REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	38-40	Waterville					5		17	E	14	

TAXPAYER ADDRESS AND DESCRIPTION

COYNE JAMES M
40 WATERVILLE ST.
CITY

LAND & BLDG. WATERVILLE ST. #38-40 ASSESSORS PLAN 17-E-14 AREA 3419 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS

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	YEAR 1951	19
42	81	16.00	91	14.56	610	

TOTAL VALUE LAND	610	
TOTAL VALUE BUILDINGS	3490	
TOTAL VALUE LAND AND BUILDINGS	4100	

SQ. FT. TO—FROM CH. BLK. LOT

SQ. FT. TO—FROM CH. BLK. LOT

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TOTAL VALUE LAND AND BUILDINGS		

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YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET 600

ASSESSMENT RECORD

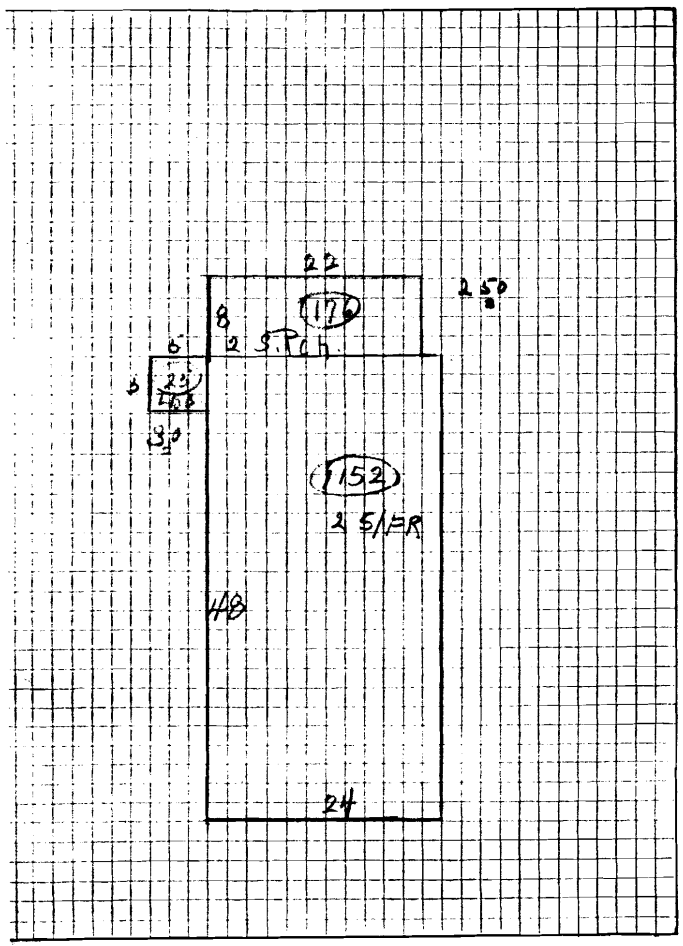
			INCREASE	DECREASE
1950	LAND	350		
	BLDGS.	1975		
	TOTAL	2325		
1951	LAND	375		
	BLDGS.	2100		
	TOTAL	2475		
195-	LAND	375		
	BLDGS.	2150	150	
	TOTAL	2525	50	
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

COLE-LAYER-TRUMBLE CO.—DAYTON, OHIO

RECORD OF BUILDINGS

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

YEAR 19 | YEAR 19



CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM 2	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH	B 1 2 3	KITCHEN SINK 2	✓
¼ ½ ¾		CEMENT	✓	STD. WAT. HEAT 2	✓
NO. CELLAR		EARTH		AUTO. WAT. HEAT	
EXTERIOR WALLS		PINE	✓ ✓	ELECT. WAT. SYST.	
CLAPBOARDS	✓	HARDWOOD	✓ ✓	LAUNDRY TUBS	
WIDE SIDING		TERRAZZO		NO PLUMBING	
DROP SIDING		TILE		**TILING**	
NO SHEATHING				BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS	✓	**LIGHTING**	
STUCCO ON FRAME		**INTERIOR FINISH**	B 1 2 3	ELECTRIC	✓
STUCCO ON TILE		PINE	✓ ✓	NO LIGHTING	
BRICK VENEER		HARDWOOD		**NO. OF ROOMS**	
BRICK ON TILE		PLASTER	✓ ✓	BSMT.	2ND 6
SOLID BRICK		UNFINISHED		1ST 5	3RD 5
STONE VENEER		METAL CLG.		**OCCUPANCY**	
CONC. OR CIND. BL.				SINGLE FAMILY	
		RECREAT. ROOM		TWO FAMILY	✓
TERRA COTTA		FINISHED ATTIC FULL	✓	APARTMENT	
VITROLITE		FIREPLACE		STORE	
PLATE GLASS		**HEATING**		THEATRE	
INSULATION		PIPELESS FURNACE		HOTEL	
WEATHERSTRIP		HOT AIR FURNACE		OFFICES	
ROOFING		FORCED AIR FURN.		WAREHOUSE	
ASPH. SHINGLES	✓	STEAM		COMM. GARAGE	
WOOD SHINGLES		HOT WAT. OR VAPOR	✓	GAS STATION	
ASBES. SHINGLES		NO HEATING		**ECONOMIC CLASS**	
SLATE TILE				OVER BUILT	✓
METAL		GAS BURNER		UNDER BUILT	
COMPOSITION		OIL BURNER	✓	DT. 6-5-50	AR. 15
ROLL ROOFING		STOKER		LD. 98	PD.
				MS.	CK. 8
INSULATION					

1ST 25 00
2ND 25 00
TOTAL 50.00 50 x 12 600

COMPUTATIONS

UNIT	1951	1954
1152 S. F.	6020	6020
S. F.		
ADDITIONS	+280	+280
1-2/SBA) BASEMENT	+150	+150
WALLS		
ROOF		
FLOORS		
ATTIC Full FINISH	+460	+460
FIREPLACE		
HEATING	+260	+~~260~~ 260
PLUMBING	+350	+350
TILING		
M.F 10%	+600	+600
TOTAL	8120 ✓	8320
FACT. +10	+600	+600
REP. VAL.	8720	8970

SUMMARY OF BUILDINGS

OCC'Y		TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YI
Dwg ✓	A	2 S/FR	C	OLD		1	~~8720~~	~~50%~~	4360	~~20%~~	3490	2100	
	B						8970	50	4460	B	3570	2150	
	C									C			
	D									D			
	E									E			
	F									F			
	G									G			

YEAR	~~1954~~ 1951				TAX VALS.	1951 TOTAL BLDGS.	3490	2100
TAX VAL.	~~3150~~					1954 2150	19	
OLD VAL.	2100					19	19	
CHANGE	+50					19	19	