ALEXANDRIA

PROPERTY RECORD CARD

060.02-04-20

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.
20392000	14	3131	32	

PROPERTY ADDRESS: 3910 Usher Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 32, Bk. 2, Sec. 1, Cameron Homes	3,058 sq. ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 2-5			

RECORD OF OWNERSHIP	MAILING ADDRESS
Ratcliff, Robert L. or Bettie L.	Same
Wong, Yuet Y. etux	

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,000	8,350	10,350
'74	2800	13600	16400
75	3300	15000	18300 ✓
76 77	7300	31500	38800
78	7300	34700	42000
79	9500	38000	47500

DEED BK. & PAGE	DATE	NOTES
80 4500	4-8-80	58300
673-337		
81 PRICE: 12600	52100	64700
754-359	3-16-13	
PRICE: $25,900		
82 12600	58700	71300
83 PRICE: —		
84 15000		
PRICE:		
PRICE:		

PHOTO

REMARKS ✓

Tool Shed
SV. $200

6/per.

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
							5600
							6600

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	2S BR	16X34	1504	3+	1955	66	AVG	33735	80%				27000
	TOOL SHED	10X7	70					200					200

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
		(FULL)

ROOF TYPE

MANSARD		GABLE	
GAMBREL		HIP	
FLAT	/	EXPAN.	

ROOFING

TILE		ASPHALT	/
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	¼	(NONE)	¾	F
B	¼	½	(¾)	F

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

PLASTER				
DRYWALL		2	3	
PANEL VEN.	1			
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE	/	/	/	
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN
				(FAN)

FIREPLACES NO | NO.

OPENINGS	
CHIMNEYS	

HEAT - AIR COND.

HOT AIR FORCED	/
HOT AIR GRAVITY	
HOT WATER OR VAPOR	
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	H
NO HEATING	

PLUMBING

4 FIXTURE BATH		
3 FIXTURE BATH	(1)	/
2 FIXTURE BATH	(1)	/
EXTRA WATER CLOSET		
EXTRA SINK		
WATER ONLY		
NO PLUMBING		

TILING

BATH FLR. & WAIN.	(1)	/
BATH FLR. & SHW.		
BATH FLOOR	(1)	/

ROOMS

B	2	1	2
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			

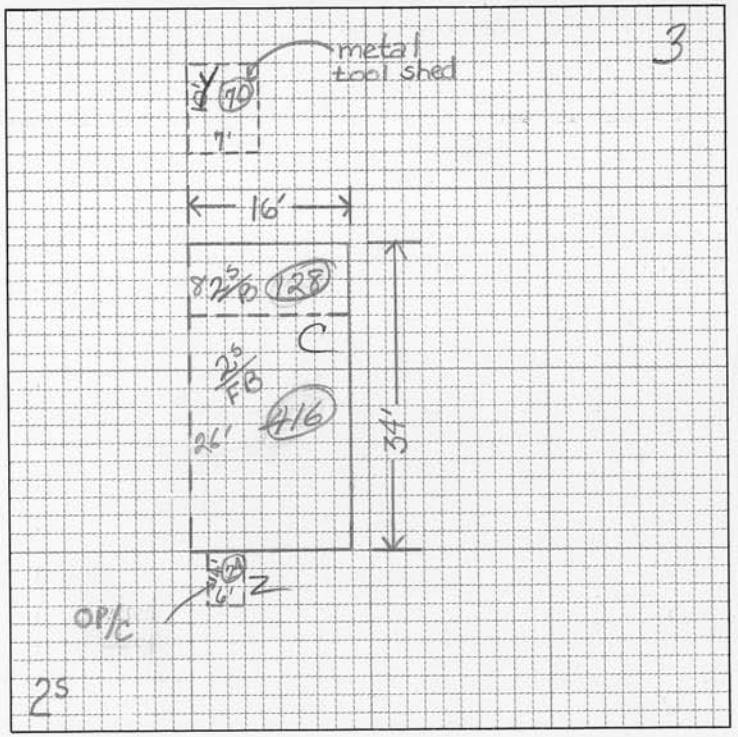
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY LENARD

MEASURED BY TURNER

DATE 6/25/73



TOTAL BLDG. VALUE $27200

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST.	544	41.76	22717
PLG.			700
OP/C	24	6.30	151
	70		
F. BSMT	416	5.00	2080
B. PARTITION	16 LF	18.90	302

NO ONE HOME EST. 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
6/12/78	SCHON	EST. NO CHANGE	

TOTAL	25950
FACTOR 20/10 %	7785
REPLACEMENT VALUE	33735
LAND VALUE	5600
BUILDING VALUE	27200
PROPERTY VAL. 100%	32800

NOTES