

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.

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LAND NOS. **763-765** STREET **Congress** BLDG. NO. OF CARD NO. DEVELOPMENT NO. AREA DIST. / ZONE CHART **47** BLOCK **A** LOT **18**

TAXPAYER ADDRESS AND DESCRIPTION

DOUPHINETT OTIS J
763 CONGRESS ST
CITY

LAND & BLDG CONGRESS ST #763-765
ASSESSORS PLAN 47-A-18
AREA 4574 SQ FT

RECORD OF TAXPAYER

YEAR BOOK PAGE

PROPERTY FACTORS

TOPOGRAPHY IMPROVEMENTS

| | | | |
|---------------|-------------------------------------|-------------------|-------------------------------------|
| LEVEL | <input checked="" type="checkbox"/> | WATER | |
| HIGH | | SEWER | |
| LOW | | GAS | |
| ROLLING | | ELECTRICITY | |
| SWAMPY | | ALL UTILITIES | <input checked="" type="checkbox"/> |
| STREET | | TREND OF DISTRICT | |
| PAVED | <input checked="" type="checkbox"/> | IMPROVING | <input checked="" type="checkbox"/> |
| SEMI-IMPROVED | | STATIC | |
| DIRT | | DECLINING | |
| SIDEWALK | <input checked="" type="checkbox"/> | | |

LAND VALUE COMPUTATIONS AND SUMMARY

LAND VALUE COMPUTATIONS AND SUMMARY

ASSESSMENT RECORD INCREASE DECREASE

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | YEAR 1951 | 19 |
|--------------------------------|--------|-------------------|--------------|-------------------|-----------|----|
| 38 | 98 ft. | 150 ⁰⁰ | 99 | 149 ⁰⁰ | 5660 | |
| 10 Ft 9 | 78 | 150 ⁰⁰ | 90 | 135 ⁰⁰ | 1350 | |
| TOTAL VALUE LAND | | | | | 7010 | |
| TOTAL VALUE BUILDINGS | | | | | 8450 | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | 15460 | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 19 | 19 |
|--------------------------------|-------|------------|--------------|-----------------|----|----|
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |

| ASSESSMENT RECORD | INCREASE | DECREASE |
|-------------------|-------------|----------|
| 1950 | LAND 2725 | |
| | BLDGS. 4825 | |
| | TOTAL 7550 | |
| 1951 | LAND 4200 | |
| | BLDGS. 5075 | |
| | TOTAL 9275 | |
| 195 | LAND | |
| | BLDGS. | |
| | TOTAL | |
| 19 | LAND | |
| | BLDGS. | |
| | TOTAL | |
| 19 | LAND | |
| | BLDGS. | |
| | TOTAL | |
| 19 | LAND | |
| | BLDGS. | |
| | TOTAL | |
| 19 | LAND | |
| | BLDGS. | |
| | TOTAL | |
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|--------------------------------|-------|------------|--------------|-----------------|----|----|
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |

| | | | |
|------|-------------|---------|------|
| YEAR | ORIG. COST | RENTAL | 2980 |
| YEAR | SALE PRICE | EXPENSE | |
| YEAR | U. S. R. S. | NET | |

17 @ 60% = 10

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

1st 1000 Est owner
2nd 1200
3rd 780
Total 2980

heat
lights
hot water
126/62 ~ 1115 ~ A.W.A. Rpt.
Bmt Room - Knotty Pine
FIRE PLACES Blocked OFF.

| FOUNDATION | | FLOOR CONST. | | PLUMBING | |
|--------------------|---|---------------------|-----|--------------------|-----|
| CONCRETE | | WOOD JOIST | ✓ | BATHROOM | |
| CONCRETE BLOCK | | STEEL JOIST | | TOILET ROOM | |
| BRICK OR STONE | ✓ | MILL TYPE | | WATER CLOSET | 6 ✓ |
| PIERS | | REIN. CONCRETE | | LAVATORY | 6 ✓ |
| CELLAR AREA FULL | ✓ | FLOOR FINISH | | KITCHEN SINK | 7 ✓ |
| 1/4 1/2 3/4 | | B 1 2 3 | | STD. WAT. HEAT | |
| NO. CELLAR | | CEMENT | ✓ | AUTO. WAT. HEAT | ✓ |
| EXTERIOR WALLS | | EARTH | | ELECT. WAT. SYST. | |
| CLAPBOARDS | | PINE | | LAUNDRY TUBS | |
| WIDE SIDING | | HARDWOOD | ✓✓ | NO PLUMBING | |
| DROP SIDING | | TERRAZZO | | TILING | |
| NO SHEATHING | | TILE | | BATH FL. & WCOT. | |
| WOOD SHINGLES | | | | TOILET FL. & WCOT. | |
| ASBES. SHINGLES | | | | LIGHTING | |
| STUCCO ON FRAME | | ATTIC FLR. & STAIRS | | ELECTRIC | ✓ |
| STUCCO ON TILE | | INTERIOR FINISH | | NO LIGHTING | |
| BRICK VENEER | | B 1 2 3 | | NO. OF ROOMS | |
| BRICK ON TILE | | PINE | | BSMT. | 1 |
| SOLID BRICK | ✓ | HARDWOOD | ✓✓ | 2ND | 5 |
| STONE VENEER | | PLASTER | ✓✓✓ | 1ST | 4 |
| CONC. OR CIND. BL. | | UNFINISHED | | 3RD | 4 |
| | | METAL CLG. | | OCCUPANCY | |
| TERRA COTTA | | | | SINGLE FAMILY | |
| VITROLITE | | RECREAT. ROOM | | TWO FAMILY | |
| PLATE GLASS | | FINISHED ATTIC | | APARTMENT | |
| INSULATION | | FIREPLACE | | STORE | |
| WEATHERSTRIP | | HEATING | | THEATRE | |
| ROOFING | | PIPELESS FURNACE | | HOTEL | |
| ASPH. SHINGLES | | HOT AIR FURNACE | | OFFICES DRS. | ✓ |
| WOOD SHINGLES | | FORCED AIR FURN. | | WAREHOUSE | |
| ASBES. SHINGLES | | STEAM | | COMM. GARAGE | |
| SLATE | ✓ | HOT WAT. OR VAPOR | ✓ | GAS STATION | |
| METAL | | NO HEATING | | ECONOMIC CLASS | |
| COMPOSITION | | | | OVER BUILT | |
| ROLL ROOFING | | GAS BURNER | | UNDER BUILT | |
| INSULATION | | OIL BURNER | ✓ | DT. 6/29/50 AR. | |
| | | STOKER | | LD. 5 PD. BHT | |
| | | | | MS. CK. | |

Priced as Dwg. COMPUTATIONS

| UNIT | 1951 | | |
|------------|-------|--|--|
| 1539 s. F. | 15530 | | |
| | S. F. | | |
| ADDITIONS | +520 | | |
| BASEMENT | +150 | | |
| WALLS | | | |
| ROOF | +110 | | |
| FLOORS | | | |
| ATTIC | | | |
| FINISH | | | |
| FIREPLACE | | | |
| HEATING | +340 | | |
| FIREESC. | +200 | | |
| PLUMBING | +1000 | | |
| TILING | | | |
| M.F.I.S.P. | +2330 | | |
| TOTAL | 20180 | | |
| FACT. +15 | 2330 | | |
| REP. VAL. | 22510 | | |

SUMMARY OF BUILDINGS

Obs From

| OCCY | TYPE | GR. | AGE | REMOD. | COND. | REP. VAL. | P. D. | PHY. VAL. | F. D. | SOUND VAL. | TAX VAL. | YR. |
|-------------|---------------|-----|-----|--------|-------|-----------|-------|-----------|-------|------------|----------|-----|
| OFFICE Bldg | A 2 1/2 Y BR. | A | 66 | | F | 22510 | 50% | 11260 | 25% | 8450 | 5075 | 57 |
| | B | | | | | | | | | | | |
| | C | | | | | | | | | | | |
| | D | | | | | | | | | | | |
| | E | | | | | | | | | | | |
| | F | | | | | | | | | | | |
| | G | | | | | | | | | | | |

| YEAR | 1951 | 1951 TOTAL BLDGS. | |
|----------|------|-------------------|------|
| TAX VAL. | | 8450 | 5075 |
| OLD VAL. | 5075 | | |
| CHANGE | | | |

