

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING DEPARTMENT**

# PERMIT

Permit Number: 021397

This is to certify that Hacienda Llc The/Applicant  
has permission to Change of Use from Multi Family to 5 Condomin  
AT 49 Sheridan St Portland, OR 97201 017 B012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or occupied. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1397	Issue Date:	CBL: 017 B012001
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Location of Construction: 49 Sheridan St <i>87 Monument St</i>	Owner Name: Hacienda Llc The	Owner Address: Po Box 427	Phone: 761-9045
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: <i>R-6</i>

Past Use: Multi family/5 Units	Proposed Use: Condominiums/5 Units	Permit Fee: \$530.00	Cost of Work: \$30.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i> <i>11/6/03</i>
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:  
Change of Use from Multi Family to 5 Condominiums  
*Legal per Assessors: No-1957 Directory: 5 D.U. No change in # of units permitted*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 12/23/2002	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>11/10/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1397	Date Applied For: 12/23/2002	CBL: 017 B012001
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Location of Construction: 49 Sheridan St	Owner Name: Hacienda Llc The	Owner Address: Po Box 427	Phone: ( ) 761-9045
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Condominiums/5 Units	Proposed Project Description: Change of Use from Multi Family to 5 Condominiums
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/10/2003

**Note:** 12/31/02 sent letter to owner - notice to the tenants was deficient- no tenants rights inserted in notice as required by ordinance - Tenants shall be renoticed and copies submitted to City.      **Ok to Issue:**

1/7/03 owner dropped off 3 revised tenant notices - waiting for the other two notices  
1/10/2003 Owner dropped of one revised letter and a letter from a tenant who already moved out of the bldg.

- PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- This property shall remain a five (5) family dwelling. Any change of use shall require a separate permit application for review and approval.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 01/17/2003

**Note:**      **Ok to Issue:**

- This permit authorizes no building construction or alteration, simply a change in the form of ownership. MJN

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 01/14/2003

**Note:**      **Ok to Issue:**

- smoke detectors shall be hard-wired
- the furnace shall be seperated with a one hour rated enclosure or smoke protected with a domestic sprinkler
- vertical openings shall be fire-rated with a minimum of one hour seperation

02-1397

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

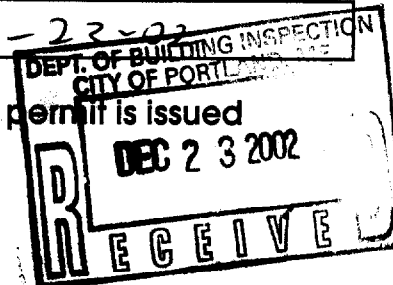
Location/Address of Construction: <u>NW 49 Sheridan / 87 Movement</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>17</u> Block# <u>B</u> Lot# <u>012</u>	Owner: <u>The Hacienda LLC. Matthew Alcorn, William Alcorn</u>	Telephone: <u>(503) 671-5325 761 9045 (H) &amp; cell</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Matthew W. Alcorn 4 Macy St. Portland, Me. 04102 7619045(H) 6715325 (C)</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>125.00</u> <u>5</u> units @ \$25.00 per unit \$ <u>125.00</u> <u>Call 875.00</u>
Current use: <u>5 aparts</u> number of units: <u>5</u>	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;">           Total \$530.00         </div>	
Purposed use: <u>5 units</u> number of units: <u>5 condos</u>		
Project description: <u>change of use Condo conversion</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Matthew Alcorn (above)</u>		
Mailing address: <u>Above</u>		
Phone: <u>Above</u>		

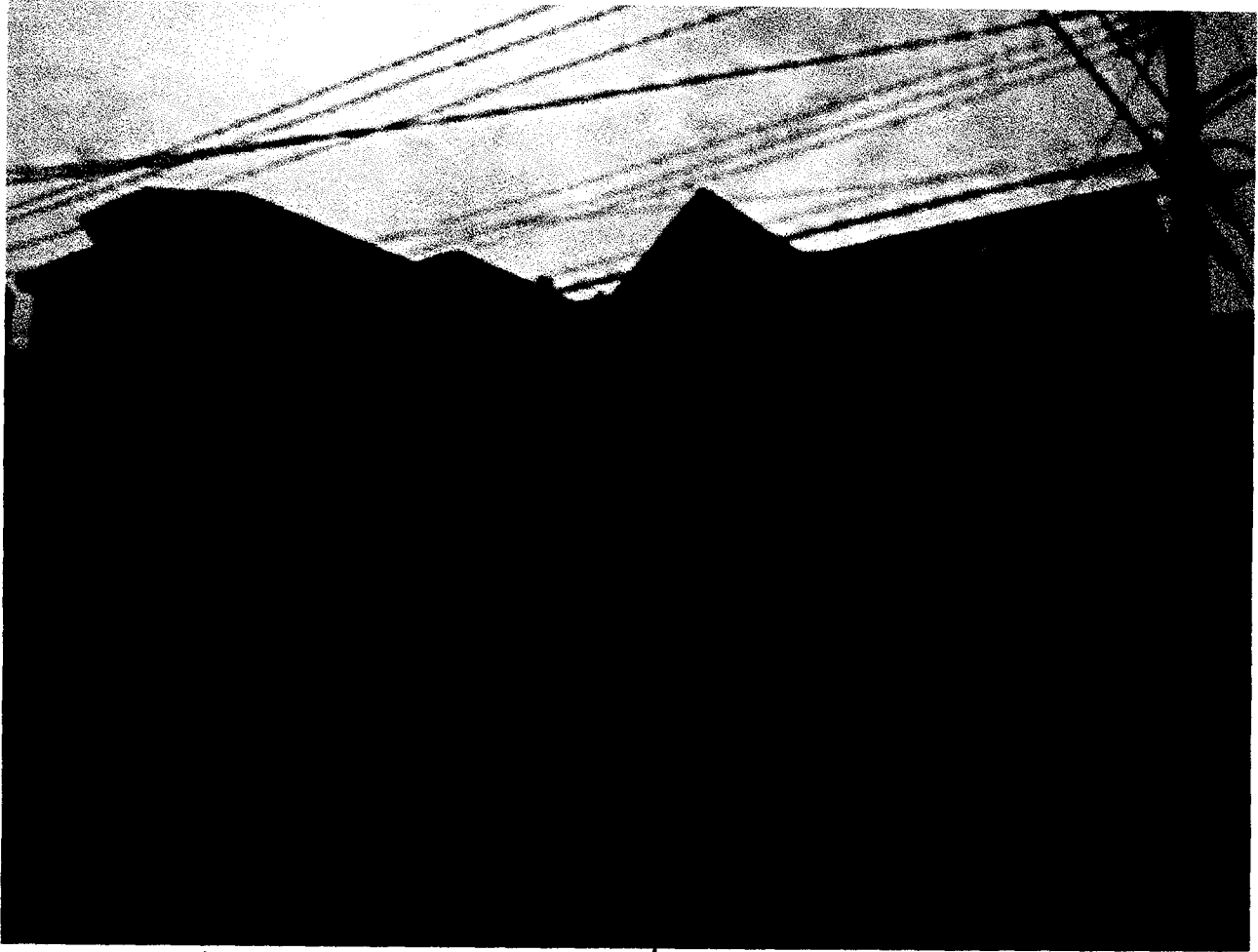
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>MM Alcorn</u>	Date: <u>12-23-02</u>
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This is not a permit, you may not commence ANY work until the permit is issued





Apt # 1 - <sup>11/19</sup> Megan Viens & <sup>11/6/03 revised</sup> Chelsea Briggs (87manmet)  
 → <sup>11/19</sup> Peter Viens & Nick Knolton - 49 Sheridan St <sup>11/6/03 revised</sup>  
 Apt # 2 - <sup>11/19</sup> Sally Bechtle - (87man.) - 4 yrs? / <sup>11/19</sup> Jan & Dan Whitney <sup>11/6/03</sup>  
 Apt # 3 - <sup>11/15</sup> Heather McManis & Current Roommate (49 Sheridan St) - <sup>11/6/03 revised</sup>  
~~Apt # 4~~ <sup>11/19/03</sup> copy of letter explaining her leaving  
~~Apt # 5~~

11/7/03 only <sup>copies of</sup> 3 letters received

017-B-012

January 6, 2003

Jonathan Whitney

49 Sheriden st. apt. #2  
Portland, Me. 04102

Dear Jon Whitney,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 159,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspections Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703) "

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

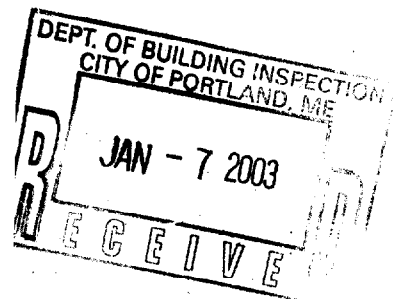
Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA

*Change the fourth  
letter, ~~interest~~ the  
copy of which, I left  
in the car, ~~says~~  
includes the necessary  
paraphrase  
Thank you, M.W.A.*



4 Macy st  
Portland, Me. 04102

017-B-00

January 6, 2003

Peter Viens and Nick Knotton  
49 Sheriden st. apt. #1  
Portland, Me. 04102

Dear Nick and Pete,

As may have been obvious lately, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or to go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspections Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703) "

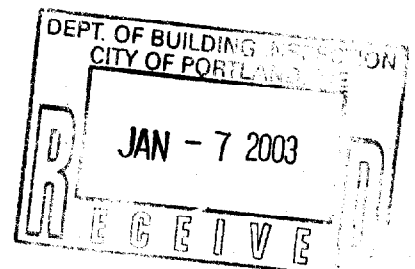
You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA



017-B-012

January 6, 2003

Sally Bechtle  
87 monument st. apt. #2  
Portland, Me. 04102

Dear Sally,

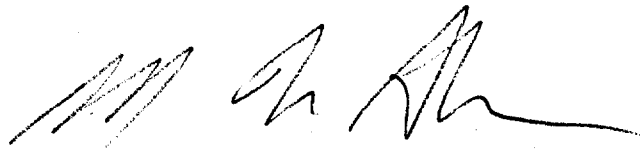
As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 239,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

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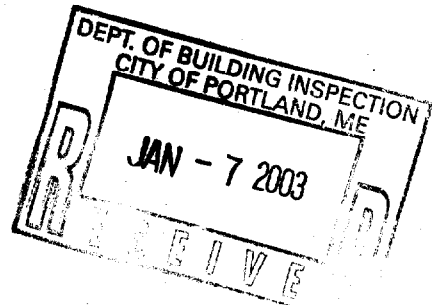
Let me if you have questions.

Sincerely,



Matthew W. Alcorn  
The Hacienda LLC

MWA





4 Macy st  
Portland, Me. 04102

January 6, 2003

Meagan Viens and Chealsea Bragg  
87 monument st. apt. #1  
Portland, Me. 04102

Dear Meagan and Chelsea,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

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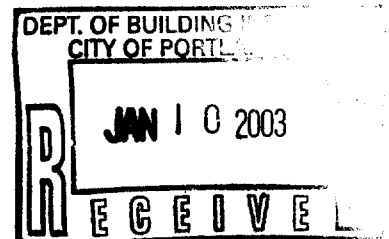
You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA



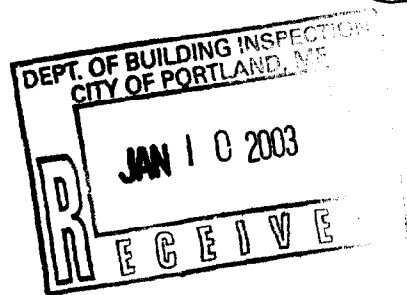
RE 49 Sheridan

January 9, 2003

Dear Marge,

This letter is to inform you that I left  
49 Sheridan St. #3 willingly - as I did not want to  
purchase the apartment. I am aware that I  
had 120 days, but found a place sooner. I left  
Sheridan St. on good terms. If you have any  
further question please feel free to contact me  
at: 33 Columbia Rd. Portland, Me 04103 #207-775-1879.

Thank you.  
Heather McManis



CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: \_\_\_\_\_ Assessor's chart: \_\_\_\_\_  
Block: \_\_\_\_\_  
Lot: \_\_\_\_\_

Name of Owner: The Hacienda LLC - Matthew W. Akorn

Address: 4 Macy St. Portland, Me. 04102

Telephone No.: 761-9045 (home) 671-5325 (cell)

Name of Project: "Monument St. Vistas"

No of Units to be Converted: 5

No. of Units applying for: 5

No. of Units in structure 5

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds \_\_\_\_\_

Approved by: \_\_\_\_\_

ZONING: \_\_\_\_\_ Date: \_\_\_\_\_

No. of units approved (circle)

Fire Dept: ... 1 3 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

Plumbing: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

Elec: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

Bldg. & Housing: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

Comments: \_\_\_\_\_

CONDOMINIUM CONVERSION APPLICATION  
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?  
 yes                      no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code?    yes                      no
6. Have relocation referrals and assistance been provided to tenants on demand?  
 yes                      no

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: .....

2. Number of units before conversion:

- units with 1 bedroom;
- 3   units with 2 bedrooms;
- 2 units with 3 or more bedrooms;

3. Monthly rent (range)  
(specify with or without util.)

750 - 800 (with)  
750 - 975 (with)

4. Number of units after conversion:

- 0   units with 1 bedroom;
- 3   units with 2 bedrooms;
- 2   units with 3 or more bedrooms;

5. Purchase Price (range)

1,49,000 - 229,000  
139,000 - 149,000

6. Length of time building owned by applicant? 6 1/2 years

7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit

Yes      No  (Please circle applicable permit type.)

8. Type and cost of building improvements associated with this conversion that do not require permits:

- \$ 2,000 exterior walls, windows, doors, roof
- \$      insulation
- \$ 30,000 interior cosmetic (wall/floor/refinishing, etc.)
- \$      other (specify) .....
- none



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

December 31, 2002

Matthew W. Alcorn  
The Hacienda LLC  
4 Macy St.  
Portland, Maine 04102

RE: 49 Sheridan Street & 87 Monument Street – 017-B-012 – R-6 Zone

Dear Matthew,

I am in receipt of your permit application to allow a conversion from five (5) rental dwelling units to five (5) condominium units. Your notice of intent to convert that you gave your tenants is deficient. Section 14-568 (copy attached) states that you SHALL add a specific reference to tenants rights within your notice to the tenants. None of the notices contained this required notice. **It shall be necessary to re-notice your tenants with the required statement and submit those re-notices to this office.**

Your permit shall be on hold until this requirement has been completed and the re-noticing has been reviewed for compliance.

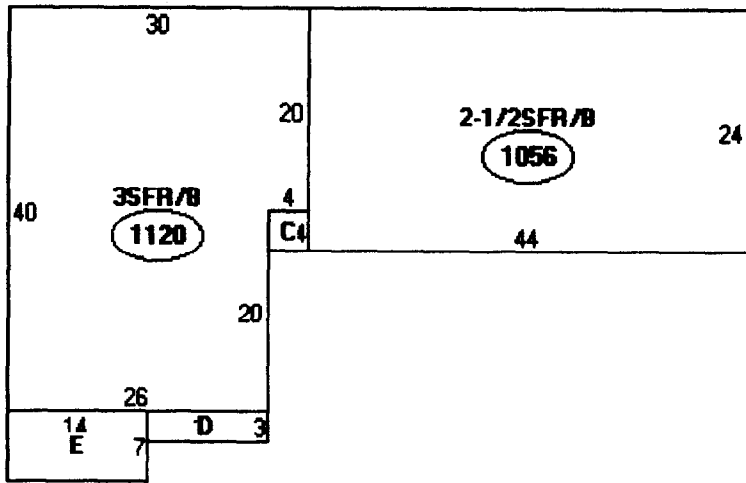
If you have any questions, please do not hesitate to contact me at this office.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing & Neighborhood Services Div. Director  
File



- Describe:  
A: 3SFR/B  
1120 sqf  
B: 2-1/2SFI  
1056 sqf  
C: 2SFR  
16 sqft  
D: 3SFRBA  
36 sqft  
E: OFP  
98 sqft



4 Macy st  
Portland, Me. 04102

Hacienda Copy

November 19, 2002

Jonathan Whitney

49 Sheriden st. apt. #2  
Portland, Me. 04102

My Copy

Dear Jon Whitney,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to stay or go. The price of 159,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA

4 Macy st  
Portland, Me. 04102

Hacienda Copy

November 19, 2002

Sally Bechtle  
87 monument st. apt. #2  
Portland, Me. 04102

Dear Sally,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 239,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA

*Hacienda Copy*

4 Macy st  
Portland, Me. 04102

November 19, 2002

Meagan Viens and Chealsea Bragg  
87 monument st. apt. #1  
Portland, Me. 04102

Dear Meagan and Chelsea,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

We reserve the option to not sell your condo and continue to sublet it to you if you should have an interest in doing so.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA

4 Macy st  
Portland, Me. 04102

*My copy*

November 15, 2002

Heather McManis and Current Room-mate  
49 Sheriden st. apt. #3  
Portland, Me. 04102

Dear Heather McManis,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy or not, to stay or go. The price of 189,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA

4 Macy st  
Portland, Me. 04102

*Hacienda Copy*

November 19, 2002

Peter Viens and Nick Knolton  
49 Sheriden st. apt. #1  
Portland, Me. 04102

Dear Nick and Pete,

As may have been obvious lately, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or to go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcom  
The Hacienda LLC

MWA

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47, 49. Sheridan St. / 37 Monument St. Portland Me.

NUMBER OF UNITS: 5

TENANT NAME: Sally Bechtle

TENANT'S UNIT #: # 2 Monument St.

TENANT'S TEL. #: 780-1525

TENANT'S PRESENT ANNUAL INCOME: 12,000<sup>00</sup>

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 2

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "The Hacienda LLC." Matthew Alcorn,  
4 Macy St. Portland

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL  
Cosmetic: New appliances, Storage space in basement



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47, 49 Sheridan St. / 87 Monument St.

NUMBER OF UNITS: 5

TENANT NAME: Peter Viens + new (\*2 weeks) Room-mate

TENANT'S UNIT #: # 1 Sheridan St.

TENANT'S TEL. #: 632-0446

TENANT'S PRESENT ANNUAL INCOME: \$ 35,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1.5

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" Matthew Alcorn, 4 Macy St.  
Portland, Me. 04102 and William Alcorn, P.O. Box 462 Vinalhaven, Me. 06322-46  
(207) 761-9045

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL  
New appliances, Carpets Sanded floors etc. New Storage Spaces  
in basement.



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47, 49 Sheridan St. / 67 Monument

NUMBER OF UNITS: 5

TENANT NAME: Heather McManis and Roomate

TENANT'S UNIT #: #3 49 Sheridan St.

TENANT'S TEL. #: 775-1279

TENANT'S PRESENT ANNUAL INCOME: 28,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 4

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" - Matthew Alcorn  
4 Macy St Portland, Me 04102 761-9045 and William Alcorn P.O. Box  
462 Vinalhaven, Me. 863-2246

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Cosmetic - Storage spaces in basement





CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47/49 Sheridan St / 87 Monument St.

NUMBER OF UNITS: 5

TENANT NAME: Jonathan Whitney / Room-mate - Chris

TENANT'S UNIT #: #2 @ 49 Sheridan St.

TENANT'S TEL. #: 650-6532

TENANT'S PRESENT ANNUAL INCOME: John Whitney - \$20,000 (Student)  
Chris - Roommate \$25,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: \_\_\_\_\_

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" Matthew Alcorn  
4 Macy St. Portland, Me. 04102 / William W. Alcorn P.O. Box 462 Vinuilhaden, ME  
761-9045 863-2246

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Cosmetic items like new carpets, appliances, paint, hard-wired  
smoke detectors - enclosed storage spaces in basement



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: \$ 47, 49 Sheridan St / \$7 Monument St.

NUMBER OF UNITS: 5

TENANT NAME: Meagan Viens + Chelsea Bragg

TENANT'S UNIT #: # 1 Monument St.

TENANT'S TEL. #: 874-4903

TENANT'S PRESENT ANNUAL INCOME: Meagan Viens \$12,000 / Chelsea Bragg \$16,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 3

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" Matthew Alcorn, 4 Macy St Portland, Me. 04102 761-9045 / William Alcorn P.O. Box 462 Vinalhaven, Me. 8632246

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**

New appliances, carpets, paint, etc. New enclosed storage spaces in basement

TWENTY-TWO MONUMENT SQUARE PORTLAND 3, MAINE

COMPLETE INSURANCE PROTECTION FOR INDUSTRY AND INDIVIDUALS

Shelton Jordan & Co.



Right

- Frederick Halberts @ Δ2-8738
- Raymond E Jensen @ Δ4-1839
- Frederick N Allen @ Δ2-1624
- Llewellyn F Sherrard @ Δ3-4237
- Harold C Husking Δ3-1198
- 53 Rev Cornelius H Clark Δ3-4262

SENECA ROAD—PEAKS ISLAND  
From Seashore avenue to Belvidere road

SEVENTH STREET  
WARD 9

—UNACCEPTED—

- 77 Lexington avenue to Barden
- Mrs Maude E Moody @ Δ2-4495
- Joseph E Turcotte @ Δ2-0953

SEWALL STREET  
WARD 8

- 1234 Congress to MCRB
- Roger's Bakery Δ2-4068
- Peter J Rogers Δ5-0220
- J Richard Van Blarcom @ Δ2-6274
- Louis E Albert @ Δ2-8824
- Matthew J Leonard @ Δ4-5186
- Robert R Towne @ Δ3-1476
- Lewis H Higgins @ Δ2-5905
- John P Dimmer Δ3-5364

SEWER STREET  
WARD 9

—UNACCEPTED—

- 165 Walton

SHEFFIELD STREET  
WARD 7

- 118 Brighton avenue
- Merton E Davis @ Δ2-8786
- Harrison C Lyseth @ Δ3-1029
- 9 Harold R Howard @ Δ4-4315
- 15 Mrs Margaret M Pudor @ Δ2-1267
- 16 Henry P Johnson @ Δ2-6962
- 21 Edward P Hacker @ Δ3-7627
- 22 William A Lowell @ Δ2-2027
- 27 Sherman K Crockett Δ2-4876
- 28 Julius Greenstein @ Δ4-1241
- 31 Rev Bernard M Hanninger Δ3-2848
- 32 Benjamin Goldberg @ Δ2-5501
- 33 Alvah E Hill @ Δ2-2512
- 35 Gerald A Slosberg @ Δ4-3487
- 36 Chester R Knowles @ Δ3-6114
- 38 Ralph A MacLean @ Δ3-5738
- 43 W Mayo Payson @ Δ3-2862
- 44 Harry C Libby @ Δ3-1652
- 45 Frank A Bell Δ4-0648

SHEPHERD STREET—PEAKS ISLAND  
From A to Brackett avenue

SHEPPLY STREET  
WARD 5

- 28 Casco to 91 Oak
- 1 Maynard (The) lodg
- Mrs Elizabeth Henderson nurse
- 5 Mrs Mary Gillispie
- 7 James L Allen Δ4-9760
- Odber Brown
- 11 Miles Standish Apts Δ4-5773
- Alverdo R Small supt apt 1 Δ4-3773
- Arlyn T Whitney apt 2
- Vacant apt 3
- Mrs Elizabeth M Perry apt 4
- Ethel Seeley apt 5
- Alice D Nurse apt 6
- Clarence C Hanselman apt 7
- Frank Varnum apt 8
- Mrs A Marie Moulton apt 21
- John H Tucker apt 22
- Michael A Curatola apt 23
- Leonard H Bean apt 24
- Allie J Sablon apt 25
- Harry B Wells apt 26
- Mrs Carrie Libby apt 27
- John C Burns apt 28
- Evelyn Nottage apt 31
- William H Bigelow apt 32
- Gerald Baker apt 33
- Glen Ring apt 34

Left Right

- Joyce Adams apt 35
- Mrs Ella L Talbot apt 36
- Mrs Mabel Finch apt 37
- Frank B Smith apt 38
- Edith W Smith apt 41 Δ4-4794
- Fern Brown apt 42
- Eugene C Smith apt 43 Δ3-1907
- Thomas A Feeney apt 44
- Sydney Smith jr apt 45
- Alfred K Martin apt 46 Δ4-1620
- John I Wright apt 47
- Everett S Skillings apt 48
- Edward F Grindle apt 51
- Mrs Edith McCormick apt 52
- Earl F Keller apt 53
- Emma M Sawyer apt 54 Δ2-7916
- Elwood G Bessey apt 55
- Albert O Boss apt 56
- Vacant apt 57
- Elva Williams apt 58
- 15 The Fessenden Apts Δ4-2108
- Mrs Bertha M Seabury apt 1
- Mrs Elsie F Briggs apt 2 Δ3-5892
- Mariam Foss apt 3
- Irene Daly apt 4
- Mrs Elizabeth A Greene apt 5
- George E Poulos apt 6
- William Little apt 7 Δ2-0947
- Martha V Littlefield apt 8
- Edna V Jackson apt 9 Δ4-9674
- Vena E Follette apt 10
- Annie A Baton apt 11
- Horace O Patterson apt 12
- George A Robinson apt A
- Nicholas Kyros apt B
- Daniel J Buckley apt C
- Duncan M McKeough apt D Δ2-4170
- Mrs Mabel A Elwell apt E
- Sophia Kyros @ apt F
- Ira E Ball jr apt G
- James F Carroll apt H
- 23 Helen M Shaw Δ4-4363
- Frederick E Wyman

SHERBROOKE STREET  
WARD 1

- 66 St Lawrence to 43 Waterville
- 1 Wilbur F Blake
- 3 Herbert S Nixon
- William R Petty Δ4-5048
- Robert J Dee Δ3-1492
- Mrs Mildred A Dee nurse
- Kenneth E MacVane Δ2-3637
- Russell M Beal
- John P Quincannon
- 3 1/2 Ralph W Austin jr
- 4 Mrs Eva A Richardson @ Δ4-0294
- 8 Mrs Nora A Burke @ Δ4-0591

SHERIDAN STREET  
WARDS 1, 2

- 53 Adams to 88 Walnut
- 5 Vito Blunda @ Δ3-4105
- Mrs Linda E Johnson Δ3-4353
- 11 Matthew Tucci Δ3-5904
- Mrs Barbara M Feeney Δ2-2170
- Edward B Geary Δ4-6471
- 13 Ralph J Grimaldi @ Δ2-9640
- Edwin F Darling jr
- Fred W Bickford
- 14 Mrs Katherine W Folan @ Δ2-1522
- 16 (rear) Charles H L Libby @ Δ3-9783
- 18 CAREY LANE ends
- Rudy A Ferrante
- Charles E Dexter Δ4-0224
- Margaret E Connelly
- 20 Stanley W Posdzniak Δ3-8222
- Mrs Margaret O'Malley
- Martin J McDonough Δ3-0500
- 21 Antonio DiPietrantonio plmbr and h @ Δ2-1270
- 23 Aime A Bernier
- Laurier A Laveault
- Alice A Devine Δ3-8029
- Louis D Cameron Δ4-7588
- Mrs Mildred A Cameron nurse and r Δ4-7588
- Vacant
- 25 Joseph M Gorham @ Δ3-4010
- 25a Martin J Murphy Δ3-5285
- F Carolyn Ostman
- 26 Michael E McDonough Δ3-3338
- John J Haley Δ2-9565
- Mrs Maud E Kennedy Δ2-7637
- 29 George M Bidwell Δ5-0853
- Thomas J Folan Δ2-6083
- Walter F Sweeney jr
- James J Brown
- 30 Mrs Ella N Leighton Δ3-3168
- Arthur N Gikas Δ4-8756
- 31 Edward L Cash Δ3-9757
- Harold C Stokes

Left Right

- John A Slack Δ5-1307
- (rear) John F Dorler Δ4-8128
- 33 Beatrice D Brown
- Mortiel J Amoroso @ Δ3-1538
- Michael J Herward @ Δ3-1538
- John J Howard
- 41 MONUMENT STREET crosses
- James H ... Δ3-5419
- 49 Margaret J Halpin
- 49a Joseph R Moran Δ3-0814
- Mrs Jessie M Crandall Δ3-5233
- 53 Frank S Daley Δ3-1441
- Clifford S Jackson Δ3-3548
- George J Cettley
- 54 Mrs Elizabeth J Napoleone Δ5-0797
- 55 Mrs Mary A Flaherty @ Δ4-0150
- 57 James J Connolly
- Mrs Rena Dibblee
- James L Ferrante
- 65 CONGRESS STREET crosses
- 71 Martin J Greeley
- 72 Dewey A Martin
- 73 James V Pellegrino Δ4-8048
- 74 Vacant
- Arthur L Loring @ Δ3-3185
- 75 Marco Colello
- Matteo Colello jr Δ4-5021
- 87 CUMBERLAND AVENUE crosses
- John W Booker
- Hollis Hitchcock
- 89 Lorne S Ellis trucking and h Δ2-0492
- John B Collins @ Δ2-7687
- Llewellyn R Winship @ Δ3-5532
- 91 Patrick H Feeney @ Δ2-4127
- 92 Mrs Mary M Vassar @ Δ4-0827
- 99 Lyndon E Harris Δ2-3687
- Mary B Hennessy @ Δ2-4158
- 100 Genovino Diereccho
- Monty H Reidle @
- 103 Felix E Ferrante
- Phillip T Lombardi Δ4-4268
- Norman O Egeland
- (rear) Leland J Arris
- 105 John J MacDonald
- Herman B Burkman Δ3-9842
- 106 Mrs Anne G Lydon @ Δ2-0492
- M Lamont Spearin
- Vacant
- 107 Daniel J Hannigan Δ2-9049
- 109 Francis E Caterina @ Δ3-6135
- Freeland E Small Δ2-2541
- 110 Louis G Loring Δ3-2738
- 111 Arnold F Thomas Δ2-2287
- William H Reidy Δ5-1577
- Richard A Record
- 115 Private garages
- Phillip F Bossetti Δ2-4050
- 116 John B Reidy Δ3-1961
- 117 William G Shea @ Δ3-6261
- 120 Florence B Dixon Δ4-7119
- 121 James A Quinn carp and h @ Δ2-8922
- 125 Anthony E Caterina Δ3-1005
- Laura M Gorrivan Δ3-4087
- Sadie L Gorrivan Δ3-0414
- 144 MARION STREET begins
- 165 Mary F McCartney @ Δ2-1307
- 169 Vacant
- 179 John Lucas Tree Expert Co Inc Δ2-0696
- 183 WALNUT STREET crosses
- Ralph Daniels
- 196 Mrs Lillian A Barley Δ4-8998
- Frank J Fogg @

SHERMAN STREET  
WARDS 5, 6

- From 216 High to 31 Deering avenue
- 1 Mrs Birdelle S Norris apt 1
- Mrs Helen M Tardiff apt 2
- Mrs Jennie H Roy apt 3 Δ4-8062
- Mrs Margaret N Constantine apt 4
- Phillip Doukas apt 5 Δ2-2970
- 3 Mrs Margaret L Foster apt 6 Δ3-1426
- Bowdoin N Gregson apt 7
- Robert J Paulin apt 8
- Ralph Willette jr apt 9
- Ernest M Gullifer apt 10 Δ2-4746
- 5 Thomas J ... @ Δ3-1165
- 7 Herbert H Roma Δ3-2163
- Leo V Parker Δ2-2785
- 8 Mrs Helena G Poulin lodg Δ3-9121
- Leo J Poulin Δ4-8047
- 9 Mrs Laura A Taylor lodg and h @ Δ2-2124
- 11 Carlton L Tucker naturopath and h
- Mrs Laura B Doten @ Δ2-0763
- 14 Immanuel Lutheran Church
- 15 Samuel Fineberg @ Δ3-5086
- 16 Harold T George Δ5-1085
- 17 Howard J Spear Δ2-9786





# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	ELDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	87-89	Monument		1 of 2			5		17	B	12	

TAXPAYER ADDRESS AND DESCRIPTION

JOHNSTON ANNIE M  
157 CONGRESS ST.  
CITY

LAND & BLDGS. MONUMENT ST. #87-89 & SHERIDAN ST. #45-49 ASSESSORS PLAN 17-B-12 AREA 3440 SQ. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
42 ft	80	20 <sup>00</sup>	91	18 <sup>00</sup>	760	
					+ 80	
TOTAL VALUE LAND					840	846
TOTAL VALUE BUILDINGS					6950	6960
TOTAL VALUE LAND AND BUILDINGS					7790	
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
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
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
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	ORIG. COST	RENTAL	45
YEAR	SALE PRICE	EXPENSE	500
YEAR	U. S. R. S.	NET	1080 + 580

YEAR	ORIG. COST	RENTAL	45
YEAR	SALE PRICE	EXPENSE	500
YEAR	U. S. R. S.	NET	1080 + 580

	ASSESSMENT RECORD	INCREASE	DECREASE
1950	LAND	650	
1950	BLDGS.	1,025	
1950	TOTAL	1,675	
1951	LAND	500	
1951	BLDGS.	4,150	
1951	TOTAL	4,650	
1960	LAND	500	
1960	BLDGS.	1,175	25
1960	TOTAL	4,675	
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		

YEAR 19

YEAR 19

1ST 80  
2ND 80 EST  
3RD 80 EST  
TOTAL 240 30 x 12 1080 EST  
12/15/59 0359 A.M.M.

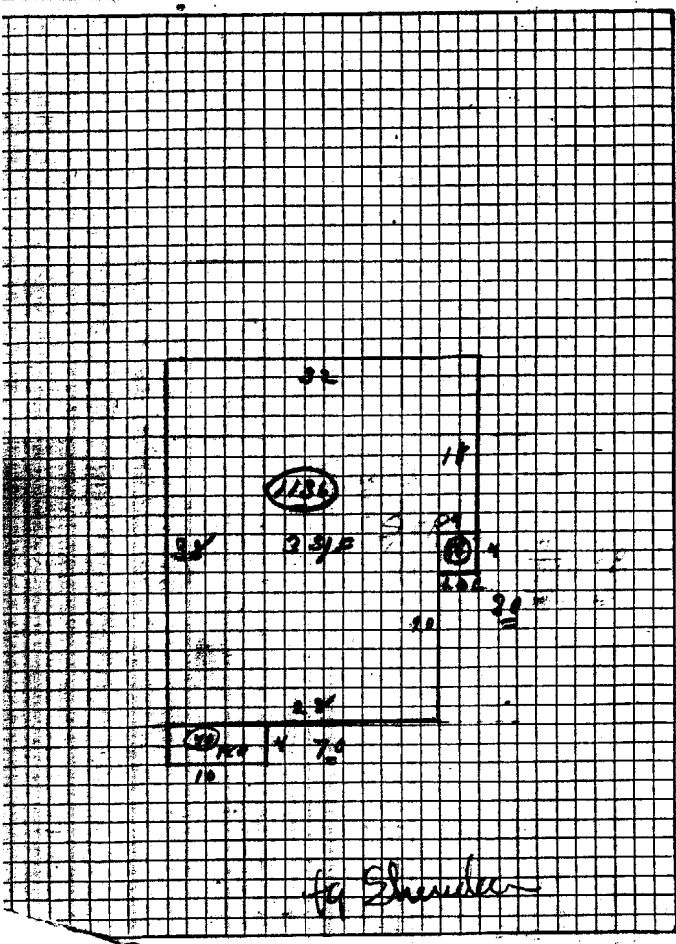
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CONSTRUCTION

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			LAVATORY		
CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	2	
1/4 1/2 3/4			B	1 2 3	STD. WAT. HEAT	✓	
NO. CELLAR		CEMENT			AUTO. WAT. HEAT	✓	
EXTERIOR WALLS		EARTH			ELECT. WAT. SYST.		
CLAPBOARDS	✓	PINE	✓	✓	LAUNDRY TUBS		
WIDE SIDING		HARDWOOD			NO PLUMBING		
DROP SIDING		TERRAZZO			TILING		
NO SHEATHING		TILE			BATH FL. & WCOT.		
WOOD SHINGLES					TOILET FL. & WCOT.		
ASBES. SHINGLES					LIGHTING		
STUCCO ON FRAME		ATTIC FLR. & STAIRS			ELECTRIC	✓	
STUCCO ON TILE		INTERIOR FINISH			NO LIGHTING		
BRICK VENEER			B	1 2 3	NO. OF ROOMS		
BRICK ON TILE		PINE		✓	BSMT.		
SOLID BRICK		HARDWOOD		✓	2ND	6	
STONE VENEER		PLASTER		✓	1ST	6	
CONC. OR CIND. BL.		UNFINISHED	✓	✓	3RD	2	
		METAL CLG.			OCCUPANCY		
TERRA COTTA					SINGLE FAMILY		
VITROLITE					TWO FAMILY	✓	
PLATE GLASS		RECREAT. ROOM			APARTMENT	✓	
INSULATION		FINISHED ATTIC			STORE		
WEATHERSTRIP		FIREPLACE			THEATRE		
					HOTEL		
ROOFING		HEATING			OFFICES		
ASPH. SHINGLES	✓	PIPELESS FURNACE			WAREHOUSE		
WOOD SHINGLES		HOT AIR FURNACE			COMM. GARAGE		
ASBES. SHINGLES		FORCED AIR FURN.			GAS STATION		
SLATE TILE		STEAM		✓	ECONOMIC CLASS		
METAL		HOT WAT. OR VAPOR		✓	OVER BUILT		
COMPOSITION		NO HEATING	2-3	✓	UNDER BUILT		
ROLL ROOFING		GAS BURNER			DT. 4-6-50	AR. 7	
INSULATION		OIL BURNER			LD. 98	PD. 5	
		STOKER			MS. 98	CK. 1	

APT. COMPUTATIONS

UNIT	1951		
1136 S. F.	9590		
S. F.			
ADDITIONS	+100		
1-3/8/24	+160		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	-100		
PLUMBING	-350		
TILING			
TOTAL	8790		
FACT + 5	+80		
REP. VAL.	9270	9320	



SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
APT	A	3	9/58		F	9270	50	4640	10	4180	2500	5
	B							CHAS. = 2970			1600	1
	C					9320	50	4660	10	4190	2525	6
	D											
	E											
	F											
	G											
YEAR	1951					1951 TOTAL BLDGS.				6950	4180	
TAX VAL.						19					19	
OLD VAL.	4450					19					19	
CHANGE						19					19	

# REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS. <i>87-89</i>	STREET <i>Monument</i>	BLDG. NO.	CARD NO. <i>2 OF 2</i>	DEVELOPMENT NO.	AREA	DIST. <i>5</i>	ZONE	CHART <i>17</i>	BLOCK <i>B</i>	LOT <i>12</i>	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
						TOPOGRAPHY		IMPROVEMENTS	
						LEVEL		WATER	
						HIGH		SEWER	
						LOW		GAS	
						ROLLING		ELECTRICITY	
						SWAMPY		ALL UTILITIES	
						STREET		TREND OF DISTRICT	
						PAVED		IMPROVING	
						SEMI-IMPROVED		STATIC	
						DIRT		DECLINING	
						SIDEWALK			
						TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
<i>SEE CARD 1 OF 2</i>						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD			
	INCREASE	DECREASE	
1950			
1951			
1952			

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

19			
19			
19			
19			
19			

TAXPAYER'S	ORIG. COST	RENTAL
TAXPAYER'S	SALE PRICE	EXPENSE
NET	<i>580</i>	



**RECORD OF BUILDINGS**

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

197 24  
240 24  
TOTAL 98  
41212 576  
**2 DA**

**CONSTRUCTION**

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		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE	✓ ✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS	✓	ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓ ✓	BSMT.	
SOLID BRICK		HARDWOOD		2ND	5
STONE VENEER		PLASTER	✓ ✓	1ST	5
CONC. OR CIND. BL.		UNFINISHED		3RD	2
TERRA COTTA		METAL CLG.		OCCUPANCY	
VITROLITE				SINGLE FAMILY	
PLATE GLASS		RECREAT. ROOM		TWO FAMILY	✓
INSULATION		FINISHED ATTIC	2 ✓	APARTMENT	
WEATHERSTRIP		FIREPLACE		STORE	
ROOFING		HEATING		THEATRE	
ASPH. SHINGLES	✓	PIPELESS FURNACE	✓	HOTEL	
WOOD SHINGLES		HOT AIR FURNACE		OFFICES	
ASBES. SHINGLES		FORCED AIR FURN.		WAREHOUSE	
SLATE TILE		STEAM		COMM. GARAGE	
METAL		HOT WAT. OR VAPOR		GAS STATION	
COMPOSITION		NO HEATING	2 ✓	ECONOMIC CLASS	
ROLL ROOFING		GAS BURNER		OVER BUILT	
INSULATION		OIL BURNER		UNDER BUILT	
		STOKER		DT. 6-6-50	AR. 7
				LD. 98	PD.
				MS. CK. 50	

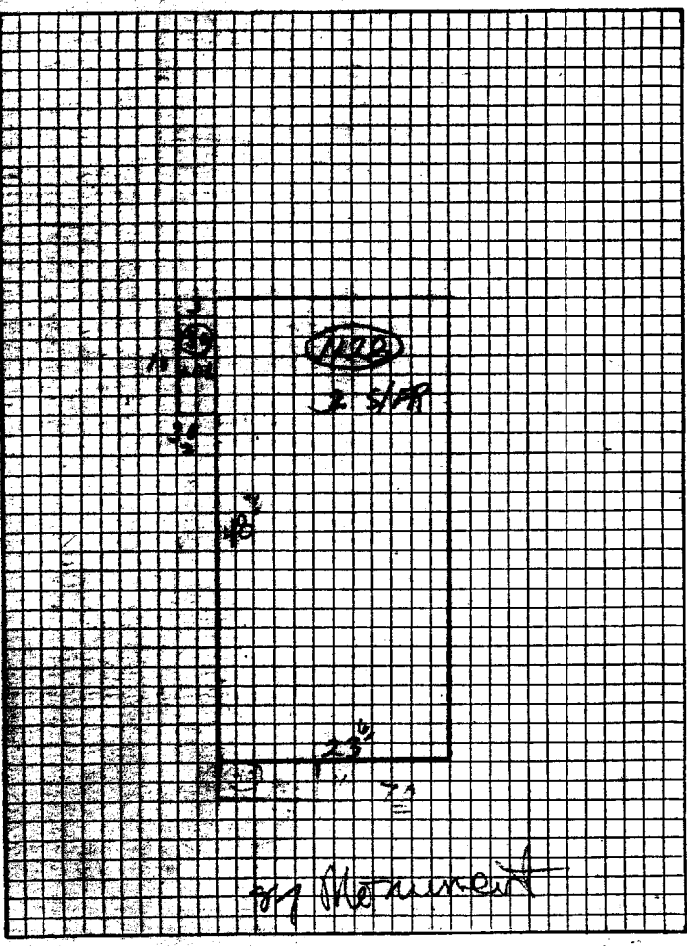
COMPUTATIONS			
UNIT	1951		
1128 S. F.	5920		
S. F.			
ADDITIONS	+ 30		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC	1/2 +290		
FINISH			
FIREPLACE			
HEATING	-630		
PLUMBING	+350		
TILING			
M-F	+590		
TOTAL	6550		
FACT. W	+300		
REP. VAL.	6850		

**SUMMARY OF BUILDINGS**

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	
DWC	A	2 5/8	C	51		F	6850	197	3000	207	2970	1650
	B											
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.		TAX VALS.
TAX VAL.	1650	19	19	19
OLD VAL.				
CHANGE				



*1951*