

# 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 Rd & Riverside A. W. Hwy*

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"/>
<b>STREET</b>		<b>TREND OF DISTRICT</b>	
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 <sup>00</sup>	3120	
<i>C.T. + 5%</i>						+ 160
<b>TOTAL VALUE LAND</b>					3280	3280
<b>TOTAL VALUE BUILDINGS</b>					9960	10070
<b>TOTAL VALUE LAND AND BUILDINGS</b>					13240	13300

**LAND VALUE COMPUTATIONS AND SUMMARY**

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						

**ASSESSMENT RECORD INCREASE DECREASE**

YEAR	LAND	BLDGS.	TOTAL	INCREASE	DECREASE
1950	1525	4525	6050		
1951	1975	15775	17750		
1952	1975	6000	7975	25	
1953	1975	6075	8050	75	
1954	1975	6375	8350	300	
19					
19					
19					
19					
19					
19					

**LAND VALUE COMPUTATIONS AND SUMMARY**

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1958	1959
<b>TOTAL VALUE LAND</b>					3288	3280
<b>TOTAL VALUE BUILDINGS</b>					10120	10600
<b>TOTAL VALUE LAND AND BUILDINGS</b>						

**LAND VALUE COMPUTATIONS AND SUMMARY**

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						

YEAR	ORIG. COST	RENTAL	1440
YEAR	SALE PRICE	EXPENSE	none
YEAR	U. S. R. S.	NET	1440

# 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			✓	LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD	✓	BSMT.	2ND 3
SOLID BRICK		PLASTER	✓	1ST 3	3RD
STONE VENEER		UNFINISHED		OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	
ROOFING		HEATING		TWO FAMILY	
ASPH. SHINGLES	✓	PIPELESS FURNACE	✓	APARTMENT	3 ✓
WOOD SHINGLES		HOT AIR FURNACE	✓	STORE	
ASBES. SHINGLES		FORCED AIR FURN.	✓	THEATRE	
SLATE TILE		STEAM		HOTEL	
METAL		HOT WAT. OR VAPOR		OFFICES	
COMPOSITION		NO HEATING		WAREHOUSE	
ROLL ROOFING		GAS BURNER		COMM. GARAGE	
		OIL BURNER	✓	GAS STATION	
		STOKER		ECONOMIC CLASS	
				OVER BUILT	
				UNDER BUILT	
				DT.	AR. CS
				LD.	PD. BA
				MS.	CK. 100

11/5/58-12/50 Forced Air Furnace of OR equip - 1200  
 1200 W.A. Star Furnace  
 1200/1329 INST. O.B. EQUIP. (1200) (1200)  
 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. 100%	+950	950		
TOTAL	11480	11440	12390	
FACT.				
REP. VAL.	11480	11440	12390	

## SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Dwg	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	1958	1959
TAX VAL.	6000		
OLD VAL.	5975		
CHANGE	+25		

1959

25 1200

30 1200

NO RENT 1/3 - 300

PRELIM 100

500 100 150

115 110

300

2 5/8 P

625

116 270 770

100 1000 1000



