

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	REC. CASE NO.
	216-226	Ocean Ave.	212250	1 OF 2			8'		140	B	14 To 16	

TAXPAYER ADDRESS AND DESCRIPTION

NEVERS LEON R & DOROTHY B
OR SURVIVOR
HILLCREST AVE CITY

LAND & BLDGS OCEAN AVE #216-226 &
WELLINGTON RD #2-8 LOTS 2-3-4
REC PL WOODFORDS PARK
ASSESSORS PLAN 140-B-14 TO 16
AREA 15166 SQ FT

RECORD OF TAXPAYER

Wicket Hill & Riverside Apts

YEAR	BOOK	PAGE

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	<input checked="" type="checkbox"/>	WATER	<input type="checkbox"/>
HIGH	<input type="checkbox"/>	SEWER	<input type="checkbox"/>
LOW	<input type="checkbox"/>	GAS	<input type="checkbox"/>
ROLLING	<input type="checkbox"/>	ELECTRICITY	<input type="checkbox"/>
SWAMPY	<input type="checkbox"/>	ALL UTILITIES	<input checked="" type="checkbox"/>
STREET		TREND OF DISTRICT	
PAVED	<input checked="" type="checkbox"/>	IMPROVING	<input type="checkbox"/>
SEMI-IMPROVED	<input type="checkbox"/>	STATIC	<input checked="" type="checkbox"/>
DIRT	<input type="checkbox"/>	DECLINING	<input type="checkbox"/>
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	1954
156	99+	20	100	20 ⁰⁰	3120	
<i>C.T. + 5%</i>						+ 160
TOTAL VALUE LAND					3280	3280
TOTAL VALUE BUILDINGS					9960	10070
TOTAL VALUE LAND AND BUILDINGS					13240	13300
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	1958	1959
TOTAL VALUE LAND					3288	3280
TOTAL VALUE BUILDINGS					10120	10600
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	1440
YEAR	SALE PRICE	EXPENSE	none
YEAR	U. S. R. S.	NET	1440

ASSESSMENT RECORD INCREASE DECREASE

YEAR	LAND	BLDGS.	TOTAL	INCREASE	DECREASE
1950	1525	4525	6050		
1951	1975	15775	17950		
1952	1975	6000	7975	25	
1953	1975	6075	8050	75	
1954	1975	6375	8350	300	
19					
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 2x6	✓	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 ✓
1/2 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 3
SOLID BRICK		UNFINISHED		1ST	3 3RD
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	
TERRA COTTA		FINISHED ATTIC 1/2		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		ECONOMIC CLASS			
METAL		GAS BURNER		OVER BUILT	
COMPOSITION		OIL BURNER	✓	UNDER BUILT	
ROLL ROOFING		STOKER		DT.	AR. CS
INSULATION		SUMMARY OF BUILDINGS		LD.	PD. BA
				MS.	CK. 100

11568-1050 Forced Air Furnace of OR equip - 1000
 12965 1329 INST. O. R. EQUIP. (1000) (1000)
 3-rent - 40 month each
 12x120 = 1440

COMPUTATIONS

UNIT	1951	1958		
2076s. F.	9470	9470		
S. F.				
ADDITIONS	+230	230		
3187 bags	+300	300		
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC 1/2	+440	440		
FINISH				
FIREPLACE				
HEATING	-610	-650	+300	
PLUMBING	+700	700		
TILING				
M.F. 1000	+950	950		
TOTAL	11480	11440	12390	
FACT.				
REP. VAL.	11480	11440	12390	

1959			
25	18	100	1600
30	12	120	1600
NO RENT 1/3			3200
PRELIM			60
502	106	150	
115	110		
300			
25750			
625			
316	270	772	
1000	1000	1000	

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Dwg	A 2 1/2 CAR	C	76		P	11480	50%	5740	A	640	3450	57
GARY	2 CAR 18x20	C	22		B	350	36%	230	B	130	150	57
						11440	50	5720	C	570	3425	57
						12390	50	6200	D	6200	3725	59
									E			
									F			
									G			
YEAR	1951					1951 TOTAL BLDGS.				9960	5975	
TAX VAL.	6000					1954.6000						19
OLD VAL.	5975					19						19
CHANGE	+25					19						19

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. RESC.	LAND NOS. 216-226	STREET	BLDG. NO. 224-320	CARD NO. 2 OF 2	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART 140	BLOCK B	LOT 14-15-16	CURR. RESC.
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TAXPAYER ADDRESS AND DESCRIPTION	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							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	INCREASE	DECREASE
														LAND		
														BLDGS.		
														TOTAL		
<i>See Part 1 of 2</i>														LAND		
														BLDGS.		
														TOTAL		
TOTAL VALUE LAND							TOTAL VALUE LAND							1951		
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS							LAND		
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							BLDGS.		
SQ. FT. TO—FROM CH. BLK. LOT							SQ. FT. TO—FROM CH. BLK. LOT							TOTAL		
SQ. FT. TO—FROM CH. BLK. LOT							SQ. FT. TO—FROM CH. BLK. LOT							1951		

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	INCREASE	DECREASE
														LAND		
														BLDGS.		
														TOTAL		
TOTAL VALUE LAND							TOTAL VALUE LAND							1951		
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS							LAND		
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							BLDGS.		
SQ. FT. TO—FROM CH. BLK. LOT							SQ. FT. TO—FROM CH. BLK. LOT							TOTAL		
SQ. FT. TO—FROM CH. BLK. LOT							SQ. FT. TO—FROM CH. BLK. LOT							1951		

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

