

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
342	-	B	014	001	010F01	120	Allen Ave	RE	0027	0114	12 ¹³	15

OWNER & MAILING ADDRESS
 ASALI ALBERT P SR &
 JOYCE K JTS
 120 ALLEN AVE
 PORTLAND ME 04103

LEGAL DESCRIPTION
 342-B-14
 ALLEN AVE 114-116
 5000SF

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
002	R5	[]	104	-	A22640	-	05

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[] %	
1 Regular Lot	L							[] %	
2 Apartment Site	L							[] %	
SQUARE FEET	S	5,000			0.00			[] %	
1 Primary Site	S							[] %	
2 Secondary Site	S							[] %	
3 Undeveloped	S							[] %	
4 Residual	S							[] %	
5 Waterfront	S							[] %	
ACREAGE	A							[] %	
1 Primary Site	A							[] %	
2 Secondary Site	A							[] %	
3 Undeveloped	A							[] %	
4 Marshland	A							[] %	
5 Waterfront	A							[] %	
0 TOTAL	S								
GROSS	G								
1 Irregular Lot	G								
2 Site Value	G								
3 Residual	G								
4 Homesite	G								
9 Minus R.O.W.	G								

MEMORANDUM

SALES DATA				
MO	YR	TYPE	AMOUNT	VALID
200				
201				
202				

TYPE	VALIDITY CODES
1 Land	0 Valid Sale
2 Land and Buildings	A. Relative Sale
3 Building	B. Intra Corporation
	C. Included Excessive Personal Property
	D. Changed After Sale/Assmt.
	E. To or From Government
	F. Transfer of Convenience
	G. Partial Sale of Assessed Unit
	H. Court Order Decree
	I. Bankruptcy Proceedings
	J. Undivided Interest
	K. To or From Non-Profit Organization
	L. Repossession/Sale of Foreclosed Property
	M. Zoning Change
	N. Other

ENTRANCE CODES	INFO CODES
0 Entrance and Signature Gained	
1 Entrance Gained	1 Owner
2 Not Applicable, Unimproved Parcel	
3 Entrance and Information Refused	2 Tenant
4 Entrance Refused, Information at Door	
5 Currently Unoccupied	
6 Estimated for Miscellaneous Reasons (See Memorandum)	3 Other
7 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Albert P. Asali Sr.*

DATE INSPECTED: 11/10/89

COLLECTOR: JCR

PROPERTY FACTORS							
TOPOGRAPHY	411 UTILITIES	421 STREET/ROAD	441 TRAFFIC				
LEVEL	1 ALL PUBLIC	1 PAVED	1 LIGHT	1			
ABOVE STREET	2 PUBLIC WATER	2 SEMI-IMPROVED	2 MEDIUM	2			
BELOW STREET	3 PUBLIC SEWER	3 UNPAVED	3 HEAVY	3			
ROLLING	4 GAS	4 PROPOSED	4 NONE	4			
STEEP	5 WELL	5 CURB & GUTTER	5	5			
LOW	6 SEPTIC	6 SIDEWALK	6	6			
SWAMPY	7 NONE	7 ALLEY	7	7			
LEDGE	8	8 NONE	8	8			

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	7500
BUILDING		BUILDING	49860
TOTAL		TOTAL	57360
EXEMPT		EXEMPT	

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEWER
971	EXEMPT VALUE	REASON	DATE	REVIEWER

9 DELETE 505-533

10 VACANT DWELLING OTHER

11 STORY HEIGHT
1.0 1.5 2.0 2.5 3.0

12 EXTERIOR WALLS
1 FRAME 4 BLOCK 7 STONE
2 BRICK 5 STUCCO 8 ASBESTOS
3 MAS. & FRAME 6 ALUM. VINYL 9 CONCRETE

13 STYLE
1 RAISED RANCH 7 CONDO 13 MANSION
2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
3 RANCH 9 TOWNHSE/ROW 15 GARRISON
4 CAPE 10 COTTAGE 16 OTHER
5 OLD STYLE 11 BUNGALOW
6 COLONIAL 12 DUPLEX

14 AGE
ERECTED 1970 EST. 1 REMODELED 19 ___

15 LIVING ACCOMMODATIONS
TOTAL ROOMS 12 BED ROOMS ___ FAMILY ROOMS 1
FULL BATHS 2 HALF BATHS 1 ADDNT. FIXT. 1 TOTAL FIXT. 12

16 NO. KITCHEN REMODELED 0 YES 0 NO 1 NO. BATH REMODELED 0 YES 0 NO 1

17 BASEMENT
1 NONE 2 CRAWL 3 PART 4 FULL

18 HEATING
1 NONE 2 BASIC 3 CENTRAL AIR COND.

19 HEATING FUEL TYPE
1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR

20 HEATING SYSTEM TYPE
1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM

21 ATTIC
1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH

22 INTERIOR CONDITION
1 BETTER 2 SAME 3 POORER

23 PHYSICAL CONDITION
1 EX 2 CD 3 AV 4 FR 5 PR 6 VP 7 UN

24 SFLA

25 CONDO LEVEL ___ 518 CONDO TYPE 1-INTERIOR 2-CORNER

26 OTHER FEATURES
1 BRICK TRIM ___
2 STONE TRIM ___
3 REC ROOM ___
4 FIN. BSMT LIVING AREA 20x10x24
5 WB FP: STACKS ___ OPENINGS ___
6 METAL FP: STACKS ___ OPENINGS ___
7 WOOD COAL BURNING ___
8 BSMT GARAGE NO. OF CARS ___
9 UNFINISHED AREA (-) ___ %
10 UNHEATED AREA (-) 13 %

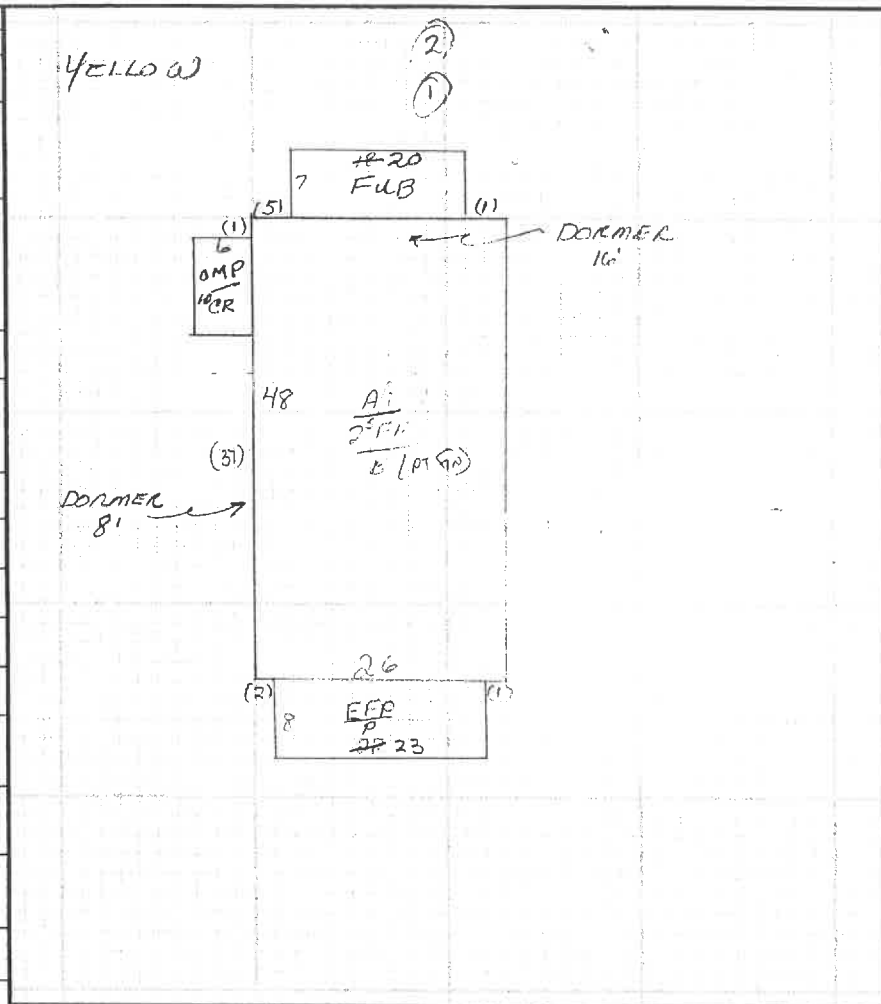
27 GROUND FLOOR AREA ___

28 GRADE FACTOR AA X A B C D E []

29 COST & DESIGN FACTOR 0.05 % MF

30 CDU EX VG GD 0 FR PR VP UN TRAFFIC

31 MARKET ADJUSTMENT ___ %



NOTES

471 _____

472 _____

473 _____

474 _____

BUILDING PERMIT RECORD

NUMBER	DATE	AMOUNT	DESCRIPTION
461			
462			
463			
464			
465			

599 DELETE 601-608 ADDITIONS

ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1		<u>21</u>			
602	A2		<u>14</u>			
603	A3		<u>12</u>			
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					

RESIDENTIAL		POOLS		ADDITION CODES				DWELLING COMPUTATIONS		
RC1 Carport	RC2 Canopy	RP1 Plastic Liner	RP2 Prefabricated Vinyl	10 1s Frame	15 Frame Bay	20 1s Mas	25 Mas. Bay	34 Stone Patio	___ STORY ___	
RG1 Frame/CB Detached Garage	RG2 Brick/Stone Detached Garage	RP3 Reinforced Concrete	RP4 Fiberglass	11 OFF	16 Frame OH	21 OMP	30 Carport	35 Mas. Stoop	___ SF	
RS1 Frame Shed	RS2 Metal Shed	RP5 Gunite		12 EFP	17 1/2s Frame	22 EMP	31 Wood Deck	36 Att. Greenhouse		
				13 Frame Garage	18 Unfin. Attic	23 Mas. Garage	32 Canopy	50 Unfin. Bsmt.		
				14 Frame Utility	19 Fin. Attic	24 Mas. Utility	33 Conc. Patio	99 Misc. Value		
799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS										
TYPE CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE
801	RG1	01	30	20x20x20	C	E				
802	RS1	01	10	10x10x14	D	P				
803										
804										
810 MISCELLANEOUS IMPROVEMENTS										
800 1 SEE DETAILED CARD 2 SEE DETAILED REPORT										

BASE PRICE	
BASEMENT	-
HEATING	±
PLUMBING	±
ATTIC	+
ADDITIONS	+
OTHER FEATURES	±
SUB TOTAL	
x GRADE FACTOR	x
x C & D FACTOR	x
= BASE VALUE	
x MARKET ADJ.	x
= TRUE VALUE	

TOTAL GROSS VALUE

	SUBJECT *****	COMP 1 *****	COMP 2 *****	COMP 3 *****	COMP 4 *****	COMP 5 *****
CHRT/LTR/BLK	342 B	168 C	164 B	124 H	122 H	066 A B
LOT/UNIT	019 001	005 001	005 001	005 001	006 001	017 001
CD/CD	01/01	01/01	01/01	01/01	01/01	01/01
ROUTE	015.0	026.0	006.0	045.0	060.0	042.0
ST NBR	0120	0700	0045	0211	6062	5557
PROP ADDR	ALLEN AVE	WASHINGTON AVE	W. KIDDER ST	COYLE ST	RACKLEFF ST	ROBERTS RD
LAND USE	13	13	14	12	13	13
LIVING UNIT	3	3	4	2	3	3
ZONING	R5	R5	R3	R5	R5	R5
NBHD	1040	1040	1040	1110	1110	1110
GROUP	003	003	003	003	003	003
TOTAL ACRES	0.10	0.20	0.32	0.11	0.13	0.10
DWELLING						
STORY	2.0	2.5	2.0	2.0	2.0	2.0
ATTIC	FULL FINISH	NONE	NONE	UNFINISHED	FULL FIN/WH	UNFINISHED
BASEMENT	FULL	FULL	FULL	FULL	FULL	FULL
EXT WALL	ALUM/VINYL	FRAME	FRAME	FRAME	ALUM/VINYL	ALUM/VINYL
STYLE	OLD STYLE	OLD STYLE	OLD STYLE	OLD STYLE	OLD STYLE	OLD STYLE
YR BLT/REM	1940/	1919/70	1912/	1927/	1925/60	1900/
ED/FH/TR	06/0/12	11/1/21	08/0/20	08/0/12	08/0/14	06/0/12
HEATING	BS/0/HW	BS/0/HW	BS/0/STM	BS/5/HW	BS/0/STM	BS/0/STM
FB,HF,AF/TF	3,1,4/17	3,0,4/15	4,0,6/20	2,0,2/10	3,0,4/15	2,0,2/10
PHYS/INT COND	GD /SAME	AV /SAME	FR /SAME	AV /SAME	GD /SAME	AV /SAME
UNF AREA	0	0	0	0	0	0
GFLA	1,248	1,200	2,025	1,574	1,344	1,608
SFLA	3,475	3,688	4,198	3,448	3,503	3,252
FIREPLACE	0,0/0	0,0/0	0,0/0	2,2/0	1,2/0	0,0/0
RECRROOM	0	0	0	0	0	0
FIN BSMT SF	480	0	0	0	0	0
BSMT GARAGE	0	0	0	0	0	0
OPEN PORCH	60	223	398	80	150	488
ENCL PORCH	184	0	0	0	0	0
ATTCH GAR	0	0	0	300	0	0
DECK/PATIO	0	348	132	80	32	0
COST DATA						
GRADE C&D	C +05	C +05	C +05	C +05	C ++05	C +05
CDU	AV	AV	AV	AV	GD	GD
RCN	178,500	188,400	221,900	196,200	195,400	185,500
PCT GOOD	0.65	0.65	0.65	0.65	0.70	0.70
RCNLD	116,000	122,500	144,200	127,500	136,800	129,900
POOL AREA	0	0	0	0	0	0
DETACH GAR	400	396	0	0	0	187
QTH OB&Y	90	0	0	0	0	0
TOTAL OB&Y	3,800	4,600	0	0	0	3,000
GROSS VAL	0	0	0	0	0	0
TOTAL LAND	29,300	32,000	35,300	27,500	29,400	28,800
TOTAL IMPR	119,800	127,100	144,200	127,500	136,800	132,900
TOTAL COST	149,100	159,100	179,500	155,000	166,200	161,700
VALUATION						
SALE DATE		11/89	08/89	09/89	11/90	04/89
SALE PRICE		162,000	185,900	159,000	152,000	153,500
MRA EST	159,516	184,281	196,952	180,694	181,702	176,429
WTD EST	137,775					
ADJ SALE		137,234	148,464	137,822	129,813	136,586
MKT EST	123,800					
FCC	1					
DISTANCE		71	157	159	161	168