

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DISC. R	LAND NOS. <b>176-178</b>	STREET <b>Massachusetts Ave.</b>	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST. <b>6</b>	ZONE	CHART <b>186A</b>	BLOCK <b>F</b>	LOT <b>12</b>	CURR. DISC. R
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TAXPAYER ADDRESS AND DESCRIPTION

**WALTER HOWARD C & MARGARET M E.  
176 MASSACHUSETTS AVE.  
PORTLAND**

**LAND & BLDGS. MASSACHUSETTS AVE.  
176-178 LOT 48 REC. PL. MASSA-  
CHUSETTS AVE. ASSESSORS PLAN  
186A-F-12 AREA 5200 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	104	10 <sup>00</sup>	107	107 <sup>00</sup>	510	
TOTAL VALUE LAND					510	510
TOTAL VALUE BUILDINGS					1000	3850
TOTAL VALUE LAND AND BUILDINGS					1510	4360
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	400			
	BLDGS.	2550			
	TOTAL	2950			
1951	LAND	300			
	BLDGS.	2425			
	TOTAL	2725			
1952	LAND	300			
	BLDGS.	2325			-100
	TOTAL	2625			-100
1953	LAND	400			
	BLDGS.	2350			25
	TOTAL	2750			
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

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 996				
YEAR	SALE PRICE	EXPENSE 210				
YEAR	U. S. R. S.	NET 786				

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

45 per month 1st float  
38 per " 2nd "

Furnishes Heat. - 180  
water - 30

3/26/62 ~ 11271 A.W.H. (2nd)  
3/1/62 ~ 11242 A.W.H. (2nd)

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	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	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	2 ✓
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	✓			TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS	✓	ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER			B   1   2   3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓ ✓	BSMT.	2ND 4
SOLID BRICK		HARDWOOD		1ST 4	3RD 2
STONE VENEER		PLASTER	✓ ✓	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED	✓	SINGLE FAMILY	
		METAL CLG.		TWO FAMILY	✓
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC 200	✓	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	✓	ECONOMIC CLASS	
SLATE TILE		HOT WAT. OR VAPOR		OVER BUILT	
METAL		NO HEATING		UNDER BUILT	
COMPOSITION				DT. 4/25/50	AR. 4
ROLL ROOFING		GAS BURNER		LD. 4	PD. C.S.
		OIL BURNER	✓	MS.	CK. 32
INSULATION		STOKER			

COMPUTATIONS

UNIT	1951		
704 S. F.	4270		
S. F.			
ADDITIONS	+550		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC 1/2	+220		
FINISH			
FIREPLACE			
HEATING	+210		
PLUMBING	+350	+450	
TILING			
MF	+430		
TOTAL	6030		
FACT.			
REP. VAL.	6030	6130	

AUG 3 52 - 9x18 garage moved to 170-174 Main  
 10/1/52 - 86A - 11 Mar. 1955 - 200 sq ft  
 10/1/52 - 86A - 11 Mar. 1955 - 200 sq ft

10	170
22	
25/FR	
32	
380	note: circ. 2nd floor
20 (120)	

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Dwg	A 25/FR	C	28		F to G	6030	40%	3620	A	3620	2175	51
GAR	B 10/FR 9x18	C	14		F to G	200	25%	150	B	150	100	51
GAR	C 20/FR 18x20	C	20		F to G	330	30%	230	C	230	150	51
D						6130	40	3680	B	3680	2200	61
E									E			
F									F			
G									G			

YEAR	1952					1951 TOTAL BLDGS.	4000	2425
TAX VAL.	2375							
OLD VAL.	2425							
CHANGE	-100							