

1950-1950

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 13 STREET Merrill

BLDG. NO. 13

DEVELOPMENT NO. 5

AREA 14

CHART F

ZONE 13

LOT 13

RECORD OF TAXPAYER

YEAR 5

BOOK

PAGE

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS
C/O JOHN F DANA
57 EXCHANGE ST. CITY

LAND & BLDG. MERRILL ST. #13
ASSESSORS PLAN 14-F-13
AREA 3300 SQ. FT.

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	TREND OF DISTRICT
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
32	97	1800	99	1800	580	
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

YEAR	ORIG. COST	RENTAL
		280
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET
		57

1970-1972 ✓

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 15-17 STREET Merrill Street
 CHART 14 BLOCK F LOT 9-11-13
 DEVELOPMENT NO. 8977 DIST. 5 ZONE 5
 CARD NO. OF AREA BOOK PAGE
 RECORD OF TAXPAYER

LEVEL	WATER	SEWER	GAS	ELECTRICITY	ALL UTILITIES
HIGH	✓				
LOW					
ROLLING					
SWAMPY					
PAVED					IMPROVING
SEMI-IMPROVED					STATIC
DIRT					DECLINING
SIDEWALK					
TILLABLE					
PASTURE					
WOODED					
WASTE					

ROSS, FRANKLIN O III
 LIBERTY & KENNEY, INC.

Trustees U/W Alice B Libby
 c/o H.M. Payson & CO
 93 Exchange St. City
 Real Estate-Portland Me Assessors
 Plans on file in Assessors Office
 City Hall Plan 14-F-9
 Merrill St 17
 Area 2427 Sq Ft

LAND VALUE COMPUTATIONS AND SUMMARY										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1989	YEAR 19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
25	96	30	98	2450	735					
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS										
3300	SQ. FT. TO-FROM CH.		14	BLK. LOT	18	71				
3250	SQ. FT. TO-FROM CH.		14	BLK. LOT	11	71				
LAND VALUE COMPUTATIONS AND SUMMARY										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1989	YEAR 19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
89	96	30	98	2617						
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.										
SQ. FT. TO-FROM CH.										

LAND VALUE COMPUTATIONS AND SUMMARY										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1989	YEAR 19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
25	96	30	98	2450	735					
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.										
SQ. FT. TO-FROM CH.										

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

19-10-1916

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19

YEAR 19

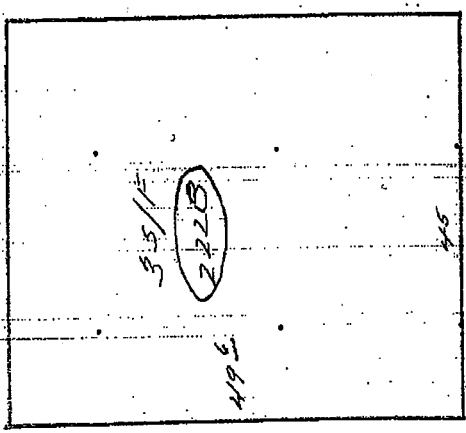
FOUNDATION		CONSTRUCTION		PLUMBING	
CONCRETE		FLOOR CONST.		BATH ROOMS	
CONCRETE	WOOD JOIST	STEEL JOIST	ST. SH. BATH	ST. SH. BATH	
CONCRETE BLOCK	MILL TYPE	REIN. CONCRETE	TWO FIXT. BATH	ST. SHOWER	
BRICK OR STONE	FLOOR FINISH		TOILET ROOMS	WATER CLOSETS	
PIERS	B 1 2 3		URINALS	LAVATORIES	
CELLAR AREA FULL	CEMENT		KITCH. SINKS	SLOP SINKS	
1/4	DIRT		NO. PLUMB.	SPRINKLER	
1/2	FINE		NO. OF ROOMS		
NO. CELLAR	HARDWOOD		1ST		
EXTERIOR WALLS	TERRAZZO		2ND		
CLAPBOARDS	TILE		3RD		
ALUM.	ATTIC FLR. & STAIRS		OCCUPANCY		
DROP SIDING	INTERIOR FINISH		SINGLE FAMILY		
NO SHEATHING	B 1 2 3		TWO FAMILY		
WOOD SHINGLES	DRY WALL		APARTMENT		
ASPH. SHINGLES	PLASTER		SEMI 3RD FLOOR		
ASPH. SHINGLES	PANEL		THEATRE		
STUCCO ON	WOOD TRIM		MOTEL		
METAL	CLG. / UNFINISHED		OFFICES		
BRICK VENEER	FINISHED-ATTIC		WAREHOUSE		
BRICK ON	HEATING		COMM. GARAGE		
SOLID BRICK	PIPELESS FURNACE		GAS STATION		
STONE VENEER	UNIT HEATER		ECONOMIC CLASS		
CONC. OR CIND. BL.	FORCED-HOT-AIR FURN.		OVER BUILT		
INSULATION	STEAM		UNDER BUILT		
STORE FRONT CHEAP	HOT WATER OR VAPOR				
STORE FRONT AVE.	NO HEATING				
STORE FR. VISH	AIR COND. W.A.-REF.				
ROOFING	GAS BURNER				
ASPH. SHINGLES	OIL BURNER OR STOVE				
PRE-CAST	FIREPLACE				
ASBES. SHINGLES					
SLATE					
METAL					
COMPOSITION					
LSJ					
INSULATION					

COMPUTATIONS

UNIT	S. F.	F. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
70	31450	20	13721	20	10976	16925	71
R.F. S. F. 3145							
+716							
ADDITIONS							
Boys	2600	4					
BASINMENT							
WALLS							
ROOF							
FLOORS							
ATTIC							
FINISH							
FIREPLACE							
HEATING							
PLUMBING							
TILING							
TOTAL							
FACT.							
REP. VAL.							

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	F. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
ART	APART	C	0		F.P.	34204	60	13721	20	10976	16925	71
						36164	55	16273	30	11391	11400	72



25/BAY

25/BAY

1973-1979

INSPO 7652

VACANT LOT

DWELLING DATA

CONSTRUCTION: 3 STORY

1. BRICK 2. CONC. BLK. 3. STUCCO 4. FRAME 5. METAL 6. ENAM. STL. 7. 2 SPLIT-LEVEL 8. FR. & MWS 9. TILE

AGE: 2000 REMODELED 19

LIVING ACCOMMODATIONS:

TOTAL ROOMS: 30 (BED ROOMS: 12, BATHS: 7, FULL BATHS: 1, HALF BATHS: 1, TOTAL BATHS: 8)

BASEMENT FINISHED BASEMENT LIVING AREA: NONE

ATTIC: NONE

HEATING: NONE

OTHER FEATURES: MASONRY TRIM, MODERNIZED KITCHEN, RECREATION ROOM, WOODBURNING FIREPLACE, BASEMENT GARAGE, ATTACHED GARAGE

TOTAL OTHER FEATURE POINTS: 1

GROUND FLOOR AREA: 2,228

ADDITION POINTS: 0.10

GRADE FACTOR: DFL 10

G & D FACTOR: 7/10

600 DEPRECIATIONS: 65

DWELLING COMPUTATIONS

BASE PRICE: 61090

PLUMBING: + 3900

BASEMENT FINISH: 5000

ATTIC: 3000

HEATING: + 1000

TOTAL BASE: 60390

GRADE FACTOR: X 190%

TOTAL: 65300

OTHER FEATURES: X 410%

REPLACEMENT COST: 59736

DEPRECIATION: - 659

R.C.L.D.: 20905 11970

EXTERIOR WALL CODES

1. BRICK 2. GLASS 3. STUCCO 4. FRAME 5. METAL 6. ENAM. STL. 7. 2 SPLIT-LEVEL 8. FR. & MWS 9. TILE

EXTERIOR WALLS: 2

EFF. PERIMETER: 2

PERIM. AREA RATIO: 6

NO. OF UNITS: 6

AV. UNIT SIZE: 11.4

RSMT. SIZE: 100%

SCHEDULE: 4.87

HT. BASEMENT: 2.55

FIRST: 10.85

SECOND: 9.85

THIRD: 9.85

BASE PRICE: 33.10

B.P.A. SUB TOTAL: 33.10

LIGHTING: 2228

HTG./AIR CON. 73750

SPRINKLER: 1000

PARTITIONS: 74750

INTERIOR FINISH: 90%

SF/CF PRICE: 33.10

AREA/CUBE: 2228

SUB TOTAL: 73750

SPECIAL FEATURES: 1000

ADDITIONS: 74750

TOTAL BASE: 90%

GRADE FACTOR: 67280

REPL. COST: PRICE

ITEM DESCRIPTION: PLUMBING FIXTURES BASE

QTY. PRICE

PLUMBING FIXTURES: BASE

TOTAL SPECIAL FEATURES



3rd Floor Unlivable

APartment could not be utilized as Apt. No. Plumbing, would need extensive work to be able to be livable

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OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
01	GARAGE							18 FLAT BARN
02	CARPOR							17 BANK BARN
03	PATIO							28 POLE BARN
04	SHED							19 LEAN TO
05	POOL							20 IMPLEMENT SHED
06	BATHHOUSE							21 POULTRY HOUSE
07	SHOP							22 HOG HOUSE
08	SHELTER							23 MILK HOUSE
09	STABLE							24 CRIB
10	SUMMER							25 SPANARY
11	KITCHEN							26 BIN
12	CELLAR							27 SILO
13	WELL HOUSE							28 HARVESTORE
14	SLO							29 CABIN
15	PAVING							30 MOBILE HOME
16								00 MISC. BLDGS.

GROSS BUILDING SUMMARY

USE	CONSTRUCTION	GRADE	DEPR.	R.C.L.D.	REMO.	REMOD.	NO. OF ENTRIES	TOTAL VALUE
APT-6 UNITS	3-FFR	D+10			0-0	1979	6	67280
SEE DETAILED CARD								
SEE DETAILED REPORT								
TOTAL								67280
REPLACEMENT COST								67280
DEPRECIATION								23550
TOTAL GROSS VALUE								23550

LISTED: 11/29/73 BY: RW

DATE: 11/29/73

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

CUU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING