

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 170-172	STREET Veranda	BLDG. NO. <i>160 170</i>	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST. <i>82</i>	ZONE	CHART 432	BLOCK C	LOT 4
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TAXPAYER ADDRESS AND DESCRIPTION

MASTROLUCCA ANTHONY
100 VERANDA STREET
CITY

REAL ESTATE-PORTLAND ME ASSESSORS
 PLANS ON FILE IN ASSESSORS OFFICE
 CITY HALL PLAN 432-C-4 VERANDA ST
 #170-172 & WORDSWORTH ST #2-8
 AREA 5088 SQ FT LOT 68

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	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR (1951)	1959
<i>485</i>	<i>90.5'</i>	<i>10.00</i>	<i>98</i>	<i>980</i>	<i>470</i>	
<i>C.I. + 10%</i>					<i>+ 50</i>	
TOTAL VALUE LAND				<i>520</i>	<i>520</i>	
TOTAL VALUE BUILDINGS				<i>3130</i>	<i>3170</i>	
TOTAL VALUE LAND AND BUILDINGS				<i>3650</i>		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

ASSESSMENT RECORD			INCREASE	DECREASE
LAND	275			
BLDG.	2050			
TOTAL	2325			
LAND	<i>300</i>			
BLDG.	<i>1875</i>			
TOTAL	<i>2175</i>			
LAND	<i>300</i>			
BLDG.	<i>1900</i>		<i>25</i>	
TOTAL	<i>2200</i>			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

ASSESSMENT RECORD			INCREASE	DECREASE

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

250 100% = 25
200 100% = 16
240 100% = 9
48

RECORD OF BUILDINGS

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

YEAR 19 59

YEAR 19

CHECK PLUMB

STORE REPT - 3570
EST HEAT 1330
STORE 1st FLOOR, 2 TOILETS
4760 - 420 - 100 = 4240
1959 2128 A.M.H.A.

CONSTRUCTION

FOUNDATION		FLOOR CONST.				PLUMBING	
CONCRETE	<input checked="" type="checkbox"/>	WOOD JOIST				BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST				TOILET ROOM	<input checked="" type="checkbox"/>
BRICK OR STONE		MILL TYPE				WATER CLOSET	
PIERS		REIN. CONCRETE				LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH				KITCHEN SINK	<input checked="" type="checkbox"/>
1/2	3/4		B	1	2	3	STD. WAT. HEAT
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>				AUTO. WAT. HEAT
EXTERIOR WALLS		EARTH					ELECT. WAT. SYST.
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			BSMT.
SOLID BRICK		HARDWOOD					2ND 4
STONE VENEER		PLASTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			1ST STAFF 3RD
CONC. OR CIND. BL.		UNFINISHED					OCCUPANCY
		METAL CLG.					SINGLE FAMILY
TERRA COTTA							TWO FAMILY
VITROLITE		RECREAT. ROOM					APARTMENT
PLATE GLASS		FINISHED ATTIC					STORE
INSULATION		FIREPLACE					THEATRE
WEATHERSTRIP		HEATING					HOTEL
ROOFING		PIPELESS FURNACE					OFFICES
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE					WAREHOUSE
WOOD SHINGLES		FORCED AIR FURN.					COMM. GARAGE
ASBES. SHINGLES		STEAM		<input checked="" type="checkbox"/>			GAS STATION
SLATE TILE		HOT WAT. OR VAPOR					ECONOMIC CLASS
METAL		NO HEATING					OVER BUILT
COMPOSITION							UNDER BUILT
ROLL ROOFING		GAS BURNER					DT. 11/25/50
INSULATION		OIL BURNER					LD. 14
		STOKER					PD. 12
							MS. 14
							CR. 100

COMPUTATIONS

UNIT	1951	1959	1959
720 S. F.	21370	13700	
S. F.			
ADDITIONS	-	930	
1/2 DAY + 50			
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
PLUMBING	+340	310	+150
TILING			+1340
ME 4107	+440	440	
TOTAL	5200	6130	620
FACT. 10	440	440	-440
REP. VAL.	4760	5690	570

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
DWG	A 2nd Fl	C	OLD		F	4760	45%	2620	A	2620	1575	57
TAVERN	B 1st Fl (See Station)	420	# 250		F	930	45%	510	B	510	300	47
	C					5690	45	3130	C	3130	1875	54
	D					5770	45	3170	D	3170	1900	59
	E								E			
	F								F			
	G								G			
YEAR	1951					1951 TOTAL BLDGS.				3130	1875	
TAX VAL.						19				19		
OLD VAL.	1875					19				19		
CHANGE						19				19		

