

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

See A-1-6 AREA 3000 Sq Ft.
1915 Leslie A. Ransom, Jr.
Rockingham County Book of Deeds Book 5 Pages Unknown
Rev. Stamp --No record



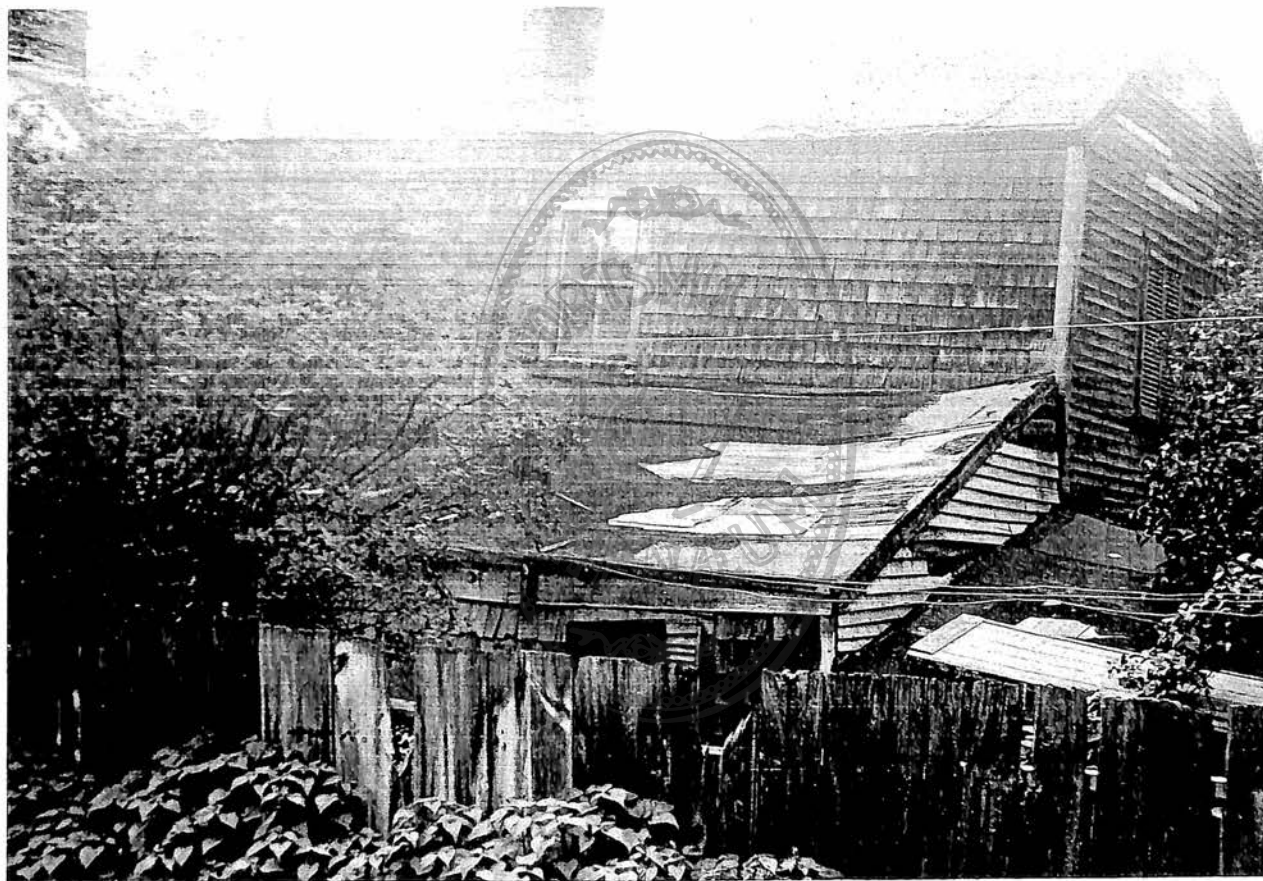
\$2,769.

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D C B A—1955

Owner Leslie A. Barisay, Sr. Occupant Owner

25 Richmond St.

Block No. 1-1 Parcel No. 6 Sq. Feet 3000

Services: Water ☒ Gas ☒ Electricity ☒ Sewage ☒

Assessed Value: Land \$200. Building \$1600. Taxes \$66.96 Tax Rate \$37.20

Year purchased by Owner 15 yr. Non-owned, Rental per week, \$1000. per month

Type of Dwelling: Frame Stories 2st. Single Double

Number of Rooms: Garage: Yes No Outbuildings: Yes No

Other Improvements

Wiring: BX Outlets: Minimum No Unlawful Use: Yes No

Condition of Property Poor but liveable.

Severance: Before After Special Assessments: Yes No

Street Improvements: Sidewalks: Yes No

2 Bedrooms--3 no bath (washstand & toilet)

Steve Heat.

EXTERIOR

ROOF:

Shingles Fair
Flashing
Gutters
Downspouts

PAINT:

House
Windows Dried out
Putty
Doors

FOUNDATION:

Cracked Bad
Pointed Up
Brick Walls
Chimney

~~Found~~

~~Well~~

~~Skull~~

Sewage ☒

Oil Tank

Front Doors
Side Doors
Doorknobs

INTERIOR

LIVING ROOM:

Floor
Ceiling Whole house needs exterior pointing
Walls
Woodwork
Paint
Fixtures

KITCHEN:

Floor
Ceiling
Walls papering
Woodwork
Paint
Fixtures
Sink
Stove
Cabinets

BATHROOM:

Floor
Ceiling
Walls
Woodwork None
Fixtures
Tub
Toilet
Washstand
Faucets
Cabinet

BEDROOM: (Master)

Floor
Ceiling
Walls
Woodwork
Fixtures

BEDROOM: (Small)

Floor
Ceiling
Walls
Woodwork
Fixtures

BEDROOM: (Small)

Floor
Ceiling
Walls
Woodwork
Fixtures

Heater
Furnace
Piping
Refrigerator
Locks

Screen Doors
Coal Bin

CELLAR

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.

\$2769.

Completed
7/26/55

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

Line Number

- *1. Location of Building: A-4-6 25 Richmond St.
- *2. Name of Building: _____ Survey Made by: Reginald P. Kennard Date: July 5, 1955
- *3. Owner's Name: Leslie A. Ramsay, Sr. Age of Building: _____ 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>Std.</u>	Class _____ Quality _____	Class <u>D</u> Quality <u>Std.</u>
*7. Exterior Walls	<u>Clapboard</u>		<u>Stone</u>
*8. Interior Finish	<u>Pine</u>		<u>None</u>
*9. Floors	<u>Pine</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>6.39</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>	<u>1.09</u>
21. Local Multiplier from back of current Green Supplement (Sec. 99)	<u>1.00</u>	<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>	<u>1.09</u>
23. Up-to-date Local Cost (Line 11) × (Line 22)	\$ <u>6.97</u> per sq. ft.	\$ _____ per sq. ft.	\$ <u>2.76</u> per sq. ft.
24. Area from Lines 41, 42, or 43	<u>1974</u> Line 41 sq. ft.	Line 42 sq. ft.	<u>857</u> Line 43 sq. ft.
27. Replacement Cost (Line 23) × (Area Line 24)	\$ <u>13,760.</u>	\$ _____	\$ <u>2,365.</u>
36. % Depreciation (from Table Sec. 97)	<u>85</u> %	%	<u>85</u> %
37. Depreciation (Line 27) × (Line 36)	\$ <u>11,696.</u>	\$ _____	\$ <u>2,010.</u>
38. DEPRECIATED OR SOUND VALUE (Line 27) less (Line 37)	\$ <u>2,064.</u>	\$ _____	\$ <u>355.</u>

- *39. TOTAL OR SOUND NEW REPLACEMENT COST for all Sections computed Line 27.. \$ 16,125.
- *40. TOTAL OR SOUND DEPRECIATED VALUE for all Sections Line 38 \$ 2,419.
- 3000 Sq. Ft. of land @ \$.15 Pr. Sq. Ft. 350.
- COMPUTING E.S.V. \$2,769.

Section I

	Floor Area Single	Number of Floors	Total Area
<u>29'</u> × <u>17'</u> = <u>493</u> × <u>2</u> = <u>986</u>			
<u>26'</u> × <u>14'</u> = <u>364</u> × <u>2</u> = <u>728</u>			
<u>26'</u> × <u>10'</u> = <u>260</u> × <u>1</u> = <u>260</u>			
41. Total Area I enter line 24			<u>1974</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>29'</u> × <u>17'</u> = <u>493</u> × <u>1</u> = <u>493</u>			
<u>26'</u> × <u>14'</u> = <u>364</u> × <u>1</u> = <u>364</u>			
43. Total Area III enter line 24			<u>857</u>

SKETCH

*Must be filled out in field.

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

Building

Owner

Leslie A. Ramsay, Sr.

Date 7/10/55

PARCEL: 4-6 PLAN: 11 LOT: 24 684/228

PRESENT OWNER: Leslie A. Ramsay (Tax Sale)

This deed from: Charles S. Drowne

To: Peter B. Allen License

Date: April 8, 1914

A certain lot of land with the buildings thereon situate in said Portsmouth on the Northerly side of Richmond Street, being known as Nos. 23 & 25 on said Street, bound and described as follows, viz: Southerly by said Richmond Street; Westerly by land of William P. Robinson and land of George Hill; Northerly by land of Lillian M. McPhee; and Easterly by other land of the grantor

William H. Smith, Exec.

July 1, 1893

Recorded in Rockingham County Registry of Deeds 505/450

Reserving and excepting, however, from the above premises for the use and benefit of the land now owned by said Lillian M. McPhee adjoining said premises on the North, a right of way 10 feet wide along the Westerly boundary of the premises above described.