

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	20-22	Dow		1 OF 2			1		55	E	5	

**TAXPAYER ADDRESS AND DESCRIPTION**

EPSTEIN SARA B  
93 WILLIAM ST  
CITY

LAND & BLDGS DOW ST #20-22 &  
HORTON PLACE  
ASSESSORS PLAN 55-E-5  
AREA 3478 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
NR					

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
TREND OF DISTRICT	
PAVED <input checked="" type="checkbox"/>	IMPROVING
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK <input checked="" type="checkbox"/>	
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1953
47	74	55 <sup>00</sup>	89	49 <sup>00</sup>	2300	
TOTAL VALUE LAND				2300	2300	
TOTAL VALUE BUILDINGS				10420	10510	
TOTAL VALUE LAND AND BUILDINGS				12720	12810	
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			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1959	1962
TOTAL VALUE LAND				2300		
TOTAL VALUE BUILDINGS				10610	10690	
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	1200 + 1080
YEAR	SALE PRICE	W.R. EXPENSE	30 + 30
YEAR	U. S. R. S.	NET	1170 + 1050

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	1375		
	BLDGS.	5950		
	TOTAL	7325		
1951	LAND	1375		
	BLDGS.	6250		
	TOTAL	7625		
1954	LAND	1375		
	BLDGS.	6325	75	
	TOTAL	7700	75	
1959	LAND	1375		
	BLDGS.	6375	50	
	TOTAL	7750		
1962	LAND	1375		
	BLDGS.	6425	50	
	TOTAL	7800		
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			



RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

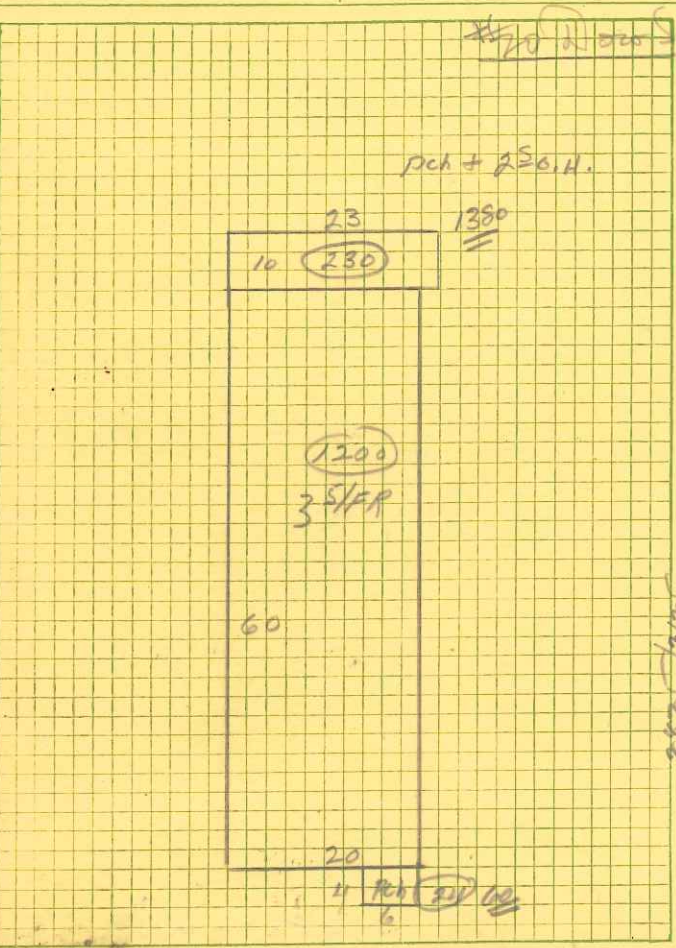
Rent - 1200  
 1946-1948 - Repl. 2 gas H.W. boilers MS  
 1970-1989 inst. O.B. ✓

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	3 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	3 ✓
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	3 ✓
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		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME		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	6 3RD 6
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	1.3 <sup>5</sup> BAY + 150
TERRA COTTA		FINISHED ATTIC		TWO FAMILY	
VITROLITE		FIREPLACE		APARTMENT	3 ✓
PLATE GLASS		HEATING		STORE	
INSULATION		PIPELESS FURNACE		THEATRE	
WEATHERSTRIP		HOT AIR FURNACE		HOTEL	
ROOFING		FORCED AIR FURN.		OFFICES	
ASPH. SHINGLES		STEAM		WAREHOUSE	
WOOD SHINGLES		HOT WAT. OR VAPOR	✓	COMM. GARAGE	
ASBES. SHINGLES		NO HEATING		GAS STATION	
SLATE TILE		✓ 3 BOILERS ✓		ECONOMIC CLASS	
METAL		GAS BURNER		OVER BUILT	
COMPOSITION	✓	OIL BURNER	✓	UNDER BUILT	
ROLL ROOFING		STOKER		DT. 524-50	AR. 5
INSULATION		SUMMARY OF BUILDINGS		LD. 2	PD. M.M.
				MS.	CK. 1

APT COMPUTATIONS

UNIT	1951	1953
1200 S. F.	9900	62
S. F.		
ADDITIONS	+1440	
1-2 <sup>5</sup> BAY	+ 100	
BASEMENT		
WALLS		
ROOF		
1.3 <sup>5</sup> BAY	+ 150	
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING	+360	+190 +360
PLUMBING		
TILING		
TOTAL	11950	
FACT. +5	500	
REP. VAL.	12450	12640



OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.	
APT	A	3/FR	C	38		F	12450	60%	6230	10%	5610	3395	57
	B							CARD #		B	4810	2875	57
	C							30		C	4900	2970	53
	D						12640	50	6320	10%	5690	3425	62
	E									E			
	F									F			
	G									G			
YEAR	1953						1951 TOTAL BLDGS.		10,420		6250		
TAX VAL.	675						1953/6321				19		
OLD VAL.	6250										19		
CHANGE	75										19		



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YEAR 19

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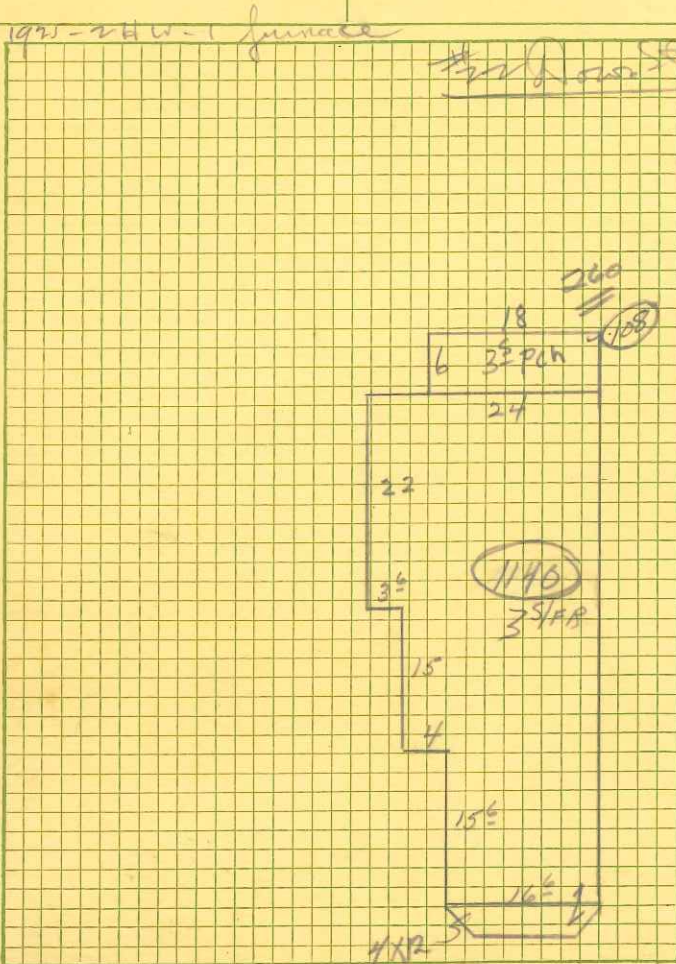
CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	3 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	3 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	3 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	1 ✓
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		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	✓
STUCCO ON TILE		PINE	✓ ✓ ✓	NO LIGHTING	
BRICK VENEER		HARDWOOD	✓ ✓ ✓	NO. OF ROOMS	
BRICK ON TILE		PLASTER	✓ ✓ ✓	BSMT.	2ND 5
SOLID BRICK		UNFINISHED		1ST 5	3RD 5
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	
TERRA COTTA		FINISHED ATTIC		TWO FAMILY	
VITROLITE		FIREPLACE		APARTMENT	3 ✓
PLATE GLASS		HEATING		STORE	
INSULATION		PIPELESS FURNACE	✓	THEATRE	
WEATHERSTRIP		HOT AIR FURNACE	✓	HOTEL	
ROOFING		FORCED AIR FURN.	✓	OFFICES	
ASPH. SHINGLES		STEAM		WAREHOUSE	
WOOD SHINGLES		HOT WAT. OR VAPOR	✓	COMM. GARAGE	
ASBES. SHINGLES		NO HEATING		GAS STATION	
SLATE TILE		COMPOSITION	✓	ECONOMIC CLASS	
METAL		ROLL ROOFING	✓	OVER BUILT	
INSULATION		INSULATION		UNDER BUILT	
		GAS BURNER	2 Boilers	DT. 524.50	AR. 5
		OIL BURNER	1-59 2	LD. 2	PD. MM
		STOKER		MS.	CK. 1

RCNT  
1952-29-03 X 58  
12/1/58 1486 O.B. EQUIP. CONN.  
12/29/61 ~ 10720 ~ A.W.H.  
1080  
#412-1252 - Col. Blvd. grove  
W. 4. P. 1000

APT COMPUTATIONS

UNIT	1951	1953	1959	
1140s. F.	9590	9590		6 ✓
S. F.				
ADDITIONS	+ 260	760		
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING	+ 360	+ 360	+ 200	
			7860	
PLUMBING				+ 50
TILING				
TOTAL	10210	10410	10610	
FACT. 75	480	+ 480	+ 480	
REP. VAL.	10690	10890	11090	11140



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
APT	A	C	51		F.	10690	50%	5350	10%	4810	2845	51
	B					10890	50	5440	10	4900	2910	53
	C					11090	50	5540	10	5000	3000	59
	D					11140	50	5570	10	5010	3000	61
	E											
	F											
	G											
YEAR	1953						1951 TOTAL BLDGS.		4810		2845	
TAX VAL.	2845						1953/2845					
OLD VAL.	2845											
CHANGE	+ 75											