

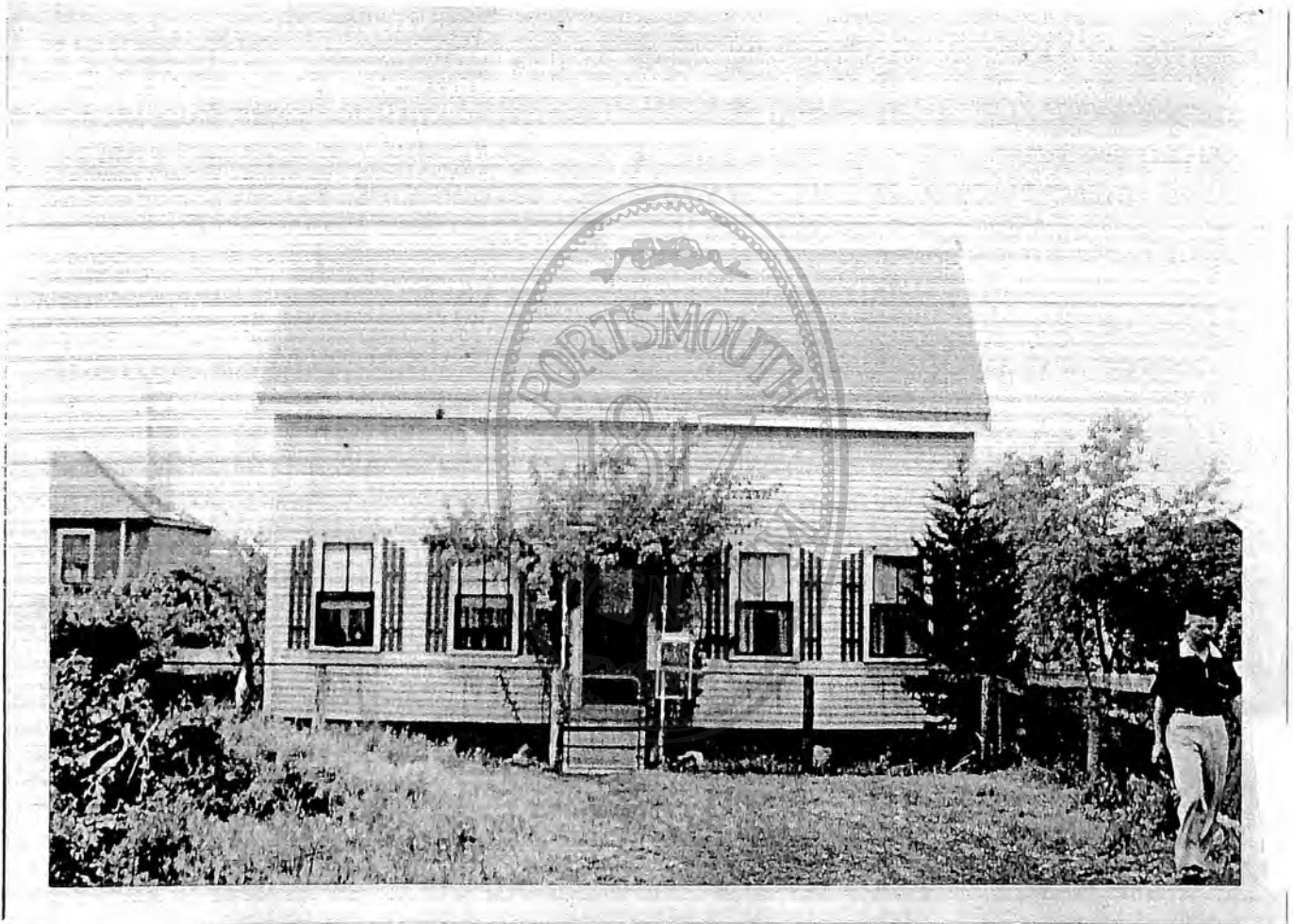
REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

No. A-8-5 AREA 3445 Sq. Ft.
1939 Portsmouth Savings Bank to J. T. Pecunies
Rockingham County Book of Deeds 961/13 Rev. Stamp \$1.00



\$5,681.

REGINALD P. KENNARD

414 STATE STREET

PHONE 1556

PORTSMOUTH, N. H.

D C B A—1955

Owner John T. & Emma C. Pecunies Occupant Owners widow

Block No. A-8 Parcel No. 5 Sq. Feet 3115

Services: Water X Gas X Electricity X Sewage X

Assessed Value: Land \$100. Building \$1100. Taxes \$37.20 Tax Rate \$37.20

Year purchased by Owner 1939 Non-owned, Rental per week, \$800. per month

Type of Dwelling: Frame Stories 1 1/2 Single Double

Number of Rooms: 4 1/2 Garage: Yes No Outbuildings: Yes No

Other Improvements Bathroom, copper pipe & shower - 1000. 6 yrs. ago

Wiring: BK Outlets: Yes No Unlawful Use: Yes No

Condition of Property Very nice little cottage. Well maintained (owner claims spent \$1500. on grounds now very overgrown.) Roses & fruit trees & evergreens \$300.- \$400. in these.

Severance: None Before After Special Assessments: Yes No

Street Improvements: Complete storm sash Sidewalks: Yes No

4' x 4' Rose arbor over front door. Bulkhead. Included 10' right of way thru Marconi.

EXTERIOR

ROOF:

Shingles
Flashing **A**
~~Water~~
~~Downspouts~~

PAINT:

House
Windows **C**
Putty
Doors

FOUNDATION: Brick

Cracked & Stone
Pointed Up **B**
Brick Walls
Chimney **needs pointing**
Fences **min. wire**
Walk
Shrubs **flowering**
Sewage **X**

Oil Tank

Front Doors **B**
Side Doors
Doorknobs

INTERIOR

LIVING ROOM:

Floor
Ceiling
Walls **B**
Woodwork
Paint
Fixtures

KITCHEN:

Floor **plaster**
Ceiling **poor**
Walls **B+**
Woodwork
Paint
Fixtures
Sink **white**
Stove
Cabinets

BATHROOM:

Floor **inlaid Lin.**
Ceiling **all new**
Walls **fixtures**

Woodwork
Fixtures
Tub **recessed**
Toilet
Washstand **A**
Faucets
Cabinet

BEDROOM: (Master)

Floor
Ceiling
Walls
Woodwork **B+**
Fixtures

BEDROOM: (Small)

Floor
Ceiling **B+**
Walls
Woodwork
Fixtures

BEDROOM: (Small)

Floor
Ceiling
Walls
Woodwork
Fixtures

Heater **coal hot**
Furnace **air**
Piping **1 pipe**
Refrigerator **furnace**

Locks
Screen Doors

Coal Bin

CELLAR

Floor **Dirt**

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.

\$5691.

Completed
8/6/55

MARSHALL VALUATION SERVICE

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PROJECT No. NH R-1

Portsmouth Housing Authority
Portsmouth, New Hampshire

Line
Number

- *1. Location of Building A-5-5 90 Mast St.
- *2. Name of Building Reginald P. Kennard Survey Made by Reginald P. Kennard Date July 5, 1955
- *3. Owner's Name John T. & Emma C. Pecunies Age of Building B Condition B

	SECTION I	SECTION II	SECTION III Basement
*4. Occupancy Type	Residence		Unfinished
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>Av.</u>	Class _____ Quality _____	Class <u>L</u> Quality <u>Cheap</u>
*7. Exterior Walls	Clapboard		Brick & stone
*8. Interior Finish	Pine		None
*9. Floors	Pine		Dirt
*10. Lighting and Plumbing	Good		Lighting only
11. BASIC SQUARE FOOT COST	cost per sq. ft. \$ <u>8.38</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>9.13</u> per sq. ft.	\$ _____ per sq. ft.	\$ <u>2.76</u> per sq. ft.
24. Area from Lines 41, 42, or 43	<u>1012</u> Line 41 sq. ft.	Line 42 sq. ft.	<u>496</u> Line 43 sq. ft.
27. Replacement Cost (Line 23) X (Area Line 24)	\$ <u>9240.</u>	\$ _____	\$ <u>1369.</u>
36. % Depreciation (from Table Sec. 97)	<u>33</u> %	_____ %	<u>33</u> %
37. Depreciation (Line 27) X (Line 36)	\$ <u>3049.</u>	\$ _____	\$ <u>452.</u>
38. DEPRECIATED OR SOUND VALUE (Line 27) less (Line 37)	\$ <u>6191.</u>	\$ _____	\$ <u>917.</u>

- *39. TOTAL OR SOUND NEW REPLACEMENT COST for all Sections computed Line 27.. \$ 10,609.
- *40. TOTAL OR SOUND DEPRECIATED VALUE for all Sections Line 38 \$ 7,108.
- 25% Obs. 1,777.
- 5,331.

COMPUTING

Section I	Floor Area Single	Number of Floors	Total Area
31' x 16'	496	2	992
5' x 4'	20	1	20
X =	X	=	=
X =	X	=	=
41. Total Area I enter line 24			<u>1012</u>
Section II	Floor Area Single	Number of Floors	Total Area
X =	X	=	=
X =	X	=	=
X =	X	=	=
X =	X	=	=
42. Total Area II enter line 24			
Section III (Basement)	Floor Area Single	Number of Floors	Total Area
31' x 16'	496	1	496
X =	X	=	=
X =	X	=	=
X =	X	=	=
X =	X	=	=
43. Total Area III enter line 24			

SKETCH

Land

25% Obs.

1,777.

5,331.

150.

15,681. E. S. V.

Building

Owner John T. & Emma C. Pecunies

Date

7/12/55

PLAN: 9 LOT: 9 PARCEL 8-5 VOL 1081 PAGE 168

FROM: Robert Marvin

TO: John T. and Emma C. Pecunies

DATE: May 7, 1947

A certain lot of land with the building thereon situated in said Portsmouth and bounded and described as follows: Beginning at the Southwestern corner at land formerly of one Andrews, now of Arthur Taube, and thence turning and running North 15 degrees 30 minutes West, by said last named land, 36 feet to land of the heirs M. C. Gould; thence North 74 degrees 45 minutes East 54.1 feet and South 14 degrees 42 minutes East 36 feet by said last mentioned land of Nellie Lambert; thence South 70 degrees 45 minutes West 53.6 feet by said last mentioned land to the point of beginning. Together with a right of way 10 feet wide over and upon said land of the heirs of Gould to and from said described premises and Jefferson Street; as shown upon the plan by William A. Grover, C. E. November, 1912, recorded in Rockingham County Registry of Deeds.

Quitclaim Deed of John T. Pecunies

ALSO:

FROM: Portsmouth Savings Bank

TO: John T. and Emma C. Pecunies

DATE: October 11, 1944

A certain parcel of land situated on the Easterly side of Mast Street in said Portsmouth and bounded and described as follows: Beginning on Mast Street at the Northwest corner of the herein described premises and running North 74 degrees 46 minutes East along the other land of this grantor now occupied by John Watson 41.75 feet, more or less, to other land of these grantees; thence

turning and running South 15 degrees 29 minutes East by said other land of these grantees 36 feet to the Northwest corner of land of Charles M. Dale; thence turning and running South 74 degrees 46 minutes West by other land of this grantor 42.2 feet, more or less, to Mast Street; thence turning and running North 14 degrees 30 minutes West by said Mast Street 36 feet, more or less, to the point of beginning.

Formerly land of Arthur Taube

914/29 R.C.R.D.

