

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 175-177 STREET St. John ELDG. NO. 1 CARD NO. 1 OF 2 DEVELOPMENT NO. AREA DIST. 1 ZONE I CHART 68 BLOCK B LOT 3

TAXPAYER ADDRESS AND DESCRIPTION

RODROW GERALD F  
177 ST JOHN ST  
CITY

LAND & BLDGS ST JOHN ST #175-177  
PORTLAND MAINE  
ASSESSORS PLAN 68-B-3  
AREA 5000 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	No	
TILLABLE		WOODED
PASTURE		WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1951
50	100	5000	100	5000	2500	

Not Commercial - 40% - 1000

TOTAL VALUE LAND	1500	1500
TOTAL VALUE BUILDINGS	2870	4370
TOTAL VALUE LAND AND BUILDINGS		4870

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	19

TOTAL VALUE LAND		
TOTAL VALUE BUILDINGS		
TOTAL VALUE LAND AND BUILDINGS		

LAND VALUE COMPUTATIONS AND SUMMARY

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Not Commercial - 40% - 1000

TOTAL VALUE LAND		
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LAND VALUE COMPUTATIONS AND SUMMARY

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TOTAL VALUE LAND		
TOTAL VALUE BUILDINGS		
TOTAL VALUE LAND AND BUILDINGS		

YEAR 1949	SALE PRICE	6900	RENTAL	550	EXPENSE	30 WR	NET	570
YEAR	U. S. R. S.							

YEAR 1949	SALE PRICE	6900	RENTAL	550	EXPENSE	30 WR	NET	570
YEAR	U. S. R. S.							

ASSESSMENT RECORD	INCREASE	DECREASE
LAND	300	
BLDGS.	2575	
TOTAL	2875	
LAND	900	
BLDGS.	1725	
TOTAL	2625	
LAND	900	
BLDGS.	12625	
TOTAL	13525	900

AUG 24 53 worked - road owner - Michewick







# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 175-177 STREET St. JOHN BLDG. NO. 2 OF 2 CARD NO. 2 OF 2 DEVELOPMENT NO. 1 AREA I DIST. 68 ZONE B CHART 3 BLOCK 3 LOT 3

TAXPAYER ADDRESS AND DESCRIPTION

RECORD OF TAXPAYER

YEAR BOOK PAGE

PROPERTY FACTORS IMPROVEMENTS

TOPOGRAPHY	LEVEL	HIGH	LOW	ROLLING	SWAMPY	STREET	PAVED	SEMI-IMPROVED	DIRT	SIDEWALK	TILLABLE	PASTURE	WOODED	WASTE

## LAND VALUE COMPUTATIONS AND SUMMARY

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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

*See Card 1072*

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	19	19

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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

## LAND VALUE COMPUTATIONS AND SUMMARY

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

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

ASSESSMENT RECORD	INCREASE	DECREASE
LAND		
BLDGS.		
TOTAL		



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

Rent 15 per + owner

CONSTRUCTION

FOUNDATION			FLOOR CONST.			PLUMBING		
CONCRETE	WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM		2			
CONCRETE BLOCK	STEEL JOIST		TOILET ROOM					
BRICK OR STONE	MILL TYPE		WATER CLOSET					
PIERS	REIN. CONCRETE		LAVATORY					
CELLAR AREA FULL	FLOOR FINISH		KITCHEN SINK		2			
1/4 1/2 3/4	B 1 2 3		STD. WAT. HEAT		1			
NO. CELLAR	CEMENT		AUTO. WAT. HEAT					
EXTERIOR WALLS	EARTH		ELECT. WAT. SYST.					
CLAPBOARDS	PINE		LAUNDRY TUBS					
WIDE SIDING	HARDWOOD		NO PLUMBING					
DROP SIDING	TERRAZZO							
NO SHEATHING	TILE		TILING					
WOOD SHINGLES			BATH FL. & WCOT.					
ASBES. SHINGLES			TOILET FL. & WCOT.					
STUCCO ON FRAME	ATTIC FLR. & STAIRS		LIGHTING					
STUCCO ON TILE	INTERIOR FINISH		ELECTRIC					
BRICK VENEER	B 1 2 3		NO LIGHTING					
BRICK ON TILE	PINE		NO. OF ROOMS					
SOLID BRICK	HARDWOOD		BSMT.					
STONE VENEER	PLASTER		1ST					
CONG. OR CIND. BL.	UNFINISHED		2ND					
	METAL CLG.		3RD					
			OCCUPANCY					
			SINGLE FAMILY					
			TWO FAMILY					
			APARTMENT					
			STORE					
			THEATRE					
			HOTEL					
			OFFICES					
			WAREHOUSE					
			COMM. GARAGE					
			GAS STATION					
			ECONOMIC CLASS					
			OVER BUILT					
			UNDER BUILT					
			DT. 5/1960					
			LD. 20					
			MS. CR. 32					

SUMMARY OF BUILDINGS

UNIT	1951	COMPUTATIONS
1073s. F.	7040 ✓	5980
S. F.		
ADDITIONS		
BASEMENT	FL - 160	- 160
WALLS		
ROOF		
FLOORS		
ATTIC/BALL	+ 400	+ 400
FINISH		
FIREPLACE		
HEATING	- 370	- 370
PLUMBING	- 380	+ 390
TILING		
TOTAL	6530	6210
FACT.		
REP. VAL.	6530	6210

OCC'Y		TYPE		GR.		AGE		REMOD.		COND.		REF. VAL.		P. D.		PHY. VAL.		F. D.		SOUND VAL.		TAX VAL.		YR.	
A	2	SEP	C		0/4			F		6530	50%	3270	516	1640	975					2480	1500	55			
B	2	"	C		"			"		6210	50	3100	208	2480	1500										
C																									
D																									
E																									
F																									
G																									

YEAR	1951	1951 TOTAL BLDGS.	19	1640	975
TAX VAL.	1500		19		
OLD VAL.	975		19		
CHANGE	525		19		

