17		9700

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
R1	2 S fr	S.F. Diagram	2040	-3+	1920	~~1953~~ 1963	~~Fair~~ AVG	23200	.20				16240
1 car mldg	1 S metal												No Value

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

BASEMENT				
NO.	¼	½	¾	F
	None			

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	None	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
	None			
B	¼	½	¾	F
	None			

GAR. IN BSM'T.	
1 CAR	2 CAR
None	

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

INTERIOR FINISH				
PLASTER		33		
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		1	1	
HEAVY				

KITCHEN EQUIP.				
DWSH	DISP	OVEN/RANGE		FAN
		None		

FIREPLACES	NO.
OPENINGS	None
CHIMNEYS	

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

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

ROOMS			
B		1	3
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			

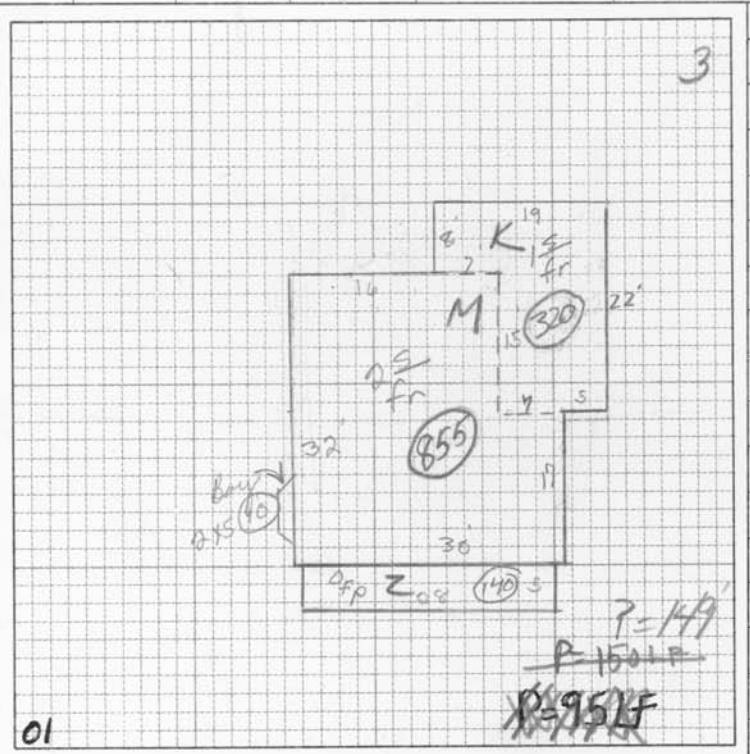
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 14

MEASURED BY 14

DATE 7-14-22

Estimated



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG	750		20100
1½FR	320		3200
BAY	10		300
OFP	140		700
N.B.			-1100

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
6-21-77	BP BB	Hime Chuy - cnd, AVG	

TOTAL	23200
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	9000
BUILDING VALUE	16200
PROPERTY VAL. 100%	25200

NOTES

736