

# 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.
	1104-1116	Forest Ave.	1410	OF			13		294	C	34	

SINKINSON M BRENDA  
1410 FOREST AVE.  
CITY

LAND & BLDGS. FOREST AVE. #1404-  
1416 ASSESSORS PLAN 294-C-34  
AREA 133108 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
3-7103			

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	1956
163	100	15.00	100	1500	2450	
					- 70	
<i>Exp. 116,202 to Res Land</i>						
<i>2.7 acres @ 80</i>					+ 220	
TOTAL VALUE LAND					2600	2600
TOTAL VALUE BUILDINGS					3350	3680
TOTAL VALUE LAND AND BUILDINGS					5950	
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	1400		
	BLDGS.	1350		
	TOTAL	2750		
1951	LAND	1550		
	BLDGS.	2025		
	TOTAL	3575		
1956	LAND	1550		
	BLDGS.	2225	200	
	TOTAL	3775		

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	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		

19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

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

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

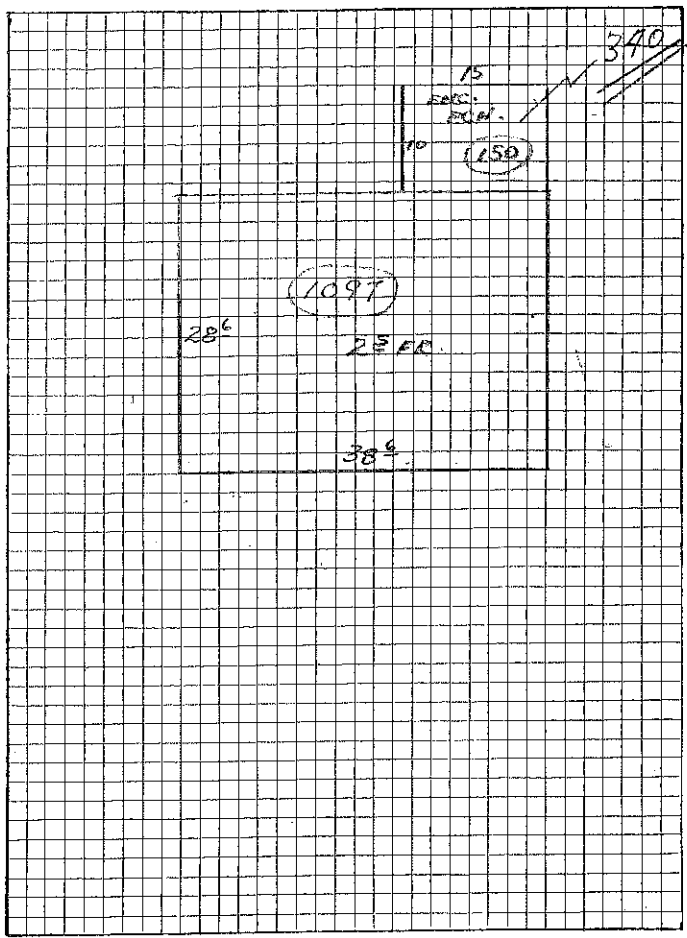
CONSTRUCTION

FOUNDAT ON		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	✓
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				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
STONE VENEER		PLASTER	✓ ✓	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED		SINGLE FAMILY	
<i>Asb. Shing</i> ✓		METAL CLG.		TWO FAMILY	✓
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. POOM		STORE	
PLATE GLASS		FINISHED ATTIC		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. 10-2-50	AR. BH
ROLL ROOFING		GAS BURNER		LD. 14	PD. 34
INSULATION		OIL BURNER	56 ✓	MS.	CK. 100
		STOKER			

1st 40 stems cost (W.B lights heat)  
2nd 48 100 yds  
88 x 12 1056  
1/2 sec - 18 House cover  
1/2 sec - 918 - Forced WA heat & OB eq. r. g. l. ✓

COMPUTATIONS

UNIT	1951	1956
1097 B. F.	5820	
S. F.		
ADDITIONS	+ 340	
2 1/2 Bay	+ 60	
BASEMENT		
WALLS HTS	- 350	
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING	- 370	+ 720 Base
PLUMBING	+ 320	
TILING		
M. F. 1090	+ 590	
TOTAL	6400	6990
FACT. 10	580	- 580
REP. VAL.	5820	6410



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
DWA.	A 2 EFF.	C	06D		F	5820	45%	3200	- A	3200	1925	57
BARN	B 1 1/2 ST 24x18	C	06D		P	840	65%	290	50%	150	100	57
	C					6410	45%	3530	- C	3530	2125	56
	D											
	E											
	F											
	G											
YEAR	1951					1951 TOTAL BLDGS.				3350		2025
TAX VAL.						1956	2125					19
OLD VAL.												19
CHANGE												19

pl...D. OK heat