

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

No. A-5-1 AREA 2735 Sq. Ft.
1932 Andrew & Peter Jarvis
Rockingham County Book of Deeds Book & Pages Unknown
Rev. Stamp-No record



\$3,469.

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

Robert Conover
4 rooms & toilet
\$16.00 pr. month

J. V. Marshall D C B A—1955
4 rooms & toilet
\$16.00 pr. Month

Owner **Andrew & Peter Jarvis**

Occupant

Block No. **A-5** Parcel No. **1** Sq. Feet **2735**

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

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

Year purchased by Owner Non-owned, Rental per week, per month **\$16. ea. side**

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

Number of Rooms: **6 rooms** Garage: Yes No Outbuildings: Yes No

Other Improvements **Asphalt shingle siding.** Toilet & washstand only each

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

Condition of Property **Fair to poor needs paint and paper.**

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

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

<p>EXTERIOR</p> <p>ROOF:</p> <p>Good Shingles Asphalt lock</p> <p>Flashing</p> <p>Gutters Min. metal.</p> <p>Downspouts</p> <p>PAINT:</p> <p>House only</p> <p>Windows fair</p> <p>Putty</p> <p>Doors</p> <p>FOUNDATION:</p> <p>Cracked Fair</p> <p>Pointed Up</p> <p>Brick Walls</p> <p>ctr. Chimney Good</p> <p>Fences</p> <p>Walk</p> <p>Shrubs</p> <p>Sewage</p>	<p>Oil Tank</p> <p>Front Doors</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 C-</p> <p>Paint</p> <p>Fixtures</p> <p>KITCHEN:</p> <p>Floor</p> <p>Ceiling</p> <p>Walls C-</p> <p>Woodwork</p> <p>Paint</p> <p>Fixtures</p> <p>Sink</p> <p>Stove</p> <p>Cabinets</p>	<p>BATHROOM: toilet only</p> <p>Floor</p> <p>Ceiling</p> <p>Walls C-</p> <p>Woodwork</p> <p>Fixtures</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 C-</p> <p>Fixtures</p>	<p>BEDROOM: (Small)</p> <p>Floor</p> <p>Ceiling</p> <p>Walls C-</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 stoves</p> <p>Furnace</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

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.

\$3489.

Completed
7/29/55

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-5-1 16 Jefferson St.
- *2. Name of Building Survey Made by Reginald P. Kennard Date July 5, 1955
- *3. Owner's Name Andrew & Peter Jarvis Age of Building Condition C

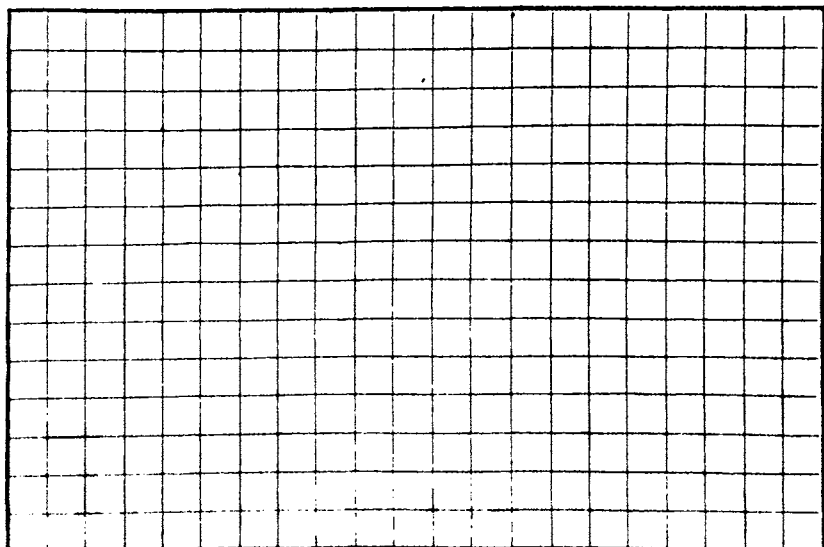
	SECTION I	SECTION II	SECTION III Basement
*4. Occupancy Type	<u>Residence</u>		<u>Unfinished</u>
5. Page from which the square foot cost entered on Line 11 is taken.	Sec. <u>12</u> Page <u>3</u>	Sec. _____ Page _____	Sec. <u>12</u> Page <u>3</u>
*6. Class and Quality of construction (Sec. 2)	Class <u>D</u> Quality <u>Poor</u>	Class _____ Quality _____	Class <u>D</u> Quality <u>Poor</u>
*7. Exterior Walls	<u>Asphalt shingle</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>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>	<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) X (Line 21)	<u>1.09</u>	<u>1.09</u>	<u>1.09</u>
23. Up-to-date Local Cost (Line 11) X (Line 22)	\$ <u>5.58</u> per sq. ft.	\$ _____ per sq. ft.	\$ <u>2.76</u> per sq. ft.
24. Area from Lines 41, 42, or 43	<u>1602</u> Line 41 sq. ft.	Line 42 sq. ft.	<u>612</u> Line 43 sq. ft.
27. Replacement Cost (Line 23) X (Area Line 24)	\$ <u>8939.</u>	\$ _____	\$ <u>1689.</u>
36. % Depreciation (from Table Sec. 97)	<u>70</u> %	%	<u>70</u> %
37. Depreciation (Line 27) X (Line 36)	\$ <u>6257.</u>	\$ _____	\$ <u>1182.</u>
38. DEPRECIATED OR SOUND VALUE (Line 27) less (Line 37)	\$ <u>2682.</u>	\$ _____	\$ <u>507.</u>

39. TOTAL OR SOUND NEW REPLACEMENT COST for all Sections computed Line 27.. \$ 10,628.
40. TOTAL OR SOUND DEPRECIATED VALUE for all Sections Line 38 \$ 3,189.
- 2735 Sq. Ft. of Land @ \$.15 Sq. Ft. 300.
- 3,489. E.S.V.

COMPUTING

Section I	Floor Area Single	Number of Floors	Total Area
<u>34'</u> X <u>18'</u> = <u>612</u> X <u>2</u> = <u>1224</u>			
<u>15'</u> X <u>12'</u> = <u>180</u> X <u>1</u> = <u>180</u>			
<u>18'</u> X <u>11'</u> = <u>198</u> X <u>1</u> = <u>198</u>			
X = X =			
41. Total Area I enter line 24			<u>1602</u>
Section II			
X = X =			
X = X =			
X = X =			
X = X =			
42. Total Area II enter line 24			
Section III (Basement)			
<u>34'</u> X <u>18'</u> = <u>612</u> X <u>1</u> = <u>612</u>			
X = X =			
X = X =			
X = X =			
X = X =			
43. Total Area III enter line 24			

SKETCH



*Must be filled out in field.

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

10-27-53

Building

Owner

Andrew & Peter Jarvis

Date 7/22/55

Block No. A-5-1

INCOME DATA

Rent Schedule Total

Receipts from Services:		
Laundry		
Telephone		
Waste paper		
Remetering of electricity		
Lease data-term		
Rentals	384	
Special Provisions		
Total	384	

384.

EXPENSE DATA

Taxes and assessments	66	
Insurance premiums \$2000. Fire & E.C. & Liab.	19	
Janitor or staff wages		
Janitor supplies		
Water	50	
Electricity and power		
Gas		
Fuel or steam cost		
Repairs and maintenance	50	
Decorating		
Replacements of equipment or furniture		
License fees or inspections		
Advertising and legal expense		
Management, collection, accounting		
Vacancies or non-collection losses 5%	9	
Total	196	

384.
196.
187.

\$ 192. Capitalized @ 51 % has a Capitalized Value of \$ 3489.

PLAN: 11 LOT: 30 PARCEL: 5-1 879/373

FROM: Harry I. Caswell

TO: Andrew Jarvis

One common and undivided half of a certain lot of land; bounded Northerly by Jefferson Street; Easterly by a lane called Whidden Place; Southerly by land of one Curtis and Westerly by land of Alex Salden.

February 2, 1932

From: Ida M. Flodger

April 20, 1926

801/194

