

1924 Portland Tax Records: 119-123 Forest Avenue, Portland, 1924

L 2130  
4000  
B-5340 1-2

**Portland, Maine**  
**Assessment 19**

Name Proctor John F. Estate  
 Street Forest Ave No. 119-123  
Potters Lane No. 15-21  
 Block 2536 Lot 1

Use of Bldg. Lodging House Name.....  
 Tenants and Rooms 1 - 33 rooms  
 Rentals 1.50<sup>00</sup> Month  
 Age 75 years approx  
 Condition of Repair Fair

<b>Class</b>	<b>Exterior</b>	<b>Plumbing</b>
Bungalow	Clapboards	Common
Single House	Shing	Individual
Two family	Shingles	Open
Three family	Stucco	Set tubs
Apartment	Paper	<b>Finish</b>
Store Building	Tapestry Brick	Plain
Office	Com. Brick	Hardwood
Factory	Galv. Iron	<b>Halls</b>
Storage	Stone	Wood
Stables	Terra Cotta	Terrazzo
Garage, private	Concrete	Marble
Garage, public		
Theatre	<b>Heating</b>	<b>Roof - Roofing</b>
Club House	Stove	Shingle
Cottage	Furnace	Slate
	Hot Water	Gravel
<b>Foundation</b>	Steam	Prepared
Brick		Asbestos
Stone	<b>Light</b>	Flat
Concrete	Oil	Hip
Pile	Gas	Gable
	Electric	Dormers
<b>Basement</b>		<b>Windows</b>
Full	<b>Floor</b>	Plain Glass
Cement Floor	Common	Wire Glass
Waterproof	Hardwood	Shutters
	Re-Concrete	<b>Miscellaneous</b>
<b>Construction</b>	Concrete Slab	Elevator
Frame	Waterproof	Sprinkler
Brick		Fire Escape
Tile	<b>Ceiling</b>	Refrigerator
Blocks	Plaster	Vacuum Cleaner
Stucco	Metal	Safes and Vaults
Re-Concrete	Panelled	Telephone Equip.
Mill	Rough	
Steel Frame		

Ground Area 2054 sq ft Height 42'6"  
 Cubic Feet 87295 cu ft Unit 16 cfs

Utility Dep. ....  
 Dep. 60 Per cent.

**Sound Value, \$ 5587**

Land 7635 Corner..... Interior..... Alley X  
 Front ..... Depth .....  
 COMPUTATION  
 $7250 \times 100 \times .50 = 3625000$   
 $7635 \times 14 = 106890$   
3731890

Area	Multiplier	Coefficient
<u>7635</u>		<u>3588</u>
<u>7250</u>		<u>3600</u>
<u>123</u>		<u>3407</u>

Year	Unit	Coefficient	Land Value
19			<u>3731890</u>



Surveyed by .....  
 (Remarks on other Side) 1-2

**Remarks about Buildings**

$58 \times 35.41 \times 42.5 = 87295$   
 $75.83 \times 36.5 \times 30 = 83040$

**Remarks about Land** sheet 1

Forest Ave

38'-0" Apartment Elev. 42'6"

75'-10" Stable Elev. 30'0"

80'-6" Common St.

**Remarks about Personal Property**

CITY OF PORTLAND, MAINE	
ASSESSORS DEPARTMENT	
CHART	BLOCK
3	Building Volumes Checked <u>NOT</u>
4	Building Values Placed
5	Building Values Extended <u>PER</u>
6	Land Only Questionnaire Made
7	Land Values Placed
8	Land Values Extended
9	Compared With 1923
10	Personal Property Added

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[www.maine-memory.net/item/54099](http://www.maine-memory.net/item/54099)  
Collections of City of Portland - Planning & Development



**Owner:** Estate of John F. Proctor  
**Address:** 119-123 Forest Avenue, Bayside, Portland, Maine  
**Use:** Rooming House  
**Local Code:** Block 36L Lot 1 Book 35 Page 1  
**MMN item number:** 54099