## REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

A-24-2 AREA 5100 Sq. Ft. 1952 Filly Shapire to Tony LaCava Rockingham County Scok of Deeds 12/5/245, Rev. Stamp \$4.95



\$8,234.

# REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

D C B A-1955

Owner Tony LaCava		Occupant \$		per		r.Roone	ichmore- sy-5room	
	20 Manning Pl	ace			c		bath 5100	
Block No. A-11	Parcel No. 2				3	q. Feet	2100	
Services: Water x	Gas 🗶 Electricit	tv 😿	Sew	age	ж			
		-) <b>4</b> -		<u> </u>				
Assessed Value: Land \$4,00	Building \$2600.	Taxes	111.	60 _	Tax Rate	\$37.20	)	
	M 1 70 . 1							
Year purchased by Owner	Non-owned, Rental	per week,		P	er month		· · · · · · · · · · · · · · · · · · ·	
Type of Dwelling: Frame	Stories Two	xinglex			Duplex			
Type of Dwelling.	240	andre.			Duplex	<del></del>	<del></del>	
Number of Rooms: 11	Garage: Xes	No	Outbuildi	ings:	Xeex	No		
				<u> </u>				
Other Improvements Minim	im. Income p							
Witness OV anhia		Min: Outlets:		<b>3.</b> 7	T71	<b>f.</b> T7	Was N	
Wiring: BX cable	// 4	Outlets:	Yes	XX	Unla	wful Use:	Xes N	<u>o</u>
Condition of Property Old s	team furnace. but	rusted o	nut.	<b>P</b> 3	laster	- fair	•	
1 / -	[8_0][32		381	~ #				<del></del>
In fai:	r cond. for care i	t's had	. We:	11 1	ouilt.			
		197						
Severance: None Before	e After		Special	Asses	sments:	Yes	No	
Transmission Transmission		//4//	å	c	idewalks:	Va-	whi.	
street Improvements: Hot to	op 85					Yes ick	δία	
	LE PRINCE	I Now a co	58		101	* O B.		
	18 9/2	NAC.	3/					
	18	114	<i>3</i> _	·				
	18. 3	ENGL A						
EXTERIOR	<b>Didx Ten</b> k	RATH	ROOM:		1)	REDROG	OM: (Small)	
ROOF:	Front Doors	Floo			ļļ.	Floor	oman)	
ShinglesLock type	Side Doors C	Ceil				Ceilin	g	
FlashingOK asphalt	Doorknobs	Wal	_			Wallls		
Chokersk	INTERIOR	Woo	odwork	C		Wood	work	
Descriptions	LIVING ROOM:	Fixt	ures			Fixtur	es	
PAINT:	Floor	Tub				BEDRO	OM: (Small)	
House	Ceiling	Toil	let			Floor	•	
Windows	Wallls	Was	shstand			Ceilin	g	
Putty <b>B</b>	Woodwork	Fau	cets			Wallls	_	
Doors	Paint <b>C</b>	Cab				Wood		
FOUNDATION: Brick	Fixtures	11	00M: (	Maste	er)	Fixtur		
Cracked a stone	KITCHEN:	Floo			´	* ********		
Pointed Up	Floor	Ceil				Heate:	r	
Brick Walls	Ceiling	Wal	•	Ċ			ce Stove	heat
Chimney	Wallls	[#	odwork	•				TREE
Cimmey	Woodwork C	Fixt				Piping	_	
	Paint	1111					gerator	
Fances	Fixtures				li	Locks		
Cl. — L	Sink				-		n Doors	
Same						Coal		
Sewage x	Stove		_			CELL		
Coul	tesy <b>6thinets</b> Portsmouth .	Athenaeun	1, Ports	smol	uth, N.H	- Floor		

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

\$8234.

Completed 7/16/55

#### MARSHALL VALUATION SERVICE

PROJECT No. NH R-I

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* Line	11		acta by others.)	
41	Location of Building A-14-2	he application of their published cost		ortsmouth, New Hampshire
٠.	Name of Building	20 Manning Place	-Regional P. Kennard	July 5 1955
	Owner's Name. Tony LaCava	Age of Building. Unl	condition Condit	
		SECTION I	SECTION II	SECTION III  Basement
	Occupancy Type			Unfinished
١.	Page from which the square foot cost entered on Line 11 is taken	Z Sec. 12 Page 3	Z Sec Page	z Sec. 12 Page 3
3.	Class and Quality of construction (Sec. 2)			Class D Quality Cont Brick & Stone
۲.	Exterior Walls	Clapboard Quality Av.	O Class Quality Quality	a Brick & Stone
	Interior Finish	92 C - CA		g None
	Floors	H 61-11-11-11-11-11-11-11-11-11-11-11-11-1	)ES	
	Lighting and Plumbing	Substandard	Ω	A Lighting only
	BASIC SQUARE FOOT COST	cost per sq. ft. \$ 6.79	cost per sq. ft. \$	cost per sq. ft. \$ 2.53
١.	Current Cost Multiplier front of current Green Supplement(Sec. 99)	ν ×1 09	×	ν×1_09
	Local Multiplier from back of current Green Supplement(Sec. 99)	H 1 00	SRS	1 00
	FINAL MODIFYING MULTIPLIER	×1 09 ×1 09	MULTIPLIER X X X X X X X X X X X X X X X X X X X	1
•	Use Multiplication Table (Sec. 99, Pg. 2)	×1.09		тдом × <b>1 09</b>
	(Line 20) × (Line 21)		jx	
	Up-to-date Local Cost (Line 11)×(Line 22)	≥ \$ 7 40 per. sq. ft.	돌 \$, per. sq. ft.	\$ 2 76 per, sq. f
	Area fromLines 41, 42, or 43	3242 Line 41 sq. ft.	Line 42 sq. ft.	1530 Line 43
	Replacement Cost (Line23) X (Area Line24)	\$ 23,991.	5	s 4,223.
	% Depreciation (from Table Sec. 97)	69 1	<u>&amp;</u>	69 %
	Depreciation (Line 27) × (Line 36)	\$ 16,554.	\$	\$ 2.91h.
	DEPRECIATED OR SOUND VALUE	s 7.437.		
•	(Line 27) less (Line 37)		ę	(1.309.
•	(Line 27) less (Line 37)		\$	<u>s 1,309.</u>
	(Line 27) less (Line 37) TOTAL OR SOUND NEW REPLACEMEN	T COST for all Sections comp		4.4
	(Line 27) less (Line 37)	T COST for all Sections compu UE for all Sections Line 38	\$ 8,74	
	(Line 27) less (Line 37)  TOTAL OR SOUND NEW REPLACEMEN TOTAL OR SOUND DEPRECIATED VAL	T COST for all Sections comp	\$ 6.74	↓ . 6. <b>2a.</b>
•	TOTAL OR SOUND NEW REPLACEMEN TOTAL OR SOUND DEPRECIATED VAL  COMPUTING	T COST for all Sections compo UE for all Sections Line 38 15% Ob	\$ 8,74	↓ . 6. 2a.
	TOTAL OR SOUND NEW REPLACEMEN TOTAL OR SOUND DEPRECIATED VAL  COMPUTING  Section I  Floor Area of Total	T COST for all Sections compound of the sections Line 38 15% Ob	\$ 6.74	0. 0.
•	COMPUTING  Section I  Floor Area Single Single Floor 37)  Number Floor Area Floor Area Single Floor 3000	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	TOTAL OR SOUND NEW REPLACEMEN TOTAL OR SOUND DEPRECIATED VAL  COMPUTING  Section I  Floor Area Single Floors Flores Floors Flores Floors Floors Floors Floors Floors Floors Floors Floors Floor	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  Floor Area Single Single Floor 37)  Number Floor Area Floor Area Single Floor 3000	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  Floor Area Single Floors Floors Floors Floor Area Single Floors Flors Floors F	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  Floor Area Single Floors Flores Floors Flor	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  X	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  X	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  X	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
•	Cline 27   less (Line 37	T COST for all Sections compound to the sections Line 38 15% Ob	s 6.74 3.33 7,43 8 KETCH 7,43	i. 6. 2.
	COMPUTING  Section I  Total Area II enter line 24  Cline 27) less (Line 37)  Total Area II enter line 24  Section II (Basement)  Total Area II (Basement)	T COST for all Sections compound to the sections Line 38 15% Ob	s 6,74 3,43 7,43	i. 6. 2.
	Cline 27   less (Line 37	T COST for all Sections compound to the sections Line 38 15% Ob	s 6,74 3,43 7,43	1.
	COMPUTING  Section I  Total Area II enter line 24  Cline 27) less (Line 37)  Total Area II enter line 24  Section II (Basement)  Total Area II (Basement)	T COST for all Sections compound to the sections Line 38 15% Ob	s 6,74 3,43 7,43	i. 6. 2.

43. Total Area III enter line 24

#### INCOME DATA

Rent Schedule Total		
Receipts from Services:		
Laundry		
Telephone		
Waste paper		
Remetering of electricity		
Lease data-term		
Rentals	900	
Special Provisions	700	<del></del>
Total	900	'900
Taxes and assessments	1220	
Janitor or staff wages	31:	
Janitor supplies		
	8111	
Water	911 60	
Water	50	
	50	
Water Electricity and power	50	
Water Electricity and power Gas Fuel or steåm cost		
Water Electricity and power Gas	100	
Water Electricity and power Gas Fuel or steåm cost Repairs and maintenance		
Water Electricity and power  Gas Fuel or steam cost Repairs and maintenance Decorating Replacements of equipment or furniture		
Water  Electricity and power  Gas  Fuel or steam cost  Repairs and maintenance  Decorating  Replacements of equipment or furniture  License fees or inspections  Advertising and legal expense		
Water  Electricity and power  Gas  Fuel or steam cost  Repairs and maintenance  Decorating  Replacements of equipment or furniture  License fees or inspections  Advertising and legal expense		
Water  Electricity and power  Gas  Fuel or steam cost  Repairs and maintenance  Decorating  Replacements of equipment or furniture  License fees or inspections		

\$ 401 Capitalized @ 6 % has a Capitalized Value of \$ 8234.

PLAN: 9

LOT: 41

PARCEL: 14-2

**245/245** 

FROM: Mollie R. Winebaum, Rose Levine, Harry Shapiro, Maurice D.

Shapiro

TO:

Tony LaCava

Commencing at Southeasterly corner of the premises on Hancook Street and running Westerly by said street 38 feet 6 inches, more or less, to Manning Street, thence Northerly by said Manning Street 128 feet, more of less, to Manning Place; thence by said Manning Place Easterly 38 feet, more or less to land of Mrs. Plummer Spinney. thence Southerly by said Spinney land 128 feet more or less to the bounds begun at.

May 16, 1953

From: Simon Shapiro

Oot. 7, 1907