

# 251-253 Cumberland Avenue

## Proof of Ownership



**PORTLAND MAINE** Assessor's Office

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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**Current Owner Information:**

<b>CBL</b>	026 K008001
<b>Land Use Type</b>	FIVE TO TEN FAMILY
<i>Verify legal use with Inspections Division</i>	
<b>Property Location</b>	251 CUMBERLAND AVE
<b>Owner Information</b>	WARD CAPITAL LLC 139 ASHMONT ST PORTLAND ME 04103
<b>Book and Page</b>	33075/204
<b>Legal Description</b>	25-K-8 CUMBERLAND AVE 251-253 MYRTLE ST 39-41 CHAPEL ST 38-40 2607 SF
<b>Current Rental Registration</b>	Yes
<b>Acres</b>	0.0598

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	3608	<b>OWNER OF RECORD AS OF APRIL 2017</b>
<b>LAND VALUE</b>	\$61,400.00	WARD CAPITAL LLC
<b>BUILDING VALUE</b>	\$288,600.00	
<b>NET TAXABLE - REAL ESTATE</b>	\$350,000.00	139 ASHMONT ST PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$7,577.50	

Best viewed at 800x600, with Internet Explorer

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

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### Maine Secretary of State



### 2017 Annual Report Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2016

**Charter Number:** 20163191DC  
**DCN Number:** 2170019136376  
**Legal Name:** WARD CAPITAL LLC

**Registered Agent's Name and Address:**

HAWLEY R. STRAIT  
PO BOX 9729  
PORTLAND, ME 04104-5029

**Brief statement of the character of the business:**

WARD CAPITAL LLC IS THE ENTITY WHICH HOLDS A 10 UNIT RESIDENTIAL APARTMENT RENTAL BUILDING LOCATED AT 251 - 253 CUMBERLAND AVENUE IN PORTLAND, MAINE.

**Name and Address of Members, Managers or other Authorized Persons:**

EDWARD PAYNE  
25 KELLOGG STREET - UNIT A, PORTLAND, ME 04101

**Date of Filing:** September 20, 2017

**Name and Capacity of Authorizing Party:**

EDWARD PAYNE, SOLE MEMBER / OWNER / MANAGER