

<b>Situs : 49 CLARENCE ST</b>	<b>Parcel ID: 102-030</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
ANITOLE GEORGE	Living Units 1
923 FAIRWAY DRIVE	Neighborhood 210
VIENNA VA 22180-3633	Alternate ID 17
	Vol / Pg 03383/00750
	District
	Zoning R2
	Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,342		77,450
Total Acres: .1456				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,500	77,500	0	72,800
Building	82,100	82,100	0	57,400
Total	159,600	159,600	0	130,200
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag COST APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
10/03/14	DR	Not At Home	Other
04/04/14	JPO	Entry & Sign	Relative

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/17/67		Land + Bldg	Transfer Of Convenience	3383/750		

Situs : 49 CLARENCE ST	Parcel Id: 102-030	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1894
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	0
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Fair	Functional	
CDU	POOR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	355,470	% Good	20
Plumbing	-9,787	% Good Override	
Basement	20,216	Functional	
Heating	0	Economic	
Attic	8,705	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	374,600	Additions	2,260
Ground Floor Area	884		
Total Living Area	1,856	Dwelling Value	77,180
Building Notes			

ID Code		Description	Area
A		Main Building	884
B	50/15/15	BSMT/FBAY/FBAY	44
C	11	OFF	164
D	RG1	GARAGE - WD/CB	360*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	F	4,960

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15	15		1,400	
2		11			860	