

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

## PERMIT

**PERMIT ISSUED**  
 Permit Number: 050749  
**JUL 18 2005**  
**CITY OF PORTLAND**

This is to certify that Jagger Allan D / Owner 1455 Northeast St Assoc  
 has permission to Condo Conversion/ 3 unit conversion  
 AT 21 Sheridan St City of Portland 017 F020001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or closed-in. **24 HOUR 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. Jay Kelley P.F.D. 7/8/05  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name

*[Signature]* 7/15/05  
 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: 05-0749	Issue Date: <b>PERMIT ISSUED</b> JUL 18 2005	City: 017 F020001
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Location of Construction: 21 Sheridan St	Owner Name: 145 Newbury Street Associates	Owner Address: 480 Capisic St	Phone: [ ]
Business Name:	Contractor Name: Ed Gardiner	Contractor Address: 480 Capisic St Portland	Phone: [ ]
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6
Past Use: 3 unit apartment	Proposed Use: 3 unit condo	Permit Fee: \$675.00	Cost of Work: \$675.00
Proposed Project Description: Condo Conversion/ 3 unit condo		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION Use Group: <b>R</b> Type: <b>SB</b> <b>IBC 2003</b>
legal use: Three (3) residential dwelling units		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature		Date:	

Permit Taken By: ldobson	Date Applied For: 0611012005	<b>Zoning Approval</b>		
1.	Special Zone or Reviews	Zoning Appeal	Historic Preservation	
2.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark	
3.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review	
	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review	
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved	
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	
	ok with conditions Date: <i>S 7/15/05</i>	Date:	Date: <i>[Signature]</i>	

**CERTIFICATION**

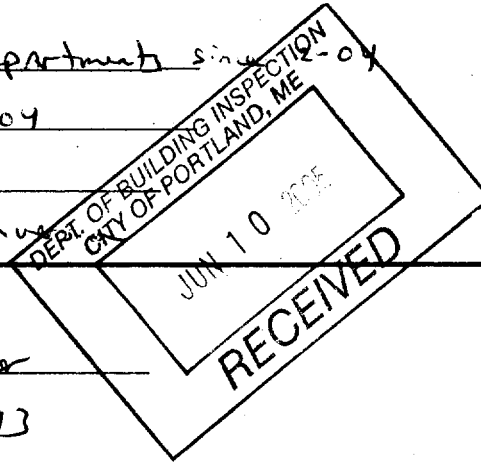
I hereby certify that I am the **owner** of record of the named property, or that the proposed **work** is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. 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

# 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.

5	
Total Square Footage of Proposed Structure 4662	Square Footage of Lot 6400
Tax Assessor's Chart, Block & Lot Chart# 17 Block# F Lot# 20-21	Owner: 195 Newbury St. Associates
	Telephone: 415-4493
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: Ed Gardner III 480 Capisic Street Portland, ME 04102
	Cost Of Work: \$ Fee: \$ 675.00
Current use: 3 vacant apartments residential	
If the location is currently vacant, what was prior use: 3 vacant apartments since 04	
Approximately how long has it been vacant: February 2004	
Proposed use: 3 unit condominium building	
Project description: change of use - condominium conversion	
Contractor's name, address & telephone: Geoff King	
Who should we contact when the permit is ready: Ed Gardner	
Mailing address: 480 Capisic Street Portland, ME 04102 415-4493	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 415-4493	



**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>[Signature]</u>	Date: 6-9-05
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If You are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

Tenant List

21 Sheridan St  
Portland, ME

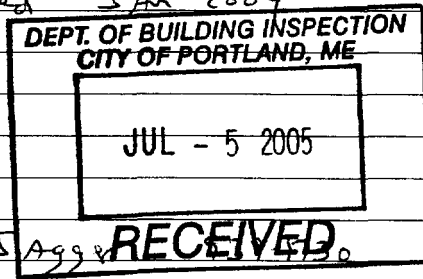
Apt #1 Brenda Smith  
worked at Condo-Sense  
877-0356 (w)  
vacated Sept 2003

Apt #2 Tim Greenway  
now at 64 Montreal St  
Portland  
vacated Dec 2003

Apt #3 Bill Refuse  
moved w/ no forwarding  
address  
relative in Waterville  
vacated Jan 2004

Prior Owner:

Allan Jagger



## Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 21-23 Sheridan Street

C-B-L: 17-F-20-21

Number of Units in Building: 3

Unit 1	VACANT	N/A			
Unit 2	VACANT	N/A			
Unit 3	VACANT	N/A			
Unit 4					
Unit 5					
Unit 6					
Unit 7					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant 6-1-05

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES  NO  (check one)

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

\$ 2,000.00 Exterior walls, windows, doors, roof

\$ N/A Insulation

\$ 85,000.00 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ N/A Other (specify)

\* Prior owner: Allen Jagger 939-1730 (cell)

**WARRANTY DEED**

**ALLAN D. JAGGER**

of 251 Woodfords Street, Portland, Maine 04107

for consideration paid, grants to

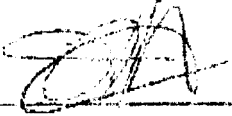
**145 NEWBURY STREET ASSOCIATES**

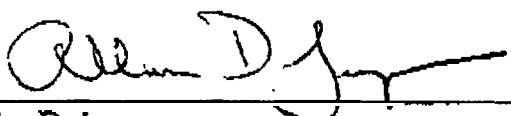
A Maine corporation with an office and place of business located at 145 Newbury Street, Portland, Maine, with **WARRANTY COVENANTS**, the following described re4 property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 1st day of June, 2005.

  
\_\_\_\_\_

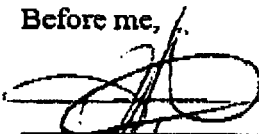
  
Allan D. Jagger

State of Maine  
Cumberland, ss.

June 1, 2005

Personally appeared before me the above-named Allan D. Jagger and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
James A. Hopkinson, Attorney-at-Law

**EXHIBIT A**

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Sheridan Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northeasterly sideline of Sheridan Street at a point two hundred twelve (212) feet southeasterly thereon from the southeasterly sideline of Monument Street; thence southeasterly by Sheridan Street forty (40) feet to a point; thence northeasterly at right angles with Sheridan Street eighty (80) feet to a point; thence northwesterly parallel with Sheridan Street forty (40) feet to a point; thence southwesterly at right angles with Sheridan Street eighty (80) feet to the point of beginning; being Lot No. 14 in Block E on a certain Plan recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 17.

Also a certain lot or parcel of land situated on the northeasterly side of Sheridan Street in said City of Portland, bounded and described as follows:

Beginning on the northeasterly sideline of Sheridan Street at a point two hundred fifty-two (252) feet southeasterly thereon from the southeasterly sideline of Monument Street; thence southeasterly by Sheridan Street forty (40) feet to a point; thence northeasterly at right angles with Sheridan Street eighty (80) feet to a point; thence northwesterly parallel with Sheridan Street forty (40) feet to a point; thence southwesterly at right angles with Sheridan Street eighty (80) feet to the point of beginning; being Lot No. 13 in Block E as shown on said Plan.

For title reference see Deed given by Stephen R. Wulfing and Marie W. Wulfing to Allan D. Jagger, dated May 10, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16294, Page 101.

H 145NEWBURY

After Recording Return to:  
Hopkinson, Abbondanza & Backer  
511 Congress Street, Ste. 801  
Portland, Maine 04101  
(207) 772-5845

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	017 F020001
<b>Location</b>	21 SHERIDAN ST
<b>Land Use</b>	THREE FAMILY
 <b>Owner Address</b>	 JAGGER ALLAN D 251 WOODFORD ST PORTLAND ME 04103
 <b>Book/Page</b>	 16294/101
<b>Legal</b>	17-F-20-21 SHERIDAN ST 17-21  6400 SF

### Current Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$27,830	\$116,130	\$143,960

### New Estimated Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>	<b>Phase-In Value</b>
\$161,600	\$232,000	\$393,600	\$268,780

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>sg. Ft.</b>	<b>Total Acres</b>	
1891	Old Style	3	4662	0.147	
 <b>Bedrooms</b>	 <b>Full Baths</b>	 <b>Half Baths</b>	 <b>Total Rooms</b>	 <b>Attic</b>	 <b>Basement</b>
9	3		15	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/11/2001	LAND + BLDING	\$345,000	16294-101
12/01/1992	LAND + BLDING	\$117,000	10471-029

### Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here to view Tax Roll Information.](#)

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



**Click here to view comparable sales or below to view by:**

**Map**

**Street**

**Neighborhood**

**All Sales Used**

**New Search!**