Inspections Division
Date: 12/11/13
52 Monument St
WATERVILLE ST
SHERBROOKE ST
016 H003
52
016 H002
48
016 H001
44
016 H004
74
016 H011
72
016 H005
3
016 H006
016 H007
016 H008
016 H009
016 H010
65
016 H012
016 H013
016 E012
HADLEY COMMONS CONDO
77
75
016 E023
65
016 E014
61
016 G004
90
45
1465
47
016 G006
1890
51
2800
53
016 G007
017 E001
62
017 E002
74
017 E003
72
017 E004
70
017 E017
CASA 62 CONDO
3200
016 I001
56
016 I002
8
016 I006
4811

Inspections Division
Date: 12/11/13

M.

83 1/2 Middle St 496

Inspections Div
Date: 12/11/13

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. Cran, REGISTER.

FROM THE OFFICE OF

S.W.Hughes

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

9 —

Inspections Division
Date: 12/11/13

MAINE REAL ESTATE TAX PAID

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

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,

Inspections Division
Date: 12/11/13

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
LAND VALUE	$108,800.00
BUILDING VALUE	$168,800.00
HOMESTEAD EXEMPTION	($10,000.00)
NET TAXABLE - REAL ESTATE	$267,600.00
TAX AMOUNT	$5,194.12

OWNER OF RECORD AS OF APRIL 2013
BALZANO ANNE E

52 MONUMENT ST
PORTLAND ME 04101

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

View Sketch View Map View Picture

Sales Information:

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