



## Planning &amp; Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

August 15, 2014

Scott E. Herrick, Esq.  
c/o Drummond & Drummond  
One Monument Way  
Portland, ME 04101

RE: 15-17 Merrill Street, Portland, Maine; 14-F-9, 11 & 13 (the "Premises") – R-6 Zone  
REVISED

Dear Attorney Herrick,

I am in receipt of your request for a determination letter concerning the Premises. I hereby certify with respect to the above-referenced property owned by Cumberland Merrill Apartments, LLC and described on the attached **Exhibit A:**

1. The applicable zoning code affecting the Premises is as follows:  
Land Use Zoning Ordinance of the City of Portland revised through July 16, 2014.
2. The Premises are located in the following zoning district under the Land Use Zoning Ordinance: R-6 Residential Zone, and the last recognized legal use of the Premises as a four (4) residential apartment building is a permitted use thereunder. Because there were no actual building permits in the Inspection Services microfiche, and the basis date of the current Land Use Ordinance is June 5, 1957, the legal use was determined by using the Assessor's pre-1957 Records and the 1955 City Directory. Both sources as shown previously indicate the use of the building to be four (4) dwelling units. In an effort to support this evidence, I reviewed other documentation records from the Assessor's office.
  - a. 1970-1972 Assessor's records: four (4) dwelling units and specifically states that the 3<sup>rd</sup> floor was vacant.
  - b. 1973-1979 Assessor's record: The 5/76 inspection date showed four (4) dwelling units. There is a note on the card that the 3<sup>rd</sup> floor was unlivable and could not be utilized as apartments – no plumbing, would need extensive work to be able to be inhabited as apartment. The same Assessor's card was used for several years. The above statement was crossed out and a note was added that in 1979 the Premises was remodeled and the use of the building was then revised to six (6) dwelling units. There were no required building permits found in the Inspection Services microfiche to legalize the change of use from four (4) to six (6) dwelling units. I did review the copies of the City Directory dated 1902, 1927, 1944 and 1945. However, the Assessor's record were more explanatory of the use and how the building was inspected.
  - c. The legal use of the Premises is based upon the analysis of the Assessor's records and the lack of required permits in the Inspection Services records.



## Planning &amp; Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

PG 2

3. It has now come to my attention that there is one unresolved violation concerning the use of the building. It is currently a nonconforming six (6) residential unit building that must either be legalized through available processes of the City or the illegal residential units should be removed. Based upon our recent conversations with you, it appears that the Premises should be able to be legalized using the "Legalization of Nonconforming Dwelling Units" (section 14-391) application. I am not aware of any other unresolved violations with respect to any other City ordinances, or building, environmental, or energy codes

NONE

UNRESOLVED VIOLATIONS EXIST AS STATED ABOVE

4. The following permits and approvals, as applicable to the Premises, have been obtained:
- a.  [Not on File] Certificate of Occupancy
  - b.  [N/A] Conditional Use Approval
  - c.  [N/A] Site Plan Approvals
  - d.  [N/A] Subdivision Approval
  - e.  [Not on File] Building Permit
  - f.  [N/A] Condominium Conversion
  - g.  [ ] Copies of 1955 City Directory & Pre- 1957 Assessor's records along with Assessor's record dating from 1970-1972 and 1973-1979

You have the right to appeal my determination concerning this matter. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Sincerely,

  
Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

**DUNLOP**  
**RETREADING SERVICE TIRE CORP.**  
**Vulcanizing**

**311-315 CUMBERLAND AVE.**  
**Tel. 2-6525**

830  
**Left Right**  
**Mellen Street—Cont.**  
 Vacant apt 5  
 Robert Berry apt 6  
 Joseph E Carlians Δ2-8610  
 Mrs Mary A Tibbetts Δ2-5332  
 Joseph Doucette

**MELROSE STREET**  
**WARD 8**  
 From 29 Belmont to junction of Woodford  
 and Arlington  
 20 COYLE STREET crosses  
 20 OLIFTON STREET crosses  
 41 Willard H Woodbury Δ2-2078  
 51 Harriet Glidden Δ2-1248  
 62 Morris P Lerman Δ2-8970

**MERIDAN STREET—PEAKS ISLAND**  
 From Oakland avenue easterly

**MERILINE AVENUE**  
**WARD 8**  
 —UNACCEPTED—  
 From Hillcrest avenue to Rowe avenue  
 1 Clifford J Curry  
 2 Charles S Curry Δ2-8725

**MERRIAM STREET**  
**WARD 9**  
 From between 82 and 90 Columbia road  
 11 Walter E Trimbach Δ4-9789  
 12 Charles G Harrington Δ2-3208  
 13 John G Powers Jr Δ4-0079  
 14 Carl A Taylor Δ3-0195

**MERRIAM STREET—PEAKS ISLAND**  
 From Spruce avenue southerly to Maple

**MERRILL COURT**  
**WARD 4**  
 From 77 Chestnut to 44 Stone

**MERRILL STREET**  
**WARD 1**  
 From 83 Congress to 56 Melbourne  
 5 Reuben F Calderwood Δ3-2465  
 8 Charles L Doyle  
 Clayton E Walker Δ4-8058  
 10 Mrs Mary J Brown Δ3-0683  
 Harvey E Garland trucking and  
 h Δ2-0688  
 Earl M Doughty Δ3-8870  
 (rear) Lizzie M Lewis  
 Mrs Margaret Smith  
 Leonard E Emory  
 15 Frederick C Strout Δ2-5189  
 Oliver W Swann Δ4-8040  
 16 Walter B Callagher Δ3-3446  
 Charles McLaughlin  
 Maurice V Lawler Δ2-9503  
 17 Charles G McAnany  
 Merton E Payson Δ3-3053  
 18 **QUAMBERTLAND AVENUE** begins  
 Mrs Della R Johnson  
 19 Joseph W Franklin Δ3-2540  
 20 Norman W Hodgkins Δ3-2540  
 David Stuart  
 Mrs Kathleen Nassa Δ2-2369  
 23 Perival E Davies Δ3-0418  
 Joseph S Cavallero  
 Mrs Eva M Lucey Δ3-7806  
 27 Marcel W Andrews  
 Arthur E Bowie Δ2-3120  
 29 Edward J Latham Δ3-3792  
 Thomas F McCarthy  
 Robert L Davidson  
 Mary W Stinson  
 Joseph U Fournier  
**CHARLETON PLACE** ends  
 33 **TURNER STREET** ends  
 James A Collins Δ3-7044  
 34 Leo A DiFlore  
 35 Frederick M McCarthy Δ5-1240  
 37 Samuel L Casale Δ  
 40 Vacant store  
 41 James H Clark Δ2-0894  
 43 Mrs Dorothy S Bowden  
 45 Charles M Farrington Δ5-1740  
 Mrs Dorothy Walters  
 Chester McLean  
 Francis H Wyman  
 48 Fred R Brown  
 40 Edward R Nelson  
 50 Jesse L Haynes  
 Vacant  
 51 Miles W Green  
 Everett F Green Δ2-8061  
 55 George E Davis Δ  
 Roland E Deveau  
 60 Raymond E Webber

1955—FRED. L. TOWER COMPANIES'

**Left Right**  
 57 Joseph M Ferranti  
 Mrs Louise Tibbodeau Δ2-7759  
 58 Arnold C Wood  
 Daniel J Vessay Δ2-0574  
 61 QUEBEC STREET crosses  
 65 Henry A Romano Δ4-8915  
 Phillip R Albert Δ2-8482  
 68 Merrill Street Garage storage  
 67 Arthur B Duncan  
 69 Conrad A Matson Δ5-0781  
 Albert Matson Δ2-4813  
 71 Jimmy's Grocery Store  
 73 Mrs Barbara E Carmichael  
 Δ5-0887

**MICHIGAN AVENUE**  
**WARD 9**  
 —UNACCEPTED—  
 From Dakota to Idaho  
 9 Alfred C Stearns Δ2-0668  
 205 Lyman A Moffet  
 207 Arthur A Johnson Δ2-7008  
 250 Anthony J Stromsky

**MIDDLE STREET**  
**WARDS 2, 3, 4**  
 From 18 Hancock to Monument square  
 1 Sante Ferranti Δ3-4189  
 2 Mrs Anna Vacciano Δ  
 Vincenzo Manoriti  
 John S Smith  
 Domenico Fontana  
 3 Donald J Rodarick  
 James L Billings  
 7 Rosario Bellino Δ3-1410  
 Rocco C Risbara  
 10 Mollie Agger Δ4-3811  
 13 Frank Bellino Δ  
 Luigi Di Paolo Δ2-3206  
 14 Girolamo Fornisano Δ4-7828  
 Raymond J Clish Δ3-6812  
 Donald R Adams  
 15 Richard H Smith Δ4-7035  
 Giacomo Baudone  
 John DiFazio  
 17 Angelo P Quatrano  
 Paul R Dube  
 18 Marlon B Giglio Δ  
 Guy G Quattrucci Δ2-2421  
 19 Mrs Mary T Quatrano Δ3-2697  
 Phillip A Quatrano  
 Alfred E Neff  
 Andrew Quatrano  
 10 1/2 John J Quatrano  
 Charles W Swiger  
 Glenwood Libby  
 21 Mrs Mary T Bickford  
 James R Quimby  
 James Hamilton  
 Alexander A Marino blacksmith  
 25 Thomas H Flanagan Δ4-1707  
 Antello A Quatrano Δ4-3527  
 27 Frank P Laponarda  
 Lorenzo Laponarda Δ4-9725  
 30 Mrs Felicia Cartonio Δ  
 Alphonso V Russo Δ5-0388  
 Jason Co Storage  
 34 **INDIA STREET** crosses  
 36a Vacant  
 Anthony Sangillo  
 Mrs Winifred B Nielson  
 Bertrum F Norton  
 Earl L Nelson  
 36b Vacant store  
 38 Kovensky Bros fruit dlrs (whol)  
 39 Vacant  
 40a Vacant  
 Mrs France V Keezer Δ2-7302  
 Henry J Greisk  
 Michael Solak  
 John J Dorazio  
 41 Michael A Valente Jr  
 Michael Valente Δ4-6724  
 41 1/2 Paolino & Quattrucci barbers  
 43 Lorenzo Spera gro  
 45 Roberto Ruggiero  
 Benjamin S Fogg  
 46 Vacant store  
 47 Store room Eastern Beauty Sup-  
 ply Co  
 Thomas L Leo Δ2-6275  
 Vacant apt  
 48 Mrs Mary Murrell Δ4-9185  
 Frank Quattrucci Δ2-8527  
 49 Johnny's Fish Market  
 William A Sargent  
 Roy F Deyoa  
 51 Nunzi F Mandarelli  
 Jacob G Geller  
 Jerrald O'Brien  
 Clinton H Doucette  
 Roy B Wheeler  
 52 Vacant store  
 53 Vacant  
 55 Storage  
 55a Hazel F Babb

**Left Right**  
 Carl A Sutter  
 Milton L Jones  
 57 Vacant store  
 59 Economy Wall Paper Δ2-1676  
 59 1/2 Horace J Neptune  
 Beacher H Cyr  
 Mrs Delma A Hart  
 Joseph D Babineau  
 Rev Harry Simansky abattoir  
 Colonial Television Co Inc  
 64 Vacant  
 66-68 Louis E Peverada gro Δ3-7438  
 67 HAMPBIRE STREET crosses  
 Vacant store  
 71 Boston System bakery Δ3-2815  
 75 Community Food Centre Δ4-0247  
 76 David Levinsky fruit  
 77 S Blumenthal & Sons meats  
 Δ2-8311  
 78 State Upholstering Co Δ3-4015  
 80 Second Hand Store used clothing  
 81 Community Food Center storage  
 81 1/2 William E Stewart  
 John A Tweedie  
 82 Louis Blumenthal meats Δ4-2466  
 83 Storage  
 83 1/2 Nicholas G Naples  
 Eugene A Simoneau  
 Robert F Mchcaud Δ4-9678  
 Last Chance Cafe Δ2-9200  
 86 Vacant  
 87 Franklin Pharmacy Δ2-9344  
 — **FRANKLIN STREET** crosses  
 Wolf Building  
 89 Vacant store  
 90 George A M Bell  
 Alfonso R Valley Δ4-6441  
 92 Vacant store  
 93 Vacant  
 Michael Stefinski  
 Mrs Elvina Lunt  
 94 Tomaso Deglioco barber  
 94 1/2 Seth R Lewis Δ4-3184  
 Vernon McLucas  
 Warren L Webster Δ4-7075  
 Mrs Harriet Clemens  
 95 Model Fruit Company Δ4-8671  
 Mack's Flooring Co  
 98 Storage  
 97 1/2 Mrs Marguerite A Yachon  
 Katherine A Hayward  
 Mrs Lucy M Gove  
 Gardner B King  
 Freeman H Donk  
 Mrs Mildred Dyer  
 Charles W Langley  
 Mrs Beatrice B Jusak  
 Roland N Sargent  
 99 Fardl's Cafe Δ3-8162  
 102 Vacant  
 102a Vacant  
 Mrs Alice L Smith Δ5-1705  
 Daz L Byrd  
 104 Vacant store  
 105 Waldo Corp  
 Anthoensen Press prnters Δ4-8301  
 Forest City Printing Co Δ3-6636  
 Leon B Strout Inc electrotypers  
 Δ4-5197  
 John W March bookbinder and  
 paper rulers Δ2-8712  
 Rocco's Pool Room  
 Vacant  
**OHATHAM STREET** ends  
 107 Vacant  
 108 Jimmie's Sanitary Market Δ5-2071  
 Antonio Calazzo  
 Mrs Victoria Cartonio  
 109 Storage  
 110-112 Volunteers of America used  
 clothing and furn  
 111-113 P Reuben & Co plmbrs Δ2-8401  
 111a Robinson Hall  
 114 Church of God in Christ (Pent)  
 115 Vacant store  
 — **GARDEN LANE** begins  
 116 Marshall Engineering Co Δ3-1624  
 117-119 Rollable Furniture Co warehouse  
 Surrey Shoe Co mfrs  
 H A Jacobs & Sons shoe find-  
 ings Δ2-9796  
 — **DEER STREET** ends  
 122 Westy's Market  
 Martin M MacIsso  
 — **OHURON STREET** begins  
 127 Alrose Printing Co Δ4-9320  
 127a Storage Lancaster Furniture Co  
 Vacant store  
 128 Perri-Modes dress mfrs Δ2-7132  
 Pellox Inc laboratory Δ2-6567  
 130 Antoine J Lemieux barber  
 131 The Eastern News Co Δ4-3834  
 132 The Italian Canton rest  
 Δ3-0365  
 134 **VINE STREET** ends  
 Megguer & Jones Δ3-8471  
 140-142 Cook Everett & Pennell druggist  
 wholesale Δ3-0261  
 — **PEARL STREET** crosses  
 141 Marks Printing House Δ2-4573

1950 - 1950

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS: 50 500 0	STREET <b>Merrill</b>	BLDS. NO. <b>13</b>	DEVELOPMENT NO.	AREA	DIST. ZONE <b>5</b>	CHART BLOCK <b>14 F</b>	LOT <b>13</b>
-----------------------------	--------------------------	------------------------	-----------------	------	------------------------	----------------------------	------------------

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS  
C/O JOHN F DANA  
57 EXCHANGE ST. CITY

LAND & BLDG. MERRILL ST. #13  
ASSESSORS PLAN 14-F-13  
AREA 3300 SQ. FT.

RECORD OF TAXPAYER		YEAR	BOOK	PAGE

PROPERTY FACTORS		ASSESSMENT RECORD	
TOPOGRAPHY	IMPROVEMENTS	WOODED	WASTE
LEVEL	<input checked="" type="checkbox"/> WATER		
HIGH	<input type="checkbox"/> SEWER		
LOW	<input type="checkbox"/> GAS		
ROLLING	<input type="checkbox"/> ELECTRICITY		
SWAMPY	<input checked="" type="checkbox"/> ALL UTILITIES		
PAVED	<input checked="" type="checkbox"/> TREND OF DISTRICT		
SEMI-IMPROVED	<input type="checkbox"/> IMPROVING		
DIRT	<input type="checkbox"/> STATIC		
SIDEWALK	<input checked="" type="checkbox"/> DECLINING		

LAND VALUE COMPUTATIONS AND SUMMARY										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE						
32	97	1800	99	1800	19	19	19	19	19	19
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.					BLK.	LOT				
SQ. FT. TO-FROM CH.					BLK.	LOT				

LAND VALUE COMPUTATIONS AND SUMMARY										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE						
					19	19	19	19	19	19
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.					BLK.	LOT				
SQ. FT. TO-FROM CH.					BLK.	LOT				

LAND VALUE COMPUTATIONS AND SUMMARY										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE						
					19	19	19	19	19	19
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.					BLK.	LOT				
SQ. FT. TO-FROM CH.					BLK.	LOT				

YEAR										
YEAR										
YEAR										

YEAR										
YEAR										
YEAR										

RECORD OF BUILDINGS  
 GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP  
 YEAR 19 1931

14-F-13

1ST. 1600  
 2ND. 1600  
 TOTAL 3200

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE	WOOD JOIST	BATHROOM	2		
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM			
BRICK OR STONE	MILL TYPE	WATER CLOSET			
PIERS	REIN. CONCRETE	KITCHEN SINK	2		
CELLAR AREA FULL	FLOOR FINISH	STD. WAT. HEAT	2		
1/4	B 1 2 3	AUTO. WAT. HEAT	2		
NO. CELLAR	CEMENT	ELECT. WAT. SYST.			
EXTERIOR WALLS	EARTH	LAUNDRY TUBE			
CLAPBOARDS	PINE	NO PLUMBING			
WIDE SIDING	HARDWOOD	NO PLUMBING			
DROP SIDING	TERRAZZO	NO PLUMBING			
NO SHEATHING	TILE	TILING			
WOOD SHINGLES	ATTIC FLR. & STAIRS	BATH FL. & WCOT.			
ASBES. SHINGLES	INTERIOR FINISH	TOILET FL. & WCOT.			
STUCCO ON FRAME	B 1 2 3	LIGHTING			
STUCCO ON TILE	PINE	ELECTRIC			
BRICK VENEER	HARDWOOD	NO LIGHTING			
SOLID BRICK	PLASTER	NO. OF ROOMS			
STONE VENEER	UNFINISHED	1ST	4		
CONC. OR CIND. BL.	METAL CLG.	2ND	4		
TERRA COTTA	RECREAT. ROOM	3RD	6		
VITROLITE	FINISHED ATTIC	OCCUPANCY			
PLATE GLASS	FIREPLACE	SINGLE FAMILY			
INSULATION	HEATING	TWO FAMILY			
WEATHERSTRIP	PIPELESS FURNACE	APARTMENT			
ROOFING	HOT AIR FURNACE	STORE			
ASPH. SHINGLES	FORCED AIR FURN.	THEATRE			
WOOD SHINGLES	STEAM	HOTEL			
ASBES. SHINGLES	HOT WAT. OR VAPOR	OFFICES			
SLATE TILE	NO HEATING 1-2-3	WAREHOUSE			
METAL	CAS BURNER	CONN. GARAGE			
COMPOSITION	OIL BURNER	GAS STATION			
ROLL ROOFING	STOKER	ECONOMIC GLASS			
INSULATION		OVER BUILT			
		UNDER BUILT			
		DT. 5/17/30 AR. CS			
		LD. 198 PD. CS			
		MS. CK. 1			

SUMMARY OF BUILDINGS											
OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	2. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwlg	A3-FR	B	767	F	F	8220	55%	3700	40%	2220	
	D										
	C										
	D										
	E										
	F										
	G										
YEAR	1931										
TAX VAL.											
OLD VAL.											
CHANGE											
1931 TOTAL BLDGS.											2220

UNIT	1951	COMPUTATIONS
114 S. F.	9720	
S. F.		
P.W.	-320	
ADDITIONS		
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING	-1220	
PLUMBING	4390	
TILING		
M.F.	41970	
TOTAL	9680	
FACT.-15	-1460	
REP. VAL.	8220	

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

970-1972 ✓

LAND NOS. 60 50 50 00	STREET Merrill Street	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
65-17			8977		5		14	F	9-11-13

TAXPAYER ADDRESS AND DESCRIPTION		RECORD OF TAXPAYER		PROPERTY FACTORS	
Trustees U/W Alice B Libby c/o H.M. Payson & Co 93 Exchange St. City		YEAR	BOOK	TOPOGRAPHY	IMPROVEMENTS
		1971	3130	LEVEL	WATER
Real Estate - Portland Me Assessors Plans on file in Assessors Office City Hall Plan 14-F-9 Merrill St 17 Area 2427 Sq Ft		1972	3167	HIGH	SEWER
				LOW	GAS
				ROLLING	ELECTRICITY
				SWAMPY	ALL UTILITIES
				STREET	TREND OF DISTRICT
				PAVED	IMPROVING
				SEMI-IMPROVED	STATIC
				DIRT	DECLINING
				SIDEWALK	

LAND VALUE COMPUTATIONS AND SUMMARY											
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19
25	96	225	93	21450	735						
SIZE - 50%											
TOTAL VALUE LAND											
TOTAL VALUE BUILDINGS											
TOTAL VALUE LAND AND BUILDINGS											
5300	SQ. FT. TO-FROM CH.		14	BLK.	LOT	13					
3250	SQ. FT. TO-FROM CH.		14	BLK.	LOT	11					
LAND VALUE COMPUTATIONS AND SUMMARY											
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19
89	96	310	95	29700	2617						
TOTAL VALUE LAND											
TOTAL VALUE BUILDINGS											
TOTAL VALUE LAND AND BUILDINGS											
SQ. FT. TO-FROM CH.											
SQ. FT. TO-FROM CH.											
BLK. LOT											
BLK. LOT											
RENTAL											
EXPENSE											
NET											



014  
 DESCRIPTION  
 LIBERTY & KENNEY INC.  
 P O BOX 172  
 GRAY ME 04039  
 14-F-9-11-13  
 MERRILL ST 15-17  
 8977SF

CODE 1193  
 NUMBER 0015  
 TRACT 15V  
 BLOCK 11  
 USE 15V  
 ZONING  
 COUNTY NO. 1973-1970  
 DATE 04 77  
 TYPE 1 2  
 SALES PRICE 413,000  
 SOURCE 1 2 3 4  
 VALIDITY 1 2  
 NUMBER 01 OF 01

RECORD OF OWNERSHIP  
 HARRIS, R.S. JR & EVANS, G.J.  
 1978  
 TAX YEAR 1978  
 ACCOUNT NUMBER H15530  
 LAND VALUE 7290  
 INFLUENCE FACTOR 79.20  
 ACTUAL PRICE 79.20  
 DEPTH FACTOR 99  
 UNIT PRICE 0.80  
 EFFECTIVE DEPTH 097  
 EFFECTIVE FRONTAGE 092  
 ACTUAL FRONTAGE 92.0  
 NUMBER OF LAND ENTRIES 01  
 MINUS P.O.W. 01

8977 S.F.  
 1978-6 PBA.  
 1978 - CHK 3RD FLE FOR DEC. VAC

LAND COMPUTATIONS		LAND USE		ASSESSMENT RECORD	
0 NONE	1	2	3	4	5
LOTS	1 REGULAR LOT	2 MINUS LOT	3 APARTMENT SITE	LAND 7270	BLDG. 11220
SO. FT.	1 PRIMARY SITE	2 SECONDARY SITE	3 UNDEVELOPED	TOTAL 125190	LAND 1290
ACREAGE	1 PRIMARY SITE	2 SECONDARY SITE	3 UNDEVELOPED	BLDG. 23550	TOTAL 30840
GROSS	1 IRREGULAR LOT	2 SITE VALUE	3 RESIDUAL	LAND	BLDG.
	4 HOMESITE			TOTAL	TOTAL

GENERAL PROPERTY FACTORS		RESIDENTIAL PROPERTY FACTORS		BUILDING PERMIT RECORD	
NEIGHBORHOOD I. D.		NEIGHBORHOOD FACTORS		AMOUNT	
TOPOGRAPHY RATING	1 RURAL	1 RURAL	2 URBAN	3 SUBURBAN	4 SUBDIVISION
STREET OR ROAD	1 IMPROVING	2 IMPROVING	3 STATIC	4 DECLINING	5 ENHANCING
PAVED	1 IMPROVING	2 IMPROVING	3 STATIC	4 DECLINING	5 ENHANCING
SIDEWALK	1 YES	2 YES	3 NO	4 ALLEY	5 NO
UTILITIES	1 WATER	2 SEWER	3 ELECTRICITY	4 GAS	5 PRIVATE
DESIRABILITY RATING	1 EXCELLENT	2 VERY GOOD	3 AVERAGE	4 FAIR	5 VERY POOR
DESIRABILITY RATING	1 EXCELLENT	2 VERY GOOD	3 AVERAGE	4 FAIR	5 VERY POOR
DESIRABILITY RATING	1 EXCELLENT	2 VERY GOOD	3 AVERAGE	4 FAIR	5 VERY POOR



1973-1979

VACANT LOT

**DWELLING DATA**  
 CONSTRUCTION 3.0 STORY 2  
 1. BLEVEL 11 BRICK 4 CONC. BLK. 7 STONE 8 METAL 9 CONC.  
 2. SPLIT-LEVEL 3 FR. & MAS. 6 TILE

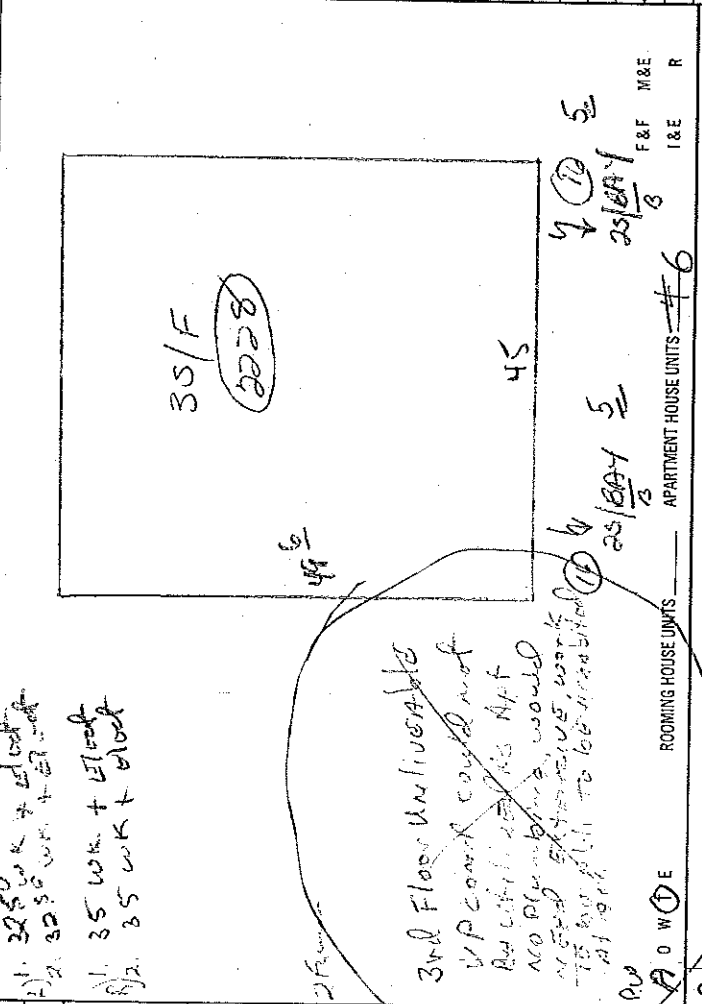
AGE 1.00 REMODELED 19  
 LIVING ACCOMMODATIONS  
 TOTAL ROOMS 30 BED ROOMS 18 FAMILY ROOMS 18 FULL BATHS 4 HALF BATHS 18 TOTAL FIXTURES 18

BASEMENT 3 PART FULL  
 FINISHED BASEMENT LIVING AREA 0 SF.  
 ATTIC PART FIN. 3 FULL FIN. 3  
 HEATING 2 FLOORS 3  
 BASE 2 AIR CON.

OTHER FEATURES  
 0 MASONRY TRIM  
 0 MODERNIZED KITCHEN  
 0 RECREATION ROOM  
 0 WOODBURNING FIREPLACE  
 0 BASEMENT GARAGE  
 0 ATTACHED GARAGE  
 TOTAL OTHER FEATURE POINTS 1

GROUND FLOOR AREA 2,228  
 ADDITION POINTS 0.10  
 GRADE FACTOR D.F. 1.0%  
 C & D FACTOR 1.10%  
 CDU 65% DEPRECIATIONS 65%

DWELLING COMPUTATIONS  
 BASE PRICE 61090  
 PLUMBING + 3900  
 BASEMENT  
 BASEMENT FINISH  
 ATTIC 3200 for 5600  
 HEATING  
 ADDITIONS + 1060  
 TOTAL BASE 60340  
 GRADE FACTOR x 1.10%  
 TOTAL 66374  
 OTHER FEATURES 64300  
 TOTAL  
 C & D FACTOR x 1.10%  
 REPLACEMENT COST 59730  
 DEPRECIATION 65%  
 R.C.L.D. 2090 11970



**OTHER BUILDINGS AND YARD**

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	01 GARAGE					%		16 FLAT BARN
2	02 CARPORT					%		17 BANK BARN
3	03 PATIO					%		18 POLE BARN
4	04 SHED					%		19 LEAN TO
5	05 POOL					%		20 IMPLEMENT SHED
6	06 BATHHOUSE					%		21 POULTRY HOUSE
7	07 SHOP					%		22 HOG HOUSE
8	08 SHELTER					%		23 MILK HOUSE
9	09 STABLE					%		24 CRIB
10	10 SUMMER KITCHEN					%		25 GRAMARY
11	11 CELLAR					%		26 BIN
12	12 WELL HOUSE					%		27 SILO
13	13 B.T. PAVING					%		28 HARVESTORE SILO
14	14 CONC. PAVING					%		29 CABIN
15	15 PAVING					%		30 MOBILE HOME
						%		00 MISC. BLDGS.

**GROSS BUILDING SUMMARY**

I.D.	USE	CONSTRUCTION	GRADE	AGE	ERECT. Y. REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL	OBSSOL.	R.C.L.D.
	APT- 6 UNITS	3 E F R	D + 10	00	1979	F.P		6280	65			23550

**COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS**

ROOFING	COMPOSITION	SLATE OR TILE	SHINGLE	EXTERIOR WALL CODES
METAL				1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE
FRAMING		B 1 1 2		2 FRAME 4 C. BLK. 6 TILE 8 METAL 0 ENAM. STL.
WOOD JOIST				EXTERIOR WALLS 2
FIRE RESISTANT				EFF. PERIMETER
FIRE PROOF				PERM. AREA RATIO
FLOORS				NO. OF UNITS 6
CONCRETE				AV. UNIT SIZE 111.4
WOOD				BSMT. SIZE 100%
TILE				SCHEDULE APT
FINISH TYPE				HT.
UNFINISHED				BASEMENT 2.55
FINISHED OPEN				FIRST 10.85
FINISHED DIVIDED				SECOND 9.85
USE				THIRD 9.85
STORE				BASE PRICE 33.10
OFFICE				B.P.A.
APARTMENT				SUB TOTAL
WAREHOUSE				LIGHTING
VACANT				HTG/AIR CON.
ABANDONED				SPRINKLER
HEATING				PARTITIONS
CENTRAL WARM AIR				INTERIOR FINISH
HOT WATER/STEAM				UNIT HEATERS
UNIT HEATERS				NO HEATING
NO HEATING				AIR COND.
AIR COND.				CENTRAL
CENTRAL				PACKAGE/UNITS
PACKAGE/UNITS				PLUMBING
PLUMBING				BATH ROOMS
BATH ROOMS				TOILET ROOMS
TOILET ROOMS				OTHER
OTHER				SPRINKLER
SPRINKLER				QTY.
QTY.				ITEM DESCRIPTION
				PLUMBING FIXTURES BASE
				PRICE
				SF/CF PRICE 33.10
				AREA/CUBE 2228
				SUB TOTAL 73750
				SPECIAL FEATURES
				ADDITIONS 1000
				TOTAL BASE 74750
				GRADE FACTOR 90%
				REPL. COST 67280
				TOTAL SPECIAL FEATURES

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP  
 CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING