

This page contains a detailed description of the Parcel ID you selected.

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Current Owner Information:

CBL 016 B008001
Land Use Type TWO FAMILY
*Verify legal use with
Inspections Division*
Property Location 72 MUNJOY ST
Owner Information C AND B REALTY LLC
71 WEST ST
PORTLAND ME 04102
Book and Page 31834/265
Legal Description 16-B-8
MUNJOY ST 72
2591 SF
Acres 0.0595

Current Assessed Valuation:

TAX ACCT NO.	2474	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$106,800.00	DANIELS RALPH B &
BUILDING VALUE	\$187,500.00	MARGARET A JTS
HOMESTEAD EXEMPTION	(\$10,000.00)	72 MUNJOY ST
NET TAXABLE - REAL ESTATE	\$284,300.00	PORTLAND ME 04101
TAX AMOUNT	\$5,686.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built 1885
Style/Structure Type OLD STYLE
Stories 2
Units 2
Bedrooms 5
Full Baths 2
Total Rooms 12
Attic NONE
Basement FULL
Square Feet 2492

[View Sketch](#)

[View Map](#)

[View Picture](#)

Outbuildings/Yard Improvements:

Building 1

This page contains a detailed description of the Parcel ID you selected.

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Current Owner Information:

Select Language ▼

CBL 016 B009001
Land Use Type VACANT LAND
*Verify legal use with
Inspections Division*
Property Location 68 MUNJOY ST
Owner Information C AND B REALTY LLC
71 WEST ST
PORTLAND ME 04102
Book and Page 31834/263
Legal Description 16-B-9
MUNJOY ST 68-70
3200 SF
Acres 0.0735

Current Assessed Valuation:

TAX ACCT NO.	2476	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$19,500.00	DANIELS RALPH B JR
BUILDING VALUE	\$0.00	& MARGARET A JTS
NET TAXABLE - REAL ESTATE	\$19,500.00	72 MUNJOY ST
		PORTLAND ME 04101
TAX AMOUNT	\$390.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 0

Year Built

Style/Structure Type VACANT LAND

Sales Information:

Sale Date	Type	Price	Book/Page
10/8/2014	LAND	\$30,960.00	31834/263

[New Search!](#)

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that we, **RALPH B. DANIELS, JR.** and **MARGARET A. DANIELS**, of Portland, County of Cumberland and State of Maine, **GRANT** to **C AND B REALTY LLC** a Maine Limited Liability Company established and existing under the laws of the State of Maine, with a mailing address of 23 Bittersweet Lane, Cumberland, ME 04021, with **QUITCLAIM COVENANTS**, the land in Portland, County of Cumberland, State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land situated on the westerly sideline of Munjoy Street, adjoining the southerly sideline of land now or formerly of Ralph B. Daniels, Jr. and Margaret A. Daniels in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as follows:

Beginning at a point on the westerly sideline of Munjoy Street, said point being distant 165 feet northerly from the intersection formed by said westerly sideline of Munjoy Street and the northerly sideline of Wilson Street, said point also marking the southeasterly corner of land now or formerly of Ralph B. Daniels, Jr. and Margaret A. Daniels; thence in a general westerly direction by the southerly sideline of land of said Ralph B. Daniels, Jr. et al and by land now or formerly of Thomas F. O'Donnell 85 feet, more or less, to land now or formerly of William T. Compston and Marian D. Compston; thence in a general southerly direction by the easterly sideline of said William T. Compston et al 40 feet to land now or formerly of Robert J. Stebbins and Georgiana S. Stebbins; thence in a general easterly direction by the northerly sideline of land of said Robert J. Stebbins et al and by land now or formerly of Patrick Murphy 83 feet, more or less, to the westerly sideline of Munjoy Street; thence in a general northerly direction by the easterly sideline of Munjoy Street 40 feet to land now or formerly of Ralph B. Daniels, Jr. et al and the point of beginning.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

The above-described premises are conveyed **SUBJECT TO** the following restrictions, covenants and agreements: The Grantors and Grantee herein, their heirs and assigns, shall not discriminate on the basis of race, color, sex, religion or national origin in the sale, lease or rental, or in the use or occupancy of the demised property or any improvements erected or to be erected thereon, or any part thereof. These covenants shall be covenants running with the land, shall be contained in any instruments from Ralph B. Daniels, Jr. and Margaret A. Daniels or from their heirs and assigns to any future Grantee

Being the same premises conveyed to the Grantors herein by Instrument of the Portland Renewal Authority dated November 30, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3152, Page 480. Reference is also made to a Quitclaim Deed Without Covenant of Portland Renewal Authority to the Grantors herein, to be recorded in the Cumberland County Registry of Deeds.

WITNESS our hands and seals this 24th day of the month of September, 2014.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Barbara A. Vostal
Witness

Ralph B. Daniels, Jr.
Ralph B. Daniels, Jr.

Witness

Margaret A. Daniels
Margaret A. Daniels

STATE OF MAINE
COUNTY OF CUMBERLAND

Sept. 24, 2014

Then personally appeared the above named Ralph B. Daniels, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara A. Vostal
Attorney at Law/Notary Public

Printed name: Barbara A. Vostal

My Commission Expires: ME BAR REG #764

Received
Recorded Register of Deeds
Oct 08, 2014 12:55:39P
Cumberland County
Pamela E. Lovley

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that we, **RALPH B. DANIELS**, sometimes also known as Ralph B. Daniels, Jr., and **MARGARET A. DANIELS**, of Portland, County of Cumberland and State of Maine, **GRANT** to **C AND B REALTY LLC** a Maine Limited Liability Company established and existing under the laws of the State of Maine, with a mailing address of 23 Bittersweet Lane, Cumberland, ME 04021, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon situated on the southwesterly sideline of Munjoy Street in said Portland and bounded and described as follows:

Beginning in the line of said street, at the northerly corner of Lot Number 8, as shown on a plan recorded in the Cumberland County Registry of Deeds in Book 189, Page 207; thence running southwesterly by Lot Number 3, as shown on said plan, seventy-four (74) feet, more or less, to a point which is within five (5) feet of halfway between said Munjoy Street and Atlantic Street; thence southeasterly parallel with said Atlantic Street thirty-five (35) feet to a stake; thence northeasterly parallel with the first escribed line seventy-four (74) feet, more or less, to said Munjoy Street; thence northwesterly by said Munjoy Street thirty-five (35) feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Francis J. Peavey and Ruth A. Peavey dated February 14, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3075, Page 583.

WITNESS our hands and seals this 24th day of the month of September, 2014.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Bernhard Kestel
Witness

Ralph B. Daniels
Ralph B. Daniels

Witness

Margaret A. Daniels
Margaret A. Daniels

STATE OF MAINE
COUNTY OF CUMBERLAND

Sept 24, 2014

Then personally appeared the above named Ralph B. Daniels and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara A. Vestal

Attorney at Law/Notary Public

Printed name: Barbara A. Vestal

My Commission Expires: ME BAR REG #764

Received
Recorded Register of Deeds
Oct 08, 2014 01:04:45P
Cumberland County
Pamela E. Lovley