

**REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE**

**CURR. DISC. 251-253** LAND NOS. **251-253** STREET **Cumberland Ave** BLDG. NO. OF **12385** CARD NO. OF **251-253** DEVELOPMENT NO. AREA **4** DIST. **4** ZONE **4** CHART **26** BLOCK **K** LOT **8** **CURR. DISC.**

**TAXPAYER ADDRESS AND DESCRIPTION**

**OLSEN BIRGER A & AGNES G OR SUR-VIVOR**  
**251 CUMBERLAND AVE. CITY**

**LAND & BLDG. CUMBERLAND AVE.**  
**#251-253 MYRTLE ST. #39-41 & CHAPEL ST. #38-40 ASSESSORS PLAN**  
**26-K-8 AREA 2607 SQ. FT.**

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1951
49	52.01	78.00	74	68.00	2840	2840
<b>Street + 0.2 + 20%</b>					<b>+590</b>	<b>+570</b>
<b>TOTAL VALUE LAND</b>					<b>3410</b>	<b>3410</b>
<b>TOTAL VALUE BUILDINGS</b>					<b>7680</b>	<b>6820</b>
<b>TOTAL VALUE LAND AND BUILDINGS</b>					<b>11090</b>	<b>10230</b>
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
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						
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	1951	19
<b>TOTAL VALUE LAND</b>					<b>3410</b>	
<b>TOTAL VALUE BUILDINGS</b>					<b>6700</b>	
<b>TOTAL VALUE LAND AND BUILDINGS</b>					<b>10110</b>	
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
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

YEAR	ORIG. COST	RENTAL	3600
YEAR 1942	SALE PRICE 7500	EXPENSE 2000	
YEAR	U. S. R. S.	NET 1600	

**3410 X 10% = 340**  
**7680 X 18% = 1380**  
**1720**

*error - unit cell for 1949, 11-29-51*

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	1800		
	BLDGS.	3175		
	<b>TOTAL</b>	<b>4975</b>		
1951	LAND	2050		
	BLDGS	4600		
	<b>TOTAL</b>	<b>6650</b>		
1952	LAND	2050		
	BLDGS.	4100	500	
	<b>TOTAL</b>	<b>6150</b>	500	
1953	LAND	2050		
	BLDGS.	4025	75	150
	<b>TOTAL</b>	<b>6075</b>		75
1954	LAND			
	BLDGS.			
	<b>TOTAL</b>			
1955	LAND			
	BLDGS.			
	<b>TOTAL</b>			
1956	LAND			
	BLDGS.			
	<b>TOTAL</b>			
1957	LAND			
	BLDGS.			
	<b>TOTAL</b>			
1958	LAND			
	BLDGS.			
	<b>TOTAL</b>			
1959	LAND			
	BLDGS.			
	<b>TOTAL</b>			

RECORD OF BUILDINGS

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

MAY 25, 1953 YEAR 19

YEAR 19



WOOD SHINGLES

174-2077 Fire alarm & detect. purchased  
1953-138-300 - getting present fire alarm  
orig. and application of 7-19-1951 with plans  
6-8 x 18-8 - 125 P

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	1
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	10
3/4 3/8 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		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ARBES. SHINGLES	✓	INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME		B	1 2 3	ELECTRIC	✓
STUCCO ON TILE		NO LIGHTING		NO LIGHTING	
BRICK VENEER		PINK	✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD	✓	BSMT.	2ND 6
SOLID BRICK		PLASTER	✓	1ST 7	3RD 10
STONE VENEER		UNFINISHED	✓	OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	
TERRA COTTA		RECREAT. ROOM		TWO FAMILY	
VITROLITE		FINISHED ATTIC		APARTMENT	10
PLATE GLASS		FIREPLACE		STORE	
INSULATION		HEATING		THEATRE	
WEATHERSTRIP		PIPELESS FURNACE		HOTEL	
ROOFING		HOT AIR FURNACE		OFFICES	
ASPH. SHINGLES	✓	FORCED AIR FURN.		WAREHOUSE	
WOOD SHINGLES		STEAM 1936	✓	COMM. GARAGE	
ARBES. SHINGLES		HOT WAT. OR VAPOR		GAS STATION	
SLATE TILE		NO HEATING		ECONOMIC CLASS	
METAL		GAS BURNER		OVER BUILT	
COMPOSITION		OIL BURNER 1946		UNDER BUILT	
ROLL ROOFING		STOKER		DT. 5 1/2 1/80	AR. 77
INSULATION				LD. 20	PD. 15
				MS.	CK. 50

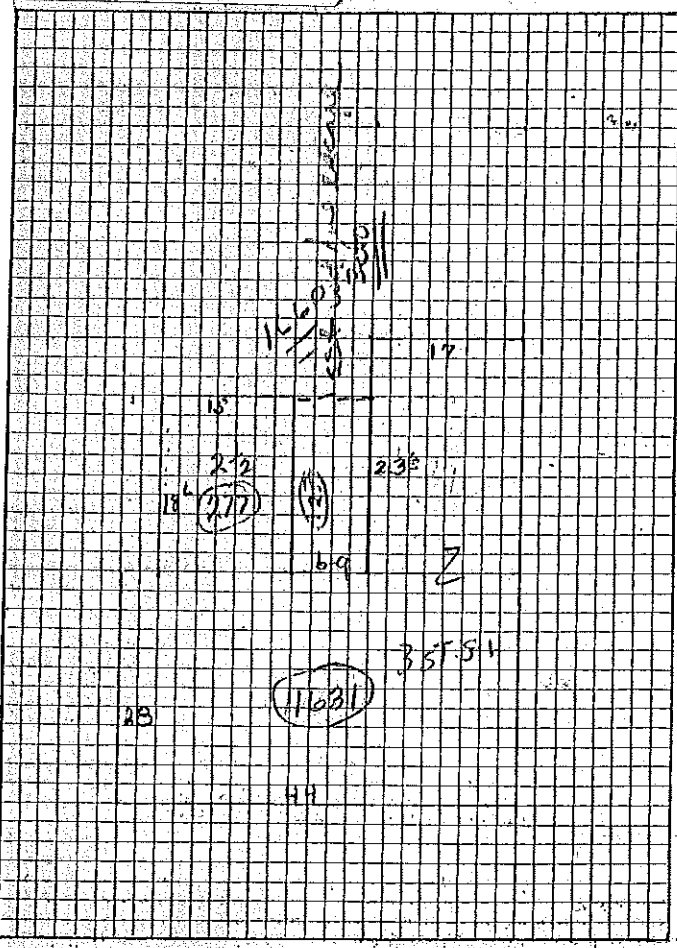
COMPUTATIONS

UNIT	1951	1953
1631 S. F.	15720	12880
S. F.		
1-15 DAY	+ 90	.90
ADDITIONS	+ 1660	1660
2-25 DAY	+ 280	280
BASEMENT		
WALLS		
ROOF		300
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING	+ 340	280
PLUMBING	+ 540	1260
TILING		
NET		1290
TOTAL	18630	18040
FACT. -10	-1570	-1290
REP. VAL.	17060	16750

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	BOUND VAL.	TAX VAL.	YR
17 PT	A 3st Fr.	B	84		F	17060	50%	8530	1020	7680	1650	51
	B					17260	50%	8530	200	6820	4000	52
	C					16750	50	8380	70	6750	4025	53
	D											
	E											
	F											
	G											

YEAR	1952	1953	1951 TOTAL BLDGS.	
TAX VAL.	400	402	1057	1180
OLD VAL.	400	405	1057	1180
CHANGE	000	-75		



25148

CHART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLDG. NO.	CARD NUMBER
026		K	008	0445	0251			15	B-2			251-253	01002

S.F.		DEVL. NO.	RECORD OF OWNERSHIP	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE	SALE PRICE	SOURCE	VALIDITY
							MO.	YR.	1. LAND 2. L & B			1. YES 2. NO
HARRIS RICHARD S JR ET AL TRS. 25 JACKSON ST PORTLAND MAINE 04103									1 2			1 2
26-K-8 CUMBERLAND AVE 251+253 MYRTLE ST 39- 41 & CHAPEL ST 38-40 2607SF									1 2			1 2
									1 2			1 2
									1 2			1 2
									1 2			1 2
									1 2			1 2

GENERAL PROPERTY FACTORS

NEIGHBORHOOD I.D.  
*MINNISTON 18000*

TOPOGRAPHY RATING  
*GOOD*

STREET OR ROAD  
*PAVED*

SIDEWALK  
*YES*

ALLEY  
*NO*

UTILITIES  
*WATER SEWER ELECTRICITY GAS*

NEW ACCOUNT

FTG.	DEPTH	2 or AC	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	REVISED LAND VALUE
	<i>260.8</i>	<i>1/2</i>	<i>407</i>				<i>24770</i>

LAND COMPUTATIONS

REVISED

EXEMPT

ASSESSMENT RECORD

ASSESSMENT	INCREASE	DECREASE
LAND		
BLDGS.		
TOTAL		
LAND		
BLDGS.		
TOTAL		
LAND		
BLDGS.		
TOTAL		
LAND		
BLDGS.		
TOTAL		
LAND		
BLDGS.		
TOTAL		
LAND		
BLDGS.		
TOTAL		

LAND ADJUSTMENT %

TOPO VACANT  
CORNER  
RESTRICTION

SIZE  
SHAPE  
EXC. FTG.

BUILDING PERMIT RECORD

DATE	PERMIT NO.	AMOUNT	DESCRIPTION
<i>4/86</i>	<i>411</i>	<i>2,500</i>	<i>Repair decks &amp; stairs - Rear</i>

NOTES:

LAND	BUILDING	TOTAL
<i>3,910</i>	<i>25,680</i>	<i>29,590</i>

*5/27/87 Decks & Stairs Repaired.*

S.F.	TO-FROM	CH	BL	LOT

VACANT LOT  
 DWELLING DATA  
 CONSTRUCTION  
 3.0 STORY 2  
 1 BI-LEVEL 1 BRICK 4 CONC. BLK. 7 STONE  
 2 SPLIT-LEVEL 2 FRAME 5 STUCCO 8  
 3 FR. & MAS. 6 9

AGE  
 ERECTED 1 000 REMODELED 19 81  
 LIVING ACCOMMODATIONS  
 TOTAL ROOMS 10 BED-ROOMS 0 FAMILY ROOMS 0  
 FULL BATHS 10 HALF BATHS 0 TOTAL FIXTURES 41

FOUNDATION BASEMENT & ATTIC  
 CONCRETE FIN. BSMT. AREA 10  
 CONC. BLOCK WALLS HEAD ROOM ok  
 BRICK STONE WALLS GARAGE S D  
 TIERS/SLAB/CRAWL ATTIC - FL. & STR. 10  
 BASEMENT - FULL FINISHED ATTIC  
 0 1/4 1/2 3/4 DORMER LF

EXTERIOR WALLS INTERIOR FINISH  
 WOOD/VINYL ALUM. PINE  
 SHINGLES - WOOD HARDWOOD  
 SHINGLES - ASPHALT PLASTER  
 SHINGLES - ASBESTOS DRYWALL  
 BRICK VENEER PANELING

ROOFING HEATING  
 SHINGLES - ASPHALT UNFINISHED  
 SHINGLES - WOOD  
 SHINGLES - ASBESTOS HOT WATER RAD BB  
 SLATE STEAM  
 TOLL HOT AIR - FORCED  
 FLOOR FURNACE

FLOORS ECONOMIC CLASS  
 CONCRETE AIR CONDITIONING  
 EARTH UNIT HEATER  
 PINE NO. OF HTG. STS.  
 HARDWOOD  
 ASPH. TILE SOLAR  
 CARPET NO HEAT 1 2 3

NOTES:  
 OWNER Lesya  
 TENANT  
 NO ANSWER  
 INSPECTED  
 REFUSED ENTRY  
 INFO @ DOOR  
 REFUSED INFO

OCCUPANCY  
 SINGLE FAMILY  
 TWO FAMILY  
 APARTMENT  
 NO. UNITS 10  
 OTHER  
 COTTAGE  
 UNFIN.  
 FIN. OPEN  
 FIN. DIV.

PLUMBING M 0  
 BATHROOM 10  
 TOILET ROOM  
 FLUSH  
 LAVATORY  
 SHOWER - EXTRA  
 KITCHEN SINK 10  
 HOT WATER HEATER  
 NO PLUMBING  
 WATER ONLY

REMODELING DATA  
 KITCHEN  
 PLUMBING  
 HEATING  
 GENERAL

REMODELING DATA  
 KITCHEN  
 PLUMBING  
 HEATING  
 GENERAL

ECONOMIC CLASS  
 OVER BUILT  
 UNDER BUILT

BY DA 4/7/81  
 BY  
 BY  
 BY  
 BY  
 BY  
 BY

GROUND FLOOR AREA  
 ADDITION POINTS  
 GRADE FACTOR  
 C & D FACTOR  
 CDU 0 DEPRECIATION

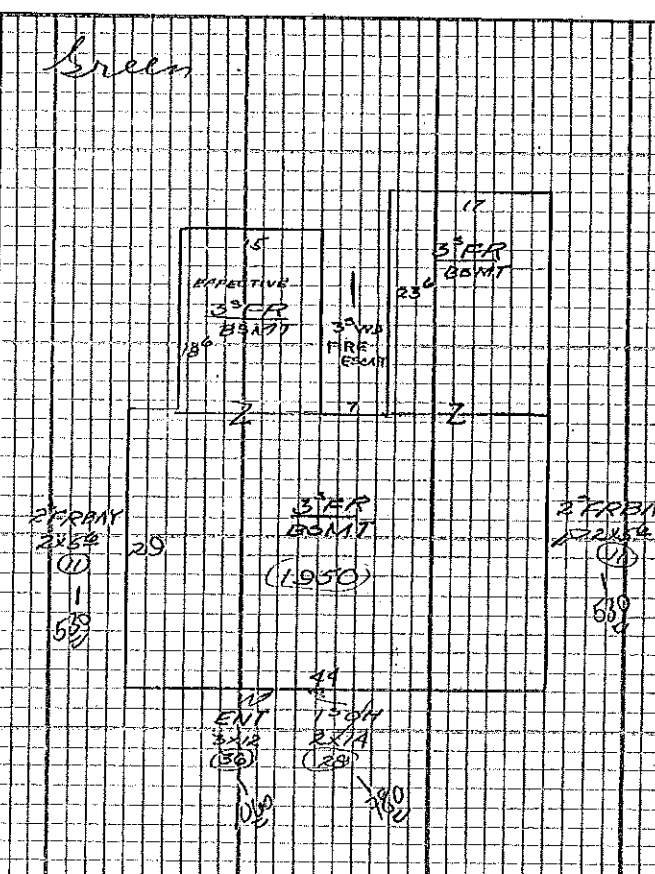
DWELLING COMPUTATIONS  
 19 19 19 19  
 BASE PRICE  
 PLUMBING  
 BASEMENT  
 BASEMENT FIN.  
 ATTIC  
 HEATING  
 ADDITIONS  
 DORMERS

TOTAL BASE  
 GRADE FACTOR  
 TOTAL  
 OTHER FEATURES  
 TOTAL  
 C & D FACTOR  
 REPL. COST  
 DEPREC.  
 R.C.L.D.

OTHER BUILDINGS AND YARD  
 NO. TYPE SIZE GRADE RATE REPL. COST DEPR. R.O.L.D. TYPE CODE  
 01 GARAGE  
 02 CARPORT  
 03 PATIO  
 04 SHED  
 05 POOL  
 06 BARN

TOTAL VALUE - BUILDINGS YEAR NOTES:  
 TOTAL VALUE  
 YEAR  
 NOTES:  
 All Not Water off Furnace

OTHER FEATURES  
 MASONRY TRIM  
 MODERNIZED KITCHEN  
 RECREATION ROOM  
 WOODBURNING FIREPLACE  
 BASEMENT GARAGE  
 ATTACHED GARAGE  
 TOTAL OTHER FEATURE POINTS



NOTES:  
 Green  
 3 BR BSMT  
 2 FRAM  
 1950  
 530  
 110  
 130  
 2774  
 1304  
 29  
 25  
 17  
 15  
 18  
 23

COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS

ROOFING		EXTERIOR WALL CODES	
COMPOSITION	SLATE OR TILE	1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE	
METAL	SHINGLE	2 FRAME 4 C. BLK. 6 TILE 8 METAL 0 ENAM. STL.	
FRAMING	8 1 2 3		
WOOD JOIST	✓✓✓	EXTERIOR WALLS	
FIRE RESISTANT		EFF. PERIMETER	
FIRE PROOF		PERM. AREA RATIO	
FLOORS		NO. OF UNITS	
CONCRETE + wood	✓	AV. UNIT SIZE	
WOOD	✓✓✓	BSMT. SIZE	
TILE		SCHEDULE	
FINISH TYPE		HT.	
UNFINISHED	✓	BASEMENT	
FINISHED OPEN		FIRST	
FINISHED DIVIDED	✓✓✓	SECOND	
USE		3rd	
STORE		BASE PRICE	
OFFICE		B.P.A.	
APARTMENT	4 3 3	SUB TOTAL	
WAREHOUSE		LIGHTING	
VACANT	✓	HTG/AIR CON.	
ABANDONED		SPRINKLER	
HEATING		PARTITIONS	
CENTRAL WARM AIR		INTERIOR FINISH	
HOT WATER/STEAM	✓✓✓	SF/GF PRICE	
UNIT HEATERS		AREA/CUBE	
NO HEATING	✓	SUB TOTAL	
AIR COND. NO		SPECIAL FEATURES	
CENTRAL		ADDITIONS	
PACKAGE/UNITS		TOTAL BASE	
PLUMBING		GRADE FACTOR	
BATH ROOMS	0 4 3 3	REPL. COST	
TOILET ROOMS			
OTHER	1 4 3 3		
SPRINKLER NO			

NOTES:  
'81-REHAB.  
TO 10 UNITS

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1						%		01 B.T. PAV.	
2						%		02 CONC. PAV.	
3						%		03 POOL	
4						%		04 SHOP/SHED	
5						%		05 MISC.	
#					NO. OF ENTRIES		TOTAL VALUE		

QTY.	ITEM DESCRIPTION	PRICE	PRICE
41	PLUMBING FIXTURES		
	Fire Alarm		
TOTAL SPECIAL FEATURES			

GROSS BUILDING SUMMARY

BLDG. NO.	USE	CONSTRUCTION	GRADE	AGE ERECT.	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL	DEPRECIATION OBSOL.	R.C.L.D.	YR.
	10 UNITS	3rd + G FL	C+10	1866	1981	A	1950 sq	-	180480	20	20	43320	
										65	10	56850	878
TOTAL GROSS VALUE													