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.
	50-52	Whitney Ave.	48 50	OF			6		186	A	22	

TAXPAYER ADDRESS AND DESCRIPTION

MCGONIGLE JOSEPH P
48 WHITNEY AVE
CITY

LAND & BLDG WHITNEY AVE #50-52 &
SCOTT ST #2-6 PART LOT 73 REC
PL CONGRESS PARK
ASSESSORS PLAN 186-A-22
AREA 4000 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	✓		

TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1953
50	80	10.00	91	910	450	
TOTAL VALUE LAND					450	450
TOTAL VALUE BUILDINGS					6910	6670
TOTAL VALUE LAND AND BUILDINGS					7360	7070

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	1955	1956
TOTAL VALUE LAND					450	450
TOTAL VALUE BUILDINGS					6730	6830
TOTAL VALUE LAND AND BUILDINGS					7180	

SQ. FT. TO—FROM CH. BLK. LOT

SQ. FT. TO—FROM CH. BLK. LOT

YEAR	ORIG. COST	RENTAL	1140
YEAR	SALE PRICE	EXPENSE	—
YEAR	U. S. R. S.	NET	1140

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19 62	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS					6830	
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

ASSESSMENT RECORD

			INCREASE	DECREASE
1950	LAND	300		
	BLDGS.	3550		
	TOTAL	3850		
1951	LAND	275		
	BLDGS.	4150		
	TOTAL	4425		
1953	LAND	275		
	BLDGS.	3915		-175
	TOTAL	4250		-175
1955	LAND	275		
	BLDGS.	4050	75	
	TOTAL	4325	75	
1956	LAND	275		
	BLDGS.	4100	50	
	TOTAL	4375		
19 61	LAND			
	BLDGS.	4150	50	
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

COLE-LAYER-TRUMBLE CO.---DAYTON, OHIO

RECORD OF BUILDINGS

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

YEAR 19 | YEAR 19

Refused Rents

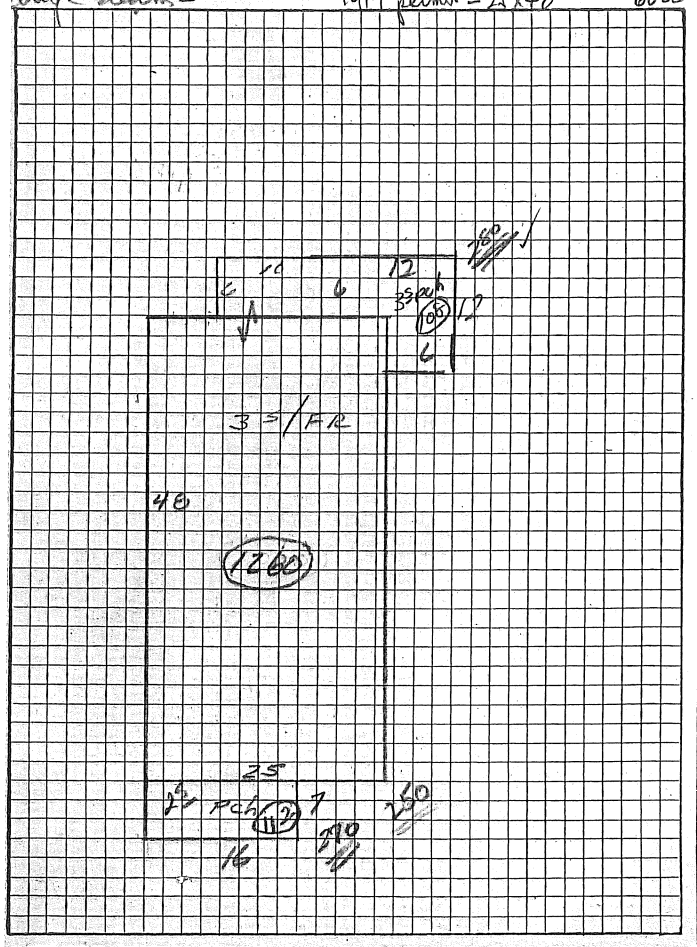
CONSTRUCTION

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		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		**INTERIOR FINISH**	B 1 2 3	**LIGHTING**	
STUCCO ON FRAME		PINE	✓ ✓ ✓	ELECTRIC	✓
STUCCO ON TILE		HARDWOOD		NO LIGHTING	
BRICK VENEER		PLASTER	✓ ✓ ✓	**NO. OF ROOMS**	
BRICK ON TILE		UNFINISHED		BSMT. 2ND 0	
SOLID BRICK		METAL CLG.		1ST 5 3RD 6	
STONE VENEER				**OCCUPANCY**	
CONC. OR CIND. BL.		TERRA COTTA		SINGLE FAMILY	
		VITROLITE		TWO FAMILY	
		PLATE GLASS		APARTMENT 3	✓
		INSULATION		STORE	
		WEATHERSTRIP		THEATRE	
ROOFING		RECREAT. ROOM		HOTEL	
ASPH. SHINGLES		FINISHED ATTIC		OFFICES	
WOOD SHINGLES		FIREPLACE		WAREHOUSE	
ASBES. SHINGLES		**HEATING**		COMM. GARAGE	
SLATE TILE		PIPELESS FURNACE		GAS STATION	
METAL		HOT AIR FURNACE		**ECONOMIC CLASS**	
COMPOSITION	✓	FORCED AIR FURN.		OVER BUILT	
ROLL ROOFING		STEAM 3	✓	UNDER BUILT	
		HOT WAT. OR VAPOR		DT. 7-27-50 AR. 1	
		NO HEATING		LD. 2 PD. CS	
INSULATION		GAS BURNER		MS. CK. 51	
		OIL BURNER 3	✓		
		STOKER			

1/2 — 420 EST
2nd (OWNER) — 360 EST
3rd — 360 EST
1146 ✓

11/27/54 - 2124 - OB equip f/ steam heat. ✓
10/17/55 - 1885 - OB equip f/ steam heat. ✓
5/19/61 503 inst O.B.

1917 permit - 25x48 — 6000



COMPUTATIONS

UNIT	APT. 1951	1953	1955	1956
1260 S. F.	10210	10210	10210	
S. F.				
ADDITIONS	+550	530	+530	
BASEMENT				
WALLS				
ROOF				
1-3 BAM	+150	150	+150	
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING	+360	360	+190 +260	+190 +330
PLUMBING				
TILING				
TOTAL	11270	11250	11440	11630
FACT. +15	1530	+10 1020	+10 +1020	+1020
REP. VAL.	12800	12270	12460	12650

SUMMARY OF BUILDINGS

Econ

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
APT	A 3S/FR	C	32		F.	~~12800~~	~~40%~~	~~7680~~	~~10%~~	6910	+150	51
	B					~~12270~~	~~40~~	~~7360~~	~~10~~ B	6620	3915	53
	C					12460	40%	7480	10%	6730	4050	55
	D					12650	40	7590	10 D	6830	4100	56
	E					12840	40	7700	10 E	6930	4150	62
	F								F			
	G								G			

YEAR	1953 51	1955			TAX VALS.	1951 TOTAL BLDGS.			6910	+150	
TAX VAL.	3915	4050				1953	3915	19			
OLD VAL.	4150	3915				1955	4050	19			
CHANGE	-175	+75				1956	4100	19			

C+10 to match +46 - 186 A 2/ - which is duplicate