ALEXANDRIA

PROPERTY RECORD CARD 060.01-03-23

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.
21672000	14	3144	21	

PROPERTY ADDRESS: 4103 Usher Avenue

LEGAL DESCRIPTION: H & L 21, Blk 1, Sec 2, Duke Gardens

LOT SIZE: 3,932 #

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R2-5			

RECORD OF OWNERSHIP: Dexter, George F. K. or Evalyn W.
WEBER, SUSAN A.

MAILING ADDRESS:

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,150	8,800	10950
'73	2,150	9,300	11450
74	2800	13500	16300
75	3300	14900	18200 ✓
76	—	—	—
77	7300	31300	38600
78	7300	34400	41700

DEED BK. & PAGE	DATE	NOTES
79 9500	42800	52300
690-657		
PRICE: 80 9500	55100	64600
777-184	5-15-74	
PRICE: #41,500 TR #37,350		
81 12600	59000	71600
PRICE: 82 12600 –	66400	79000
83 —		
PRICE: 84 15300		
PRICE:		

PHOTO

REMARKS 16/Pts.

FOUNDATION	3
WALLS	3
ROOF COVER	3
GUTTERS & DOWNSPOUTS	3
FLOORS	4
WALLS & CEILING	3
MILLWORK	3
HEATING SYSTEM	3
ELECTRIC SYSTEM	4
PLUMBING	4
KITCHEN EQUIPMENT	3
ARCH. DESIGN	3
TOTAL	

38 Pts. ÷ 12 = 3.2

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	35X16	1552	3.25	1959	1965	AVG	33863	80%				27100

FOUNDATION

CONC. OR BRICK	
TILE OR CONC. BLK.	/
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	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

ROOF TYPE

MANSARD		GABLE	/
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	/
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	NONE	½	¾	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	1/8			
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

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

PARTITION

	B	1	2	3
NONE				
AVERAGE		X		
HEAVY				

KITCHEN EQUIP.

DWSH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	NO
CHIMNEYS	NO

HEAT - AIR COND.

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

PLUMBING

4 FIXTURE BATH	
3 FIXTURE BATH	(3)
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	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			

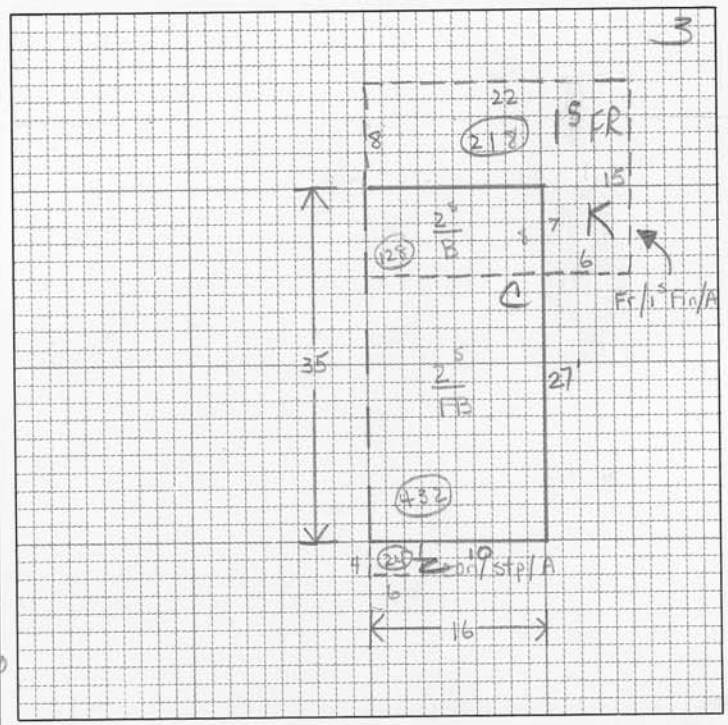
ATTACHED GARAGE

STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY: Shields/McKay

MEASURED BY: Clements/Lenard

DATE: 3-7-73 EST.



BUILDING COMPUTATION

TOTAL BLDG. VALUE $

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 STY	560	40.73	22809
PLG			700
CON/STP/A	24		100
FIN. B	432	4.75	2138
B. PARTITION	16LF	18.90	302

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
6/13/78	EP	Est-nochange	

TOTAL	26049
FACTOR 20/10 %	7814
REPLACEMENT VALUE	33863
LAND VALUE	5600
BUILDING VALUE	27100
PROPERTY VAL. 100%	32700

NOTES