Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/18/17

| CHART | LETTER | BLOCK | LOT | UNIT NO. | CARD NUMBER | 110 NUMBER | STREET NAME | 101 CLASS | 111 STREET CODE | 112 STREET NO. | 102 LAND USE | 113 ROUTE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 342 | _ | B | 014 | 001 | 01 OF 01 | 120 | ALLEN AVE | RI | 0027 | 0114 | ~~12~~ 13 | 15 |

| OWNER & MAILING ADDRESS | 114 DEED BOOK | DEED PAGE | DEED DATE |
|---|---|---|---|
| ASALI ALBERT P SR &<br>JOYCE K JTS<br>120 ALLEN AVE<br>PORTLAND ME 04103 | | | |

LEGAL DESCRIPTION

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

| 113 LIVING UNITS | 104 ZONE | NC | 105 NEIGHBORHOOD | 108 PARTIAL | 109 ACCOUNT NO. | 120 FRAME NUMBER | PLANNING DISTRICT |
|---|---|---|---|---|---|---|---|
| 002 | R5 | [ ] | 107 | _ | A22640 | | 05 |

## SALES DATA

| | MO | YR | TYPE | AMOUNT | SOURCE | VALID |
|---|---|---|---|---|---|---|
| 200 | | | | | | |
| 201 | | | | | | |
| 202 | | | | | | |

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

SOURCE
1 Buyer
2 Seller
3 Agent
4 Other

| 106 ENTRANCE CODES | INFO CODES |
|---|---|
| 0 Entrance and Signature Gained<br>1 Entrance Gained<br>2 Not Applicable, Unimproved Parcel<br>3 Entrance and Information Refused<br>4 Entrance Refused, Information at Door<br>5 Currently Unoccupied<br>6 Estimated for Miscellaneous Reasons (See Memorandum)<br>7 Occupant Not at Home | 1 Owner<br>2 Tenant<br>3 Other |

*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 | COLLECTOR |
|---|---|
| 11/10/89 | JG |

DELETE 300-330

## LAND DATA & COMPUTATIONS

| | | | ACTUAL FRONTAGE | EFFECTIVE FRONTAGE | EFFECTIVE DEPTH | ACTUAL UNIT PRICE | DEPTH FACTOR | EFFECTIVE UNIT PRICE | INFLUENCE FACTOR | LAND VALUE |
|---|---|---|---|---|---|---|---|---|---|---|
| 100 | 0 NONE | N | | | | | | | | |
| 101 | LOT<br>1 Regular Lot<br>2 Apartment Site | L | | | | | | | [ ] % | |
| 102 | | L | | | | | | | [ ] % | |
| 103 | | L | | | | | | | [ ] % | |
| 110 | SQUARE FEET<br>1 Primary Site<br>2 Secondary Site<br>3 Undeveloped<br>4 Residual<br>5 Waterfront | S 1 | 5000 | SQUARE FEET | | 0.00 | | | [ ] 0 % | |
| 111 | | S | | SQUARE FEET | | | | | [ ] % | |
| 112 | | S | | SQUARE FEET | | | | | [ ] % | |
| 115 | ACREAGE<br>1 Primary Site<br>2 Secondary Site<br>3 Undeveloped<br>4 Marshland<br>5 Waterfront | A | | ACRES | | | | | [ ] % | |
| 116 | | A | | ACRES | | | | | [ ] % | |
| 117 | | A | | ACRES | | | | | [ ] % | |
| 125 | 0 TOTAL | S | | SQUARE FEET | | | | | | |
| 130 | GROSS<br>1 Irregular Lot<br>2 Site Value<br>3 Residual<br>4 Homesite<br>9 Minus R.O.W. | G | | | | | | | | |

INFLUENCE FACTORS
1 Unimproved
2 Location
3 Topography
4 Size or Shape
5 Economic Misimprovement
6 Restrictions
7 Corner
8 View
9 Traffic

MEMORANDUM

## PROPERTY FACTORS

| 401 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 | ✓ | | | |
| LOW | 6 | | SEPTIC | 6 | | SIDEWALK | 6 | ✓ | | | |
| SWAMPY | 7 | | NONE | 7 | | ALLEY | 7 | | | | |
| LEDGE | 8 | | | | | NONE | 8 | | | | |

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

| | | | | |
|---|---|---|---|---|
| 951 | LAND VALUE | REASON | DATE | GO<br>REVIEWER |
| 961 | MARKET REVIEW TOTAL VALUE | R | MONTH/DAY/YEAR | REVIEWE |
| 971 | EXEMPT VALUE | REASON | DATE | |

PORTLAND, MAINE

PRC-360

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/18/17

9 DELETE 505-533

0 V VACANT (D) DWELLING O OTHER

STORY HEIGHT
1.0 1.5 (2.0) 2.5 3.0

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

17 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

18 AGE
ERECTED 1740 EST __ REMODELED 19 __

19 LIVING ACCOMMODATIONS
TOTAL ROOMS 11 BED ROOMS 1 FAMILY ROOMS 1
FULL BATHS 2 HALF BATHS 1 ADD'L FIXT. 1 TOTAL FIXT. 12

10 NO. KITCHEN 1-YES REMODELED (2) NO 511 NO. BATH 1-YES REMODELED (2) NO

12 BASEMENT
1 NONE 2 CRAWL 3 PART (4) FULL

HEATING
1 NONE (2) BASIC 3 CENTRAL AIR COND.

13 HEATING FUEL TYPE
1 NONE 2 GAS 3 ELEC (4) OIL 5 COAL 6 SOLAR

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

14 ATTIC
1 NONE 2 UNFIN 3 PT FIN (4) FULL FIN 5 FULL FIN/WH

15 INTERIOR CONDITION
1 BETTER (2) SAME 3 POORER

16 PHYSICAL CONDITION
1 EX (2) GD 3 AV 4 FR 5 PR 6 VP 7 UN

SFLA __1___

517 CONDO LEVEL __ 518 CONDO TYPE 1-INTERIOR 2-CORNER

OTHER FEATURES
520 1 BRICK TRIM __1___ __
521 2 STONE TRIM __1___ __
522 3 REC ROOM __1___ __
523 4 FIN. BSMT LIVING AREA 20 X 24 __
524 5 WB FP: STACKS __ OPENINGS __ __
525 6 METAL FP: STACKS __ OPENINGS __ __
526 7 WOOD COAL BURNING
527 8 BSMT GARAGE NO. OF CARS __ __
528 9 UNFINISHED AREA (-) __ % __
529 10 UNHEATED AREA (-) 13 % __

530 GROUND FLOOR AREA __1___

531 GRADE FACTOR AA A B (C) D E [ ]

532 COST & DESIGN FACTOR (A) 05 % MF

533 CDU EX VG GD (AV) FR PR VP UN TRAFFIC

534 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 | | 21 | | | |
| 602 | A2 | | 14 | | | |
| 603 | A3 | | 12 | | | |
| 604 | A4 | | | | | |
| 605 | A5 | | | | | |
| 606 | A6 | | | | | |
| 607 | A7 | | | | | |
| 608 | A8 | | | | | |

## RESIDENTIAL

RC1 Carport
RC2 Canopy
RG1 Frame/CB Detached Garage
RG2 Brick/Stone Detached Garage
RS1 Frame Shed
RS2 Metal Shed

## POOLS

RP1 Plastic Liner
RP2 Prefabricated Vinyl
RP3 Reinforced Concrete
RP4 Fiberglass
RP5 Gunite

## ADDITION CODES

| | | | | |
|---|---|---|---|---|
| 10 1s Frame | 15 Frame Bay | 20 1s Mas | 25 Mas. Bay | 34 Stone Patio |
| 11 OFP | 16 Frame OH | 21 OMP | 30 Carport | 35 Mas. Stoop |
| 12 EFP | 17 ½s 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 | 20X20 | C | E | | | | | |
| 802 RS1 | 01 | 40 | 10X14 | D | P | | | | | |
| 803 | | | | | | | | | | |
| 804 | | | | | | | | | | |

810 MISCELLANEOUS IMPROVEMENTS

800 1 SEE DETAILED CARD
2 SEE DETAILED REPORT

TOTAL GROSS VALUE

## DWELLING COMPUTATIONS

__ ● __ STORY__

__1___ SF

| | |
|---|---|
| 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 | |

PRC-360B

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/18/17

| | 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 | 014 001 | 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/ |
| BD/FM/TR | 06/0/12 | 11/1/21 | 08/0/20 | 08/0/12 | 08/0/14 | 06/0/12 |
| HEATING | BS/O/HW | BS/O/HW | BS/O/STM | BS/G/HW | BS/O/STM | BS/O/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 |
| RECROOM | 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 | 486 |
| 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 |
| OTH OB&Y | 90 | 0 | 0 | 0 | 0 | 0 |
| TOTAL OB&Y | 3,600 | 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 |