ALEXANDRIA

PROPERTY RECORD CARD 060.01-03-26

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.
21696000	14	3144	24	

PROPERTY ADDRESS: 4109 Usher Avenue

LEGAL DESCRIPTION: H & L 24, Blk 1, Sec 2, Duke Gardens

LOT SIZE: 3,846 #

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

RECORD OF OWNERSHIP: LLOYD, Clifford H. or Helen J.

MAILING ADDRESS:

YR.	LAND	IMP.	ASSESSED VALUE
'72	2,150	8,400	10,550
74	2800	14600	17400
75	3300	16100	19400 ✓
76 77	7300	33800	41100
78	7300	37200	44500
79	9500	41200	50700

DEED BK. & PAGE	DATE	NOTES
80 9500	57000	60500
671-371		
81 12600	54500	67100
82 - 12600	61300	73900
83		
84 15300		

PRICE:

PHOTO

REMARKS: 160 per.

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	

39 Pts. ÷ 12 = 3.25

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.	SIZE	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	35x17	1552	3.25	1959	1966	AVG.	36198	80%				29000
	MS/SRm	10x10	100				AVG	260					300
													29300

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	¼	½	¾	F
B	¼	½	¾	F

GAR. IN BSM'T. NO

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	/			
PINE				
HARDWOOD		13		
VINYL TILE	/	/		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

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

PARTITION

	B	1	2	3
NONE				
AVERAGE	/	/	/	
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 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

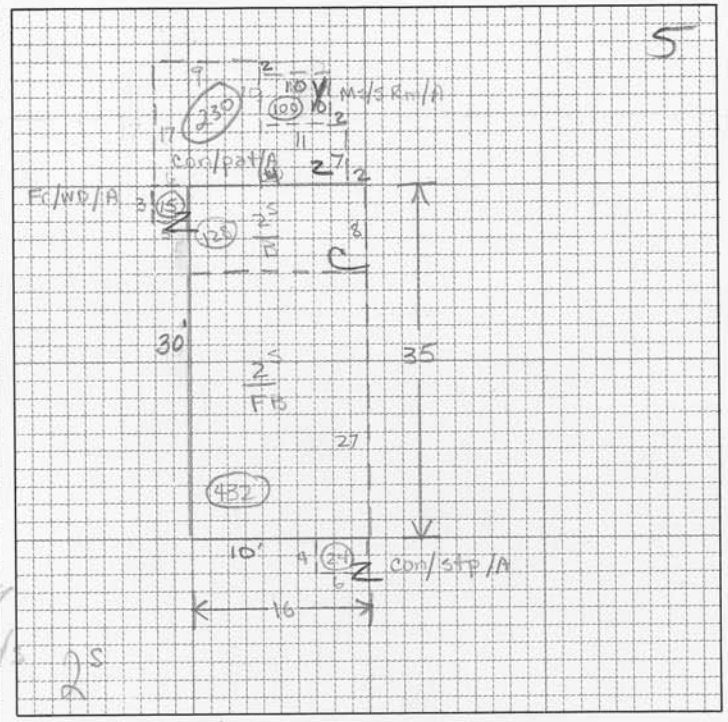
Shields/McKay

MEASURED BY

Leonard/Clements

DATE 7-3-73

Miss Lloyd



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
2 STY	560	40.73	22809
A/C		1.00	1120
PLG			700
Con/pat/A	230	1.00	230
Fr/wd/A	15		100
Con/stp/A	24		100
Fin BsmT	432	5.75	2484
B. Port.	16 LF	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 - No change	

TOTAL	27845
FACTOR 20/10 %	8353
REPLACEMENT VALUE	36198
LAND VALUE	5600
BUILDING VALUE	29300
PROPERTY VAL. 100%	34900

NOTES