

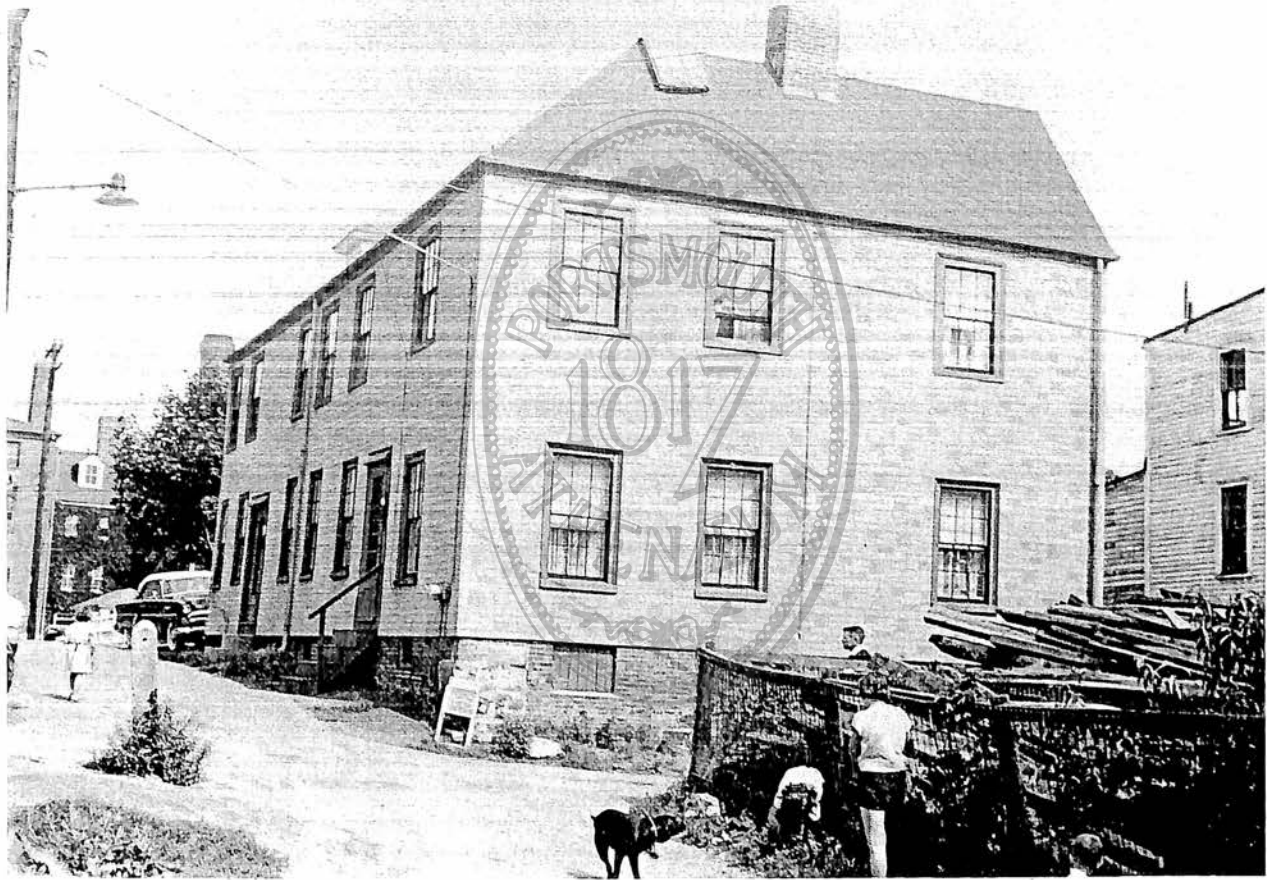
REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

No. A-1-3 AREA 2350 Sq. Ft.
1949 Hugh McCann to J. P. & M. Pecunies
Rockingham County Book of Deeds Book & Pages Unknown
Rev. Stamp. \$1.65



\$6,955.

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

D C B A—1955

Owner **James P. & Mildred Pecunies** Occupant **other side - owners** **one side - Celia Bureau**

Block No. **A-1** Parcel No. **3** Sq. Feet **2350**

Services: Water **X** Gas **X** Electricity **X** Sewage **X**

Assessed Value: Land **\$200.00** Building **\$1700.00** Taxes **\$70.68** Tax Rate **\$37.20**

Year purchased by Owner **1949** Non-owned, Rental per week, per month **\$25.00-Tenant**

Type of Dwelling: **Frame** Stories **Two** Single Duplex **X**

Number of Rooms: **4 + 7** Garage: **X** No Outbuildings: **X** No

Other Improvements

Wiring: **New Romex** Ample Outlets: Yes **X** No Unlawful Use: **X** No

Condition of Property **Fair for age and type.**

Severance: **None** Before After Special Assessments: **X** No

Street Improvements: Sidewalks: **X** No

Sidewall - shingles \$1200.-1949 **Roofing - \$640.- 1954**

Rented side - Flush toilet only **White sink** **No cabinets**

Goodman from Bittery, Appraised at \$7800. Dining room fair-Mantle(Fireplace closed off)

EXTERIOR

ROOF:

Shingles **New 2yrs.**

Flashing **OK**

A Gutters **New**

Downspouts **OK**

PAINT:

House **Asphalt**

B Windows **siding**

Putty

Doors

FOUNDATION:

Cracked **Yes**

Pointed Up **Needs**

B Brick Walls

Chimney **needs pointing**

Fences **Yes -'55**

Walk **None**

Shrubs **None**

Sewage **Yes**

'55 **Loose stone wall around land**

Oil Tank

Front Doors

Side Doors

Doorknobs

INTERIOR

LIVING ROOM:

Floor **Soft Pine**

Ceiling **OK**

Walls **"**

B Woodwork **Good**

Paint **"**

Fixtures **Overhead**

KITCHEN:

Floor **Soft Pine**

Ceiling

Walls **Fair**

Woodwork **"**

Paint **"**

Fixtures

Sink **Min. white**

Stove **metal**

Cabinets **metal over**

BATHROOM:

Floor **Inlaid**

Ceiling **Linoleum**

Walls

Woodwork

Fixtures **Tile walls**

B Tub **Gas heater**

Toilet **new fixtures**

Washstand

Faucets

Cabinet

BEDROOM: (Master)

Floor **Pine**

Ceiling **Poor**

D Walls **Ok**

Woodwork **Good**

Fixtures **Old type**

BEDROOM:

D **Same**

BEDROOM: (Small)

Floor **Pine**

Ceiling **Poor**

D Walls **OK**

Woodwork **Good**

Fixtures **Old**

BEDROOM: (Small)

Floor

Ceiling

D Walls **Same**

Woodwork

Fixtures

Heater **No Furnace**

Furnace **Stove heat**

D Piping

Refrigerator

Locks

Screen Doors

Coal Bin

CELLAR

Floor **Dirt ledge**

SHORT SQUARE FOOT FORM SF-3

Lines 12 through 19 and lines 25 and 26 deal with further refinements and are found on forms SF-2 and SF-4.

\$6955

Lines 28 through 35 deal with insurance and are found on forms SF-1 and SF-2.

MARSHALL VALUATION SERVICE

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(Marshall and Stevens assumes no responsibility as to the accuracy of the application of their published cost data by others.)

PROJECT No. NH R-1

Portsmouth Housing Authority

Portsmouth, New Hampshire

Completed
7/13/55

Line
Number

Building

*1. Location of Building A-1-3 23-25 Liberty St.

*2. Name of Building _____ Survey Made by Reginald P. Kennard Date July 5, 1955

*3. Owner's Name James P. & Mildred Pecunies Age of Building 100yrs.+ Condition Fair B

	SECTION I	SECTION II	SECTION III Basement
*4. Occupancy Type	<u>2 Fam. Residence</u>		<u>Unfinished</u>
5. Page from which the square foot cost entered on Line 11 is taken.	Sec. <u>12</u> Page <u>3</u>	Sec. _____ Page _____	Sec. <u>12</u> Page <u>3</u>
*6. Class and Quality of construction (Sec. 2)	Class <u>D</u> Quality <u>Low</u>	Class _____ Quality _____	Class <u>D</u> Quality <u>Low</u>
*7. Exterior Walls	<u>Asphalt Siding</u>		<u>Rubble Stone</u>
*8. Interior Finish	<u>Softwood</u>		<u>None</u>
*9. Floors	<u>Soft pine</u>		<u>Dirt</u>
*10. Lighting and Plumbing	<u>Average</u>		<u>Lighting only</u>
11. BASIC SQUARE FOOT COST	cost per sq. ft. \$ <u>7.84</u>	cost per sq. ft. \$ _____	cost per sq. ft. \$ <u>2.53</u>
20. Current Cost Multiplier front of current Green Supplement (Sec. 99)	<u>1.09</u>	<u>X</u>	<u>1.09</u>
21. Local Multiplier from back of current Green Supplement (Sec. 99)	<u>1.00</u>	<u>X</u>	<u>1.00</u>
22. FINAL MODIFYING MULTIPLIER Use Multiplication Table (Sec. 99, Pg. 2) (Line 20) X (Line 21)	<u>1.09</u>	<u>X</u>	<u>1.09</u>
23. Up-to-date Local Cost (Line 11) X (Line 22)	\$ <u>8.55</u> per sq. ft.	\$ _____ per sq. ft.	\$ <u>2.77</u> per sq. ft.
24. Area from Lines 41, 42, or 43	<u>2104</u> Line 41 sq. ft.	Line 42 sq. ft.	<u>526</u> Line 43 sq. ft.
27. Replacement Cost (Line 23) X (Area Line 24)	\$ <u>17,989.</u>	\$ _____	\$ <u>1,457.</u>
36. % Depreciation (from Table Sec. 97)	<u>51</u> %	%	<u>51</u> %
37. Depreciation (Line 27) X (Line 36)	\$ <u>9,174.</u>	\$ _____	\$ <u>743.</u>
38. DEPRECIATED OR SOUND VALUE (Line 27) less (Line 37)	\$ <u>8,815.</u>	\$ _____	\$ <u>714.</u>

*39. TOTAL OR SOUND NEW REPLACEMENT COST for all Sections computed Line 27. \$ 19,146.
 *40. TOTAL OR SOUND DEPRECIATED VALUE for all Sections Line 38 \$ 9,529.
Obs. Deduction 15% Line 39 2,917.
6,612.
343.
E.S.V. \$ 6,955.

COMPUTING

Section I	Floor Area Single	Number of Floors	Total Area
<u>28'</u> X <u>14'</u>	<u>392</u>	<u>2</u>	<u>784</u>
<u>28'</u> X <u>12'</u>	<u>336</u>	<u>2</u>	<u>672</u>
<u>27'</u> X <u>12'</u>	<u>324</u>	<u>2</u>	<u>648</u>
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
41. Total Area I enter line 24			<u>2104</u>
Section II			
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
42. Total Area II enter line 24			
Section III (Basement)			
<u>28'</u> X <u>14'</u>	<u>392</u>	<u>1</u>	<u>392</u>
<u>28'</u> X <u>12'</u>	<u>336</u>	<u>1</u>	<u>336</u>
<u>27'</u> X <u>12'</u>	<u>324</u>	<u>1</u>	<u>324</u>
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
<u>X</u>	<u>=</u>	<u>X</u>	<u>=</u>
43. Total Area III enter line 24			<u>526</u>

SKETCH

@ \$.15 2,350 Sq. Ft. Land

E.S.V. \$ 6,955.

*Must be filled out in field.

Courtesy of the Portsmouth Athenaeum, Portsmouth, N.H.

10-27-53

Owner James P. Pecunies

Date

7/9/55

Block No. A-1-3

INCOME DATA

Rent Schedule Total

Receipts from Services:		
Laundry		
Telephone		
Waste paper		
Remetering of electricity		
Lease data-term		
Rentals	600	
Special Provisions		
Total	600	

600.

EXPENSE DATA

Taxes and assessments	70	
Insurance premiums	32	
Fire & E.S. & Liab. \$4000.		
Janitor or staff wages		
Janitor supplies		
Water	50	
Electricity and power		
Gas		
Fuel or steam cost	125	
Repairs and maintenance	None for years	
Decorating		
Replacements of equipment or furniture		
License fees or inspections		
Advertising and legal expense		
Management, collection, accounting		
Vacancies or non-collection losses		
Total	277	

600.

277.

\$323.

\$ 347. Capitalized @ 5 % has a Capitalized Value of \$ 6955.

PLAN: 10 LOT: 48 PARCEL: 1-3 1121/238

FROM: Hugh J. McCann 1-7-49

TO: James P. & Mildred Pecunies

A certain lot of land in said Portsmouth with the buildings thereon bounded

Northerly by land now or formerly of Alta Roberts 47 feet more or less; Easterly by land now or formerly of James Ryan 52 feet more or less; Southerly by Jefferson Street 45 feet more or less; Westerly by Liberty Street 52 feet more or less.

Hattie W. Martin

December 12, 1912

Recorded in Rockingham County Registry of Deeds.

