



Monument St Law



Sherbrooke St

F O R E R

M.
83 1/2 Middle St 496

Warranty Deed.

FROM

Patrick Foley

TO

Joseph Balzano, Jr. et al

DATED..... June, 19 52.

State of Maine.

Cumberland ss: Registry of Deeds.

Received..... JUN 3 1952, 19 / ,

at 9 H., - M., a M., and

recorded in Book 2085 , Page 496

ATTEST:

Robert V. Carr, REGISTER.

FROM THE OFFICE OF

S.W. Hughes

No. 106. ROBERTS OFFICE SUPPLY COMPANY
Portland - Maine - Lewiston

9 -

before me,

[Handwritten signature]

Justice of the Peace

DEED OF SALE BY PERSONAL REPRESENTATIVE

(Testate)

Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, that **ANNE M. RAND**, of Portland, County of ~~Cumberland, and State of Maine~~, duly appointed and acting Personal Representative of the **ESTATE OF ANNE E. BALZANO**, deceased, testate, whose Will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, Cumberland County Probate Court Docket #2011-0911, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid **grants** to **JOANNE BALZANO-LARUSSO**, of Arlington, County of Arlington, Commonwealth of Virginia, with a mailing address of 1202 S. Monroe Street, Arlington, Virginia 22204 and **DIANNE CAVANAUGH**, of the City of Washington, District of Columbia, with a mailing address of 1833 Kilbourne Place, Washington, D.C. 20010, as tenants in common, the real property, together with any improvements thereon, located in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in said Portland on the Southeasterly corner of Waterville and Monument Streets, and bounded and described as follows: Beginning at a point made by the intersection of the Easterly line of Waterville Street, and the Southerly line of Monument Street; thence extending Eastwardly on Monument Street forty-two (42) feet, more or less, to land now or formerly of Anna M. Watson; thence Southerly along said Westerly line of said Watson's land Ninety-three and twenty-five one hundredths (93.25) feet, more or less to the lot of land that Lizzie M. Oliver conveyed to Nellie M. Gammon by deed dated May 16, 1892 recorded in Cumberland County Registry of Deeds in Book 591, Page 178; thence Westerly along said Oliver's land Forty-one (41) feet, more or less, to Waterville Street; thence Northerly along said Waterville Street ninety-four and eighty-five hundredths (94.85) feet, more or less, to the point of beginning.

Being the same premises conveyed by Patrick J. Foley to Joseph Balzano, Jr. and Anne E. Balzano as joint tenants by deed dated June 2, 1952 and recorded in said Registry of Deeds in Book 2085, Page 496. The said Joseph Balzano, Jr. predeceased Anne E. Balzano on January 26, 2007, leaving Anne E. Balzano as the surviving joint tenant.

Witness my hand and seal this 10th day of the month of July,

Current Owner Information:

CBL 016 H003001
Land Use Type SINGLE FAMILY
 Verify legal use with
 Inspections Division
Property Location 52 MONUMENT ST
Owner Information BLAZANO-LARUSSO JOANNE & DIANNE CAVANAUGH
 52 MONUMENT ST
 PORTLAND ME 04101
Book and Page 30820/270
Legal Description 16-H-3
 MONUMENT ST 52-54
 WATERVILLE ST 75-81
 3856 SF
Acres 0.0885

Current Assessed Valuation:

TAX ACCT NO.	2672	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$108,800.00	BALZANO ANNE E
BUILDING VALUE	\$168,800.00	52 MONUMENT ST
HOMESTEAD EXEMPTION	(\$10,000.00)	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$267,600.00	
TAX AMOUNT	\$5,194.12	

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

Building Information:

Building 1

Year Built	1880
Style/Structure Type	OLD STYLE
# Stories	2
# Units	1
Bedrooms	5
Full Baths	2
Total Rooms	10
Attic	FULL FINSH
Basement	FULL
Square Feet	2170



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Sales Information:

Sale Date	Type	Price	Book/Page
7/10/2013	LAND + BUILDING	\$0.00	30820/270
1/26/2007	LAND + BUILDING	\$0.00	/