

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

No. A-2-4 AREA 1130 Sq. Ft.
1912 Florence A. Brewster
Rockingham County Book of Deeds Book 6 Pages Unknown



\$4,129..

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

D C B A—1955

Owner **Florence A. Brewster** Occupant _____

Block No. **A-2** Parcel No. **4** Sq. Feet **1130**

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

Assessed Value: Land **\$200.** Building **\$1700.** Taxes **\$70.68** Tax Rate **\$37.20**

Year purchased by Owner _____ Non-owned, Rental per week, _____ per month _____

Type of Dwelling: **Frame** Stories **2** Single **Double**

Number of Rooms: **4 Bedrooms** **Attached**
 Number of Rooms: **3 Rooms Down** Garage: Yes **No** Outbuildings: Yes **No**

Other Improvements _____

Wiring: **Yes** Average Outlets: Yes **No** Unlawful Use: **Yes** **No**

Condition of Property **Fair to poor**

Severance: **None** Before _____ After _____ Special Assessments: Yes **No**

Street Improvements: **Hot top** Sidewalks: Yes **No**

2 Kitchens Soapstone sinks 1 toilet seat downstairs.

Att. Garage 22' x 9'

<p>EXTERIOR</p> <p>ROOF:</p> <p>Shingles Poor</p> <p>Flashing "</p> <p>D Gutters "</p> <p>Downspouts Fair</p> <p>PAINT:</p> <p>House Poor</p> <p>D Windows "</p> <p>Putty "</p> <p>Doors</p> <p>FOUNDATION:</p> <p>Cracked</p> <p>Pointed Up X</p> <p>Brick Walls</p> <p>Chimney Leaning</p> <p>Fences</p> <p>Walk</p> <p>Shrubs None</p> <p>Sewage</p>	<p>Oil Tank</p> <p>Front Doors Fair</p> <p>Side Doors</p> <p>Doorknobs</p> <p>INTERIOR</p> <p>LIVING ROOM:</p> <p>Floor</p> <p>Ceiling</p> <p>Walls</p> <p>Woodwork</p> <p>Paint</p> <p>Fixtures</p> <p>KITCHEN:</p> <p>Floor</p> <p>Ceiling</p> <p>Walls</p> <p>Woodwork</p> <p>Paint</p> <p>Fixtures</p> <p>Sink</p> <p>Stove</p> <p>Cabinets</p>	<p>BATHROOM:</p> <p>Floor One</p> <p>Ceiling serves</p> <p>Walls both sides</p> <p>Woodwork Old</p> <p>D Fixtures Style</p> <p>Tub</p> <p>Toilet</p> <p>Washstand</p> <p>Faucets</p> <p>Cabinet</p> <p>BEDROOM: (Master)</p> <p>Floor</p> <p>Ceiling</p> <p>Walls</p> <p>Woodwork</p> <p>Fixtures</p>	<p>BEDROOM: (Small)</p> <p>Floor</p> <p>Ceiling</p> <p>Walls</p> <p>Woodwork</p> <p>Fixtures</p> <p>BEDROOM: (Small)</p> <p>Floor</p> <p>Ceiling</p> <p>Walls</p> <p>Woodwork</p> <p>Fixtures</p> <p>Heater Coal hot</p> <p>Furnace water heat</p> <p>Piping</p> <p>Refrigerator</p> <p>Locks</p> <p>Screen Doors</p> <p>Coal Bin</p> <p>CELLAR</p> <p>Floor Dirt</p>
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SHORT SQUARE FOOT FORM SF-3

\$4129.

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.

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-2-4 420 Court St.
- *2. Name of Building: _____ Survey Made by: Reginald P. Kennard Date: July 5, 1955
- *3. Owner's Name: Florence A. Brewster Age of Building: Old Colonial Condition: D

	SECTION I	SECTION II	SECTION III Basement
*4. Occupancy Type	<u>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>Sub. Stain.</u>	Class _____ Quality _____	Class <u>D</u> Quality <u>Low Cost</u>
*7. Exterior Walls	<u>Clapboards</u>		<u>Rubble Stone</u>
*8. Interior Finish	<u>Softwood</u>		<u>None</u>
*9. Floors	<u>Softwood</u>		<u>Dirt</u>
*10. Lighting and Plumbing	<u>Minimum</u>		<u>Lighting only</u>
11. BASIC SQUARE FOOT COST	cost per sq. ft. \$ <u>5.12</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>1.09</u>
21. Local Multiplier from back of current Green Supplement (Sec. 99)	× <u>1.00</u>	× _____	× <u>1.00</u>
22. FINAL MODIFYING MULTIPLIER Use Multiplication Table (Sec. 99, Pg. 2) (Line 20) × (Line 21)	× <u>1.09</u>	× _____	× <u>1.09</u>
23. Up-to-date Local Cost (Line 11) × (Line 22)	\$ <u>5.57</u> per sq. ft.	\$ _____ per sq. ft.	\$ <u>2.58</u> per sq. ft.
24. Area from Lines 41, 42, or 43	<u>1808</u> Line 41 sq. ft.	Line 42 sq. ft.	<u>805</u> Line 43 sq. ft.
27. Replacement Cost (Line 23) × (Area Line 24)	\$ <u>10,071.</u>	\$ _____	\$ <u>2,077.</u>
36. % Depreciation (from Table Sec. 97)	<u>52</u> %	% _____	<u>52</u> %
37. Depreciation (Line 27) × (Line 36)	\$ <u>5237.</u>	\$ _____	\$ <u>1080.</u>
38. DEPRECIATED OR SOUND VALUE (Line 27) less (Line 37)	\$ <u>4834.</u>	\$ _____	\$ <u>997.</u>

39. TOTAL OR SOUND NEW REPLACEMENT COST for all Sections computed Line 27. \$ 12,118.
40. TOTAL OR SOUND DEPRECIATED VALUE for all Sections Line 38 \$ 5,831.
- Obs. 35% of 1950 2,041.
- 3,790.

COMPUTING

Section I	Floor Area Single	Number of Floors	Total Area
<u>35'</u> × <u>23'</u>	= <u>805</u>	× <u>2</u>	= <u>1610</u>
<u>22'</u> × <u>9'</u>	= <u>198</u>	× <u>1</u>	= <u>198</u>
× = × =			
× = × =			
41. Total Area I enter line 24	<u>1808</u>		
Section II	Floor Area Single	Number of Floors	Total Area
× = × =			
× = × =			
× = × =			
42. Total Area II enter line 24			
Section III (Basement)	Floor Area Single	Number of Floors	Total Area
<u>35'</u> × <u>23'</u>	= <u>805</u>	× <u>1</u>	= <u>805</u>
× = × =			
× = × =			
43. Total Area III enter line 24			

SKETCH

Sq. Ft. Land 30 Sq. Ft. & corner lot 339.

consideration E.S.V. 4,189.

Owner

Florence A. Brewster

Date

7/9/55

*Must be filled out in field.

PLAN: 10 LOT: 39 PARCEL: 2-4 628/358

FROM: JENNIE E. EMERY

TO: Florence A. Brewster

Bounded Northerly by Court Street; easterly and Southerly by land
formerly of Leonard Cotton and Westerly by Atkinson Street.

October 28, 1912

TO: Mary A. Horne Vol: 449 Page: 356

