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.
	108	Spruce					1		62	F	4	

TAXPAYER ADDRESS AND DESCRIPTION

HUSCZONEK STANISLAW
130 PINE ST
CITY

LAND & BLDG SPRUCE ST #108
ASSESSORS PLAN 62-F-4
AREA 5986 SQ FT

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
Trueworthy, Eugene P. + Agnes M. of Sec.			

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	1955
28	90	22.00	98%	22.00	620	
12	73	22.00	89%	20.00	240	
50	38 A0	22.00	14%	3.10	150	
TOTAL VALUE LAND					1010	1010
TOTAL VALUE BUILDINGS					7150	7350
TOTAL VALUE LAND AND BUILDINGS					8160	8360

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	19 62	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS					7450	
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	1260
YEAR	SALE PRICE	W/R. EXPENSE	40 E
YEAR	U. S. R. S.	NET	1220

40' @ 30% = 12 Fig

110 A0 = 103%
75 A0 = 89%
14%

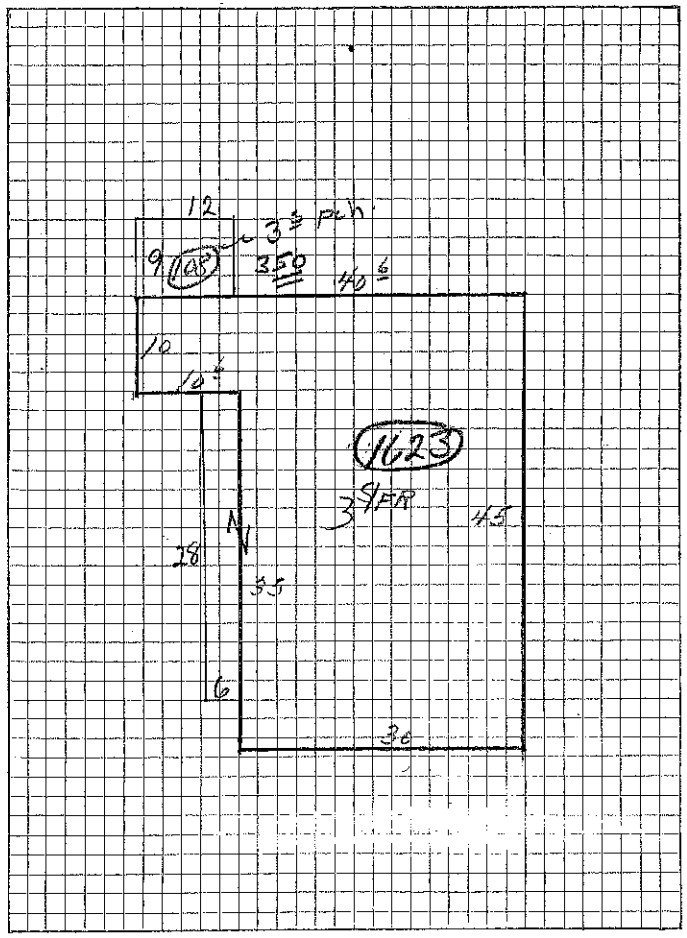
ASSESSMENT RECORD

		LAND	BLDGS.	TOTAL	INCREASE	DECREASE
1950		675	3575	4250		
1951		600	4300	4900		
1955		600	4400	5000	100	
19 62			4475		75	
19						
19						
19						
19						
19						

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 3	✓
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 3	✓
¼ ½ ¾		CEMENT	✓	STD. WAT. HEAT 3	✓
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 7
SOLID BRICK		UNFINISHED		1ST 7	3RD 7
STONE VENEER		METAL CLG.		**OCCUPANCY**	
CONC. OR CIND. BL.				SINGLE FAMILY	
				TWO FAMILY	
TERRA COTTA				APARTMENT 3	✓
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		**HEATING**		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES		HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM Repl 1-55 3	✓		
SLATE TILE		HOT WAT. OR VAPOR		**ECONOMIC CLASS**	
METAL		NO HEATING		OVER BUILT	
COMPOSITION	✓			UNDER BUILT	
ROLL ROOFING		GAS BURNER		DT.	AR. 7
		OIL BURNER 1-55 3	✓	LD.	PD. BH
INSULATION		STOKER		MS.	CK. 51

Rent - 1260

6/55 c - 830 - 2 Dpx ... w/ hot ... ✓

9/21/54 - 1494 - OB equip & steam heat ✓

10/14/54 - 1868 - Repl thermostatic Heat OB equip ✓

9/7/61 343 inst a-13 ✓

COMPUTATIONS

UNIT	1951	1955	
1623 S. F.	12990	12850	
S. F.			
ADDITIONS	+ 350	+ 350	
2-3½ Bath	+ 1600	+ 1600	
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			+ 220
4-OB's		+ 440	+ 440
HEATING	+ 360	+ 360	+ 360
PLUMBING	+ 700	+ 700	
TILING			
M.F 1090	+ 1290	+ 1290	
TOTAL	17180	17620	
FACT -10	1290	- 1290	
REP. VAL.	15990	16330	16550

SUMMARY OF BUILDINGS

Econ

OCC'Y		TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D	SOUND VAL.	TAX VAL.	YR.
Dwg ✓	A	3 FR	B	51		F	15890	50	7950	10	7150	4300	✓
	B						6330	50	8170	10	7350	4401	55
	C						16550	50	8280	10	7450	4475	61
	D									D			
	E									E			
	F									F			
	G									G			

YEAR	1951	1955
TAX VAL.	4300	4400
OLD VAL.	4300	4300
CHANGE		+ 100

TAX VALS.

1951 TOTAL BLDGS. 7150 | 4300

1955 4400 | 19 | 19

19 | 19

19 | 19