ALEXANDRIA

PROPERTY RECORD CARD 060.01-06-23

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.
20336000	14	3131	25	

PROPERTY ADDRESS: 3924 Usher Ave.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 25, Blk. 2, Sec. 2, Cameron Homes	3,001 sq. ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Younkins, Teddy L. & Shirley	Same

YR.	LAND	IMP.	ASSESSED VALUE	DEED BK. & PAGE	DATE	NOTES
'72	2,000	8,100	10,100			
74	2800	14500	17300			
75	3300	16000	19300			
76	—	—	—			
77	7300	33600	40900			
~~78~~	~~7300~~	~~37000~~	~~44300~~			
78	7300	38100	45400	PERMIT		
79	9500	41600	51100			
80	9500	52900	62400	470-595		
81	12600	56500	69100	PRICE:		
82	12600	63500	76100	PRICE:		
83	—					
84	15000			PRICE:		
				PRICE:		
				PRICE:		

PHOTO

REMARKS

6/per. 11/m

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	2 BR+FR	33x17	1580	3+	1955	66	AVE.	35963	80%				28800
	METAL SHED	5 x 10	50					262					300

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

BASEMENT

NO.	¼	½	¾	F
				(1)

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
		(✓)

ROOF TYPE

MANSARD		GABLE	
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	✓
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	¼	NONE	½	F
B	¼	½	(¾)	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

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

INTERIOR FINISH

	B	1	2	3
PLASTER				
DRYWALL			2	3
PANEL VEN.		1		
UNFIN.		1		

PARTITION

	B	1	2	3
NONE				
AVERAGE		1	1	
HEAVY				

KITCHEN EQUIP.

(DW) (SH) (DISP) (OVEN) (RANGE) (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. ✓
- 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			

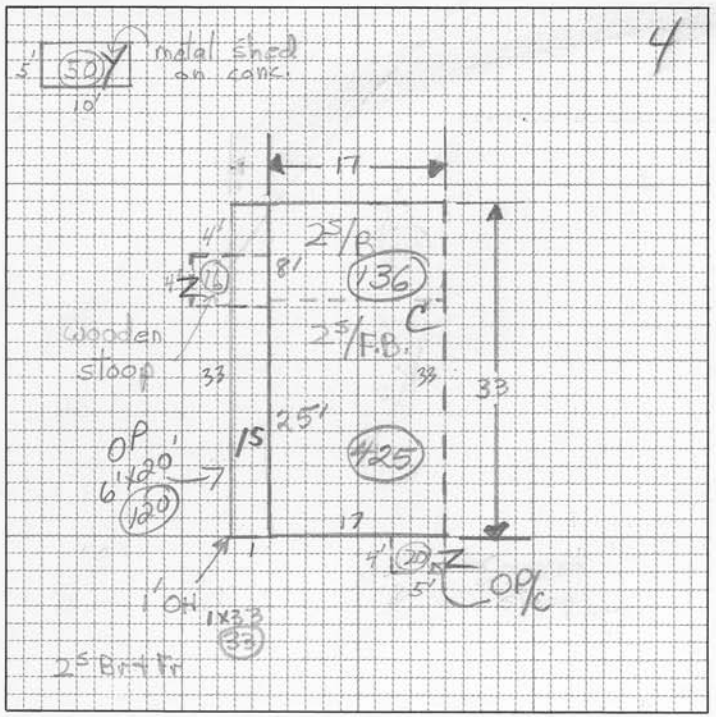
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY LENARD

MEASURED BY TURNER

DATE 6/25/73



TOTAL BLDG. VALUE $29100

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 ST.	578	40.03	23137
PLG			700
AC	1155	1.00	1155
WOOD DECK	16		109
OP/C	20	6.30	126
F. BSM'T	425	5.00	2125
B. PARTITION	17LF	18.90	321
1-1-78 O.P.	120	9.07	1088

MR. YOUNKINS

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
33365		OPEN POR. 6'X20'	4-29-77	$1000	

TOTAL	27664
FACTOR 25/10 %	8299
REPLACEMENT VALUE	35963
LAND VALUE	5600
BUILDING VALUE	29100
PROPERTY VAL. 100%	34700

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
6-12-78	TR	NO Change - NO modern kit.	