

September 8th

Ann Machado
Zoning Administrator
389 Congress Street
Portland, Maine 04101

RECEIVED

SEP 10 2015

Dept. of Building Inspections
City of Portland Maine

RE: ZONING DETERMINATION LETTER; 31-33 TATE STREET

Dear Ann:

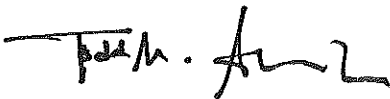
This letter is in reference to two properties that I own, 31 Tate Street (44-D-33) and 33 Tate Street (44-D-24). These properties consist of a single structure (attached single family townhouses), but two separate tax parcels. These properties historically have had common ownership and have effectively operated as a two-unit building.

Can you please confirm the following;

1. The two properties can be combined into a single property
2. As a single property, 31-33 Tate Street will consist of two legal units and will be identified as a Two Family property in the Assessor's records.

Thank you in advance for your help.

Regards,



Todd M. Alexander

toddmalexander@gmail.com

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2485	Applicant: ALEXANDER TODD M
Project Name: 31 TATE ST	Location: 31 TATE ST
CBL: 044 D023001	Application Type: Determination Letter
Invoice Date: 09/10/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 044 D023001
Bill To: ALEXANDER TODD M
 3 CARROLL ST
 PORTLAND, ME 04102

Application No: 0000-2485
Invoice Date: 09/10/2015
Invoice No: 50753
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

Current Owner Information:

CBL 044 D024001
Land Use Type SINGLE FAMILY
 Verify legal use with Inspections Division
Property Location 33 TATE ST
Owner Information ALEXANDER TODD M
 3 CARROLL ST
 PORTLAND ME 04102
Book and Page 31775/129
Legal Description 44-D-24
 TATE ST 33

Acres 1174 SF *507A*
~~0.027~~

Current Assessed Valuation:

TAX ACCT NO.	6548	OWNER OF RECORD AS OF APRIL 2015
LAND VALUE	\$102,700.00	ALEXANDER TODD M
BUILDING VALUE	\$70,300.00	3 CARROLL ST
NET TAXABLE - REAL ESTATE	\$173,000.00	PORTLAND ME 04102
 TAX AMOUNT	 \$3,569.00	

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

Building Information:

Building 1

Year Built 1870
Style/Structure Type OLD STYLE
Stories 1.5
Units 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic NONE
Basement FULL
Square Feet 887



[View Sketch](#) [View Map](#) [View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
9/12/2014	LAND + BUILDING	\$148,000.00	31775/129

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

RECORD	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	RECORD	
	24 33	Tate		OF			1		44	D	24		
TAXPAYER ADDRESS AND DESCRIPTION CONROY MARY M 33 TATE ST CITY REAL ESTATE-PORTLAND ME ASSESSORS PLANS ON FILE IN ASSESSORS OFFICE CITY HALL PLAN 44-D-24 TATE ST #33 AREA 1174 SQ FT				RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
				<i>Victoria Phoenix</i> <i>Campbell, Clara R. & Ray B. Jr.</i>			1957	2067	295	TOPOGRAPHY		IMPROVEMENTS	
									LEVEL	<input checked="" type="checkbox"/>	WATER		
									HIGH		SEWER		
									LOW		GAS		
									ROLLING		ELECTRICITY		
									SWAMPY		ALL UTILITIES		
				STREET		TREND OF DISTRICT							
									PAVED	<input checked="" type="checkbox"/>	IMPROVING		
									SEMI-IMPROVED		STATIC	<input checked="" type="checkbox"/>	
									DIRT		DECLINING		
									SIDEWALK	<input checked="" type="checkbox"/>			
									TILLABLE	PASTURE	WOODED	WASTE	

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	INCREASE	DECREA		
15	78	20 ⁰⁰	87	270	130												
TOTAL VALUE LAND					130		TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS					1230		TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS					1360		TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT			
SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	INCREASE	DECREA		
TOTAL VALUE LAND							TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS										
SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT			
SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT	SQ. FT. TO-FROM CH.			BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

7/10/53-449-144MT 232
8/10/53-818-15-1lw-1lnt

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	✓
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	✓	ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME		B 1 2 3		ELECTRIC	✓
STUCCO ON TILE		PINE	✓✓✓	NO LIGHTING	
BRICK VENEER		HARDWOOD		NO. OF ROOMS	
BRICK ON TILE		PLASTER	✓✓✓	BSMT.	2 3
SOLID BRICK		UNFINISHED		1ST	3
STONE VENEER		METAL CLG.		2ND	3
CONC. OR CIND. BL.				3RD	
TERRA COTTA		HEATING		OCCUPANCY	
VITROLITE		PIPELESS FURNACE		SINGLE FAMILY	✓
PLATE GLASS		HOT AIR FURNACE		TWO FAMILY	
INSULATION		FORCED AIR FURN.		APARTMENT	
WEATHERSTRIP		STEAM		STORE	
ROOFING		HOT WAT. OR VAPOR		THEATRE	
ASPH. SHINGLES	✓	NO HEATING	✓	HOTEL	
WOOD SHINGLES		ECONOMIC CLASS		OFFICES	
ASBES. SHINGLES		OVER BUILT		WAREHOUSE	
SLATE TILE		UNDER BUILT		COMM. GARAGE	
METAL		DT. 6-15-50 DAR. MM		GAS STATION	
COMPOSITION		LD. 5 PD. MM		REPRESENTATIVE	
ROLL ROOFING		MS. CK.		REP. VAL.	2720 2770
INSULATION		STOKER			

337A 44-D-24

COMPUTATIONS

UNIT	1951	1954		
481 S. F.	2980	2980		
P.W.	- 120	- 120		
ADDITIONS	+ 80	+ 80		
BASEMENT	+ 250	+ 250		
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING	- 320	- 320		
PLUMBING		+ 150		
TILING				
TOTAL	2870	✓ 2470		
FACT.	- 150	- 150		

120

5/FR

380

48

(48) → ENT 60

(48) → 140

5

20

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y
Dwg Shed	A 14 3/4 FR	C	old	P	P	2720	50	1360	10a	1220	725	
	B FR	-	old	P	P			40	B	40	25	
						2770	50	1390	10c	1250	750	

YEAR	TAX VAL.	1951	1954	1955
TAX VAL.	775			
OLD VAL.	150			
CHANGE	4-25			

1951 TOTAL BLDGS. 1260 750

1954-775

CHART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLOG. NO.	CARD NUMBER
044		D	024	1661	0033			11	R-6				01 of 0-1

F.	S.F.	DEVL. NO.	RECORD OF OWNERSHIP	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE 1. LAND 2. L & B	SALE PRICE	SOURCE	VALIDITY 1. YES 2. NO
							MO.	YR.				
SHERWOOD WARD C & PRISCILLA H JTS 33 TATE ST CITY 04102									1 2			1 2
44-D-24 TATE ST 33 1174 SQ FT									1 2			1 2
		S 21800							1 2			1 2

GENERAL PROPERTY FACTORS		NEW ACCOUNT		LAND COMPUTATIONS				REVISED		EXEMPT	ASSESSMENT RECORD		
714290 NEIGHBORHOOD I.D. WITH 23 TOPOGRAPHY RATING GOOD 2 FAIR 3 POOR 4 VERY POOR STREET OR ROAD PAVED 2 UNPAVED 3 PROPOSED 4 NONE SIDEWALK ALLEY YES 2 NO 1 YES 4 NO UTILITIES ALL 1 WATER 2 SEWER 3 ELECTRICITY 4 GAS 0. NONE 1. PUBLIC 2. PRIVATE		FTG.	DEPTH	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE			ASSESSMENT	INCREASE	DECREASE
LAND ADJUSTMENT % TOPO MISIMP. VACANT CORNER SIZE RESTRICTION SHAPE EXC. FTG.		15	72	250	81	217 ⁵⁰	15	2770		LAND 2770			
										BLDGS. 9930			
										TOTAL 12700			
										LAND 11800			
										BLDGS. 15000			
										TOTAL 26800			
										LAND			
										BLDGS.			
										TOTAL			
										LAND			
										BLDGS.			
										TOTAL			
										LAND			
										BLDGS.			
										TOTAL			
										LAND			
										BLDGS.			
										TOTAL			
										LAND			
										BLDGS.			
										TOTAL			
										LAND			
										BLDGS.			
										TOTAL			
										S.F. TO-FROM	CH	BL	LOT
										S.F. TO-FROM	CH	BL	LOT
										S.F. TO-FROM	CH	BL	LOT
										S.F. TO-FROM	CH	BL	LOT
										S.F. TO-FROM	CH	BL	LOT
										S.F. TO-FROM	CH	BL	LOT

BUILDING PERMIT RECORD
 DATE PERMIT NO. AMOUNT DESCRIPTION

NOTES: LAND BUILDING TOTAL
 910 6,110 7,020

FY92 - Abate - overvaluation - PV=72000 IN
 0-23 - for FY93 combine parcels.
 LAND 30,000 w/ 22374 or 13¹⁰ @ 75%?
 BLDG 40,000 + 50% = 20,000 @ 75%?
 TOTAL 70,000

FY92 953.55 - 783.90 = 169.65

44-D-24

VACANT LOT
DWELLING DATA

CONSTRUCTION

STORY

1 BRICK 4 CONC. BLK. 7 STONE
2 FRAME 5 STUCCO. 8
3 FR. & MAS. 6 9

AGE

ERECTED: _____ REMODELED IN _____

LIVING ACCOMMODATIONS

TOTAL ROOMS 6 BED ROOMS 3 FAMILY ROOMS 0
FULL BATHS 1 HALF BATHS 0 TOTAL FIXTURES 5

FOUNDATION

CONCRETE
ONC. BLOCK WALLS
RICK STONE WALLS
PIERS/SLAB/CRAWL
BASEMENT FULL
0 1/4 1/2 3/4

BASEMENT & ATTIC

FIN. BSMT. AREA N/A
HEAD ROOM 0/4
GARAGE S D
ATTIC FL & STR
FINISHED ATTIC
DORMER 50 LF

EXTERIOR WALLS

WOOD VINYL ALUM.
SHINGLES - WOOD
SHINGLES - ASPHALT
SHINGLES - ASBESTOS
RICK VENEER

INTERIOR FINISH

PINE
HARDWOOD
PLASTER
DRYWALL
PANELING

ROOFING

SHINGLES - ASPHALT
SHINGLES - WOOD
SHINGLES - ASBESTOS

HEATING

HOT WATER RAD BB
STEAM
HOT AIR - FORCED
FLOOR FURNACE

FLOORS

CONCRETE
CARPET
SPH. TILE
CARPET

AIR CONDITIONING
UNIT HEATER
NO. OF HTG. STS.

NOTES:

OWNER
TENANT
NO ANSWER
INSPECTED
REFUSED ENTRY
INFO @ DOOR
REFUSED INFO

OCCUPANCY

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

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

REMODELING DATA

KITCHEN
PLUMBING
HEATING
GENERAL

HW H 1960's

ECONOMIC CLASS

OVER BUILT
UNDER BUILT

BY BY BY BY BY BY

GROUND FLOOR AREA

ADDITION POINTS

GRADE FACTOR [DT] 10 %
C & D FACTOR [] 05 %
CDU FAIR DEPRECIATION 65.5 %

DWELLING COMPUTATIONS

	19	19	19	19
BASE PRICE	33,660			
PLUMBING				
BASEMENT				
BASEMENT FIN.				
ATTIC				
HEATING				
ADDITIONS	1,250			
DORMERS				
TOTAL BASE	34,910			
GRADE FACTOR	.90			
TOTAL	31,420			
OTHER FEATURES				
TOTAL	31,420			
C & D FACTOR	.95			
REPL. COST	29,850			
DEPREC.	65/5			
R.C.L.D.	9,930			

OTHER FEATURES

MASONRY TRIM
MODERNIZED KITCHEN
RECREATION ROOM
WOODBURNING FIREPLACE
BASEMENT GARAGE
ATTACHED GARAGE

TOTAL OTHER FEATURE POINTS

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1								01 GARAGE
2								02 CARPORT
3								03 PATIO
4								04 SHED
5								05 POOL
								06 BARN

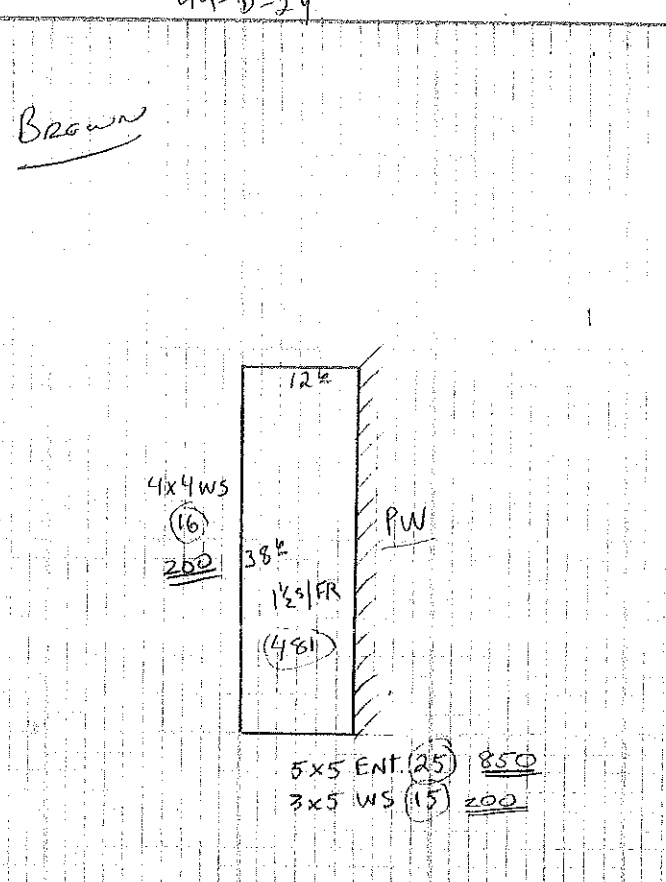
_____ NO. OF ENTRIES

TOTAL VALUE - BUILDINGS

9,930

YEAR

NOTES:



4x4 WS (16) 200
38'
1 1/2\"/>

NOTES:

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

Current Owner Information:

CBL 044 D023001
Land Use Type SINGLE FAMILY
 Verify legal use with Inspections Division
Property Location 31 TATE ST
Owner Information ALEXANDER TODD M
 3 CARROLL ST
 PORTLAND ME 04102
Book and Page 31775/113
Legal Description 44-D-23
 TATE ST 31
Acres 0.0244

507

26'

1065 SF

Current Assessed Valuation:

TAX ACCT NO.	6546	OWNER OF RECORD AS OF APRIL 2015
LAND VALUE	\$102,200.00	ALEXANDER TODD M
BUILDING VALUE	\$73,800.00	3 CARROLL ST
NET TAXABLE - REAL ESTATE	\$176,000.00	PORTLAND ME 04102
TAX AMOUNT	\$3,630.88	

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

Building Information:

Building 1

Year Built 1870
Style/Structure Type OLD STYLE
Stories 1.5
Units 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic NONE
Basement FULL
Square Feet 887



[View Sketch](#) [View Map](#) [View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
9/12/2014	LAND + BUILDING	\$148,000.00	31775/113

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURE DES	LAND NOS.	STREET	ELDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	REC. OF
	31	Tate		OF			1		44	D	23	03

TAXPAYER ADDRESS AND DESCRIPTION

WALSH ELIZABETH G-MARGARET A & MARY A
70 GRAY ST CITY

LAND & BLDG TATE ST #31
ASSESSORS PLAN 44-D-23
AREA 1065 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>Campbell Bay Bld Class R</i>			<i>1952</i>	<i>216</i>	<i>1274</i>

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 checked="" 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	1954
13 FEET	72	10 ⁰⁰	87	87 ⁰⁰	110	
TOTAL VALUE LAND					110	110
TOTAL VALUE BUILDINGS					1260	1290
TOTAL VALUE LAND AND BUILDINGS					1370	1400
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			

ASSESSMENT RECORD			INCREASE	DECREASE
LAND	75			
BLDGS.	400			
TOTAL	475			
LAND	75			
BLDGS.	750			
TOTAL	825			
LAND	75			
BLDGS.	775	25		
TOTAL	850	25		
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				

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
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

RECORD OF BUILDINGS

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

31 Tark 44-D-23

YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	✓
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		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	✓✓✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD		BSMT. 2 2ND 3	
SOLID BRICK		PLASTER	✓✓	1ST 3 3RD	
STONE VENEER		UNFINISHED		OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	✓
TERRA COTTA				TWO FAMILY	
VITROLITE		RECREAT. ROOM		APARTMENT	
PLATE GLASS		FINISHED ATTIC		STORE	
INSULATION		FIREPLACE		THEATRE	
WEATHERSTRIP		HEATING		HOTEL	
ROOFING		PIPELESS FURNACE		OFFICES	
ASPH. SHINGLES	✓	HOT AIR FURNACE		WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
ASBES. SHINGLES		STEAM		GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR	✓	ECONOMIC CLASS	
METAL		NO HEATING		OVER BUILT	
COMPOSITION				UNDER BUILT	
ROLL ROOFING		GAS BURNER		DT. 6-15-58 AR. M/M	
INSULATION		OIL BURNER		LD. 5 PD. M/M	
		STOKER		MS. CK.	

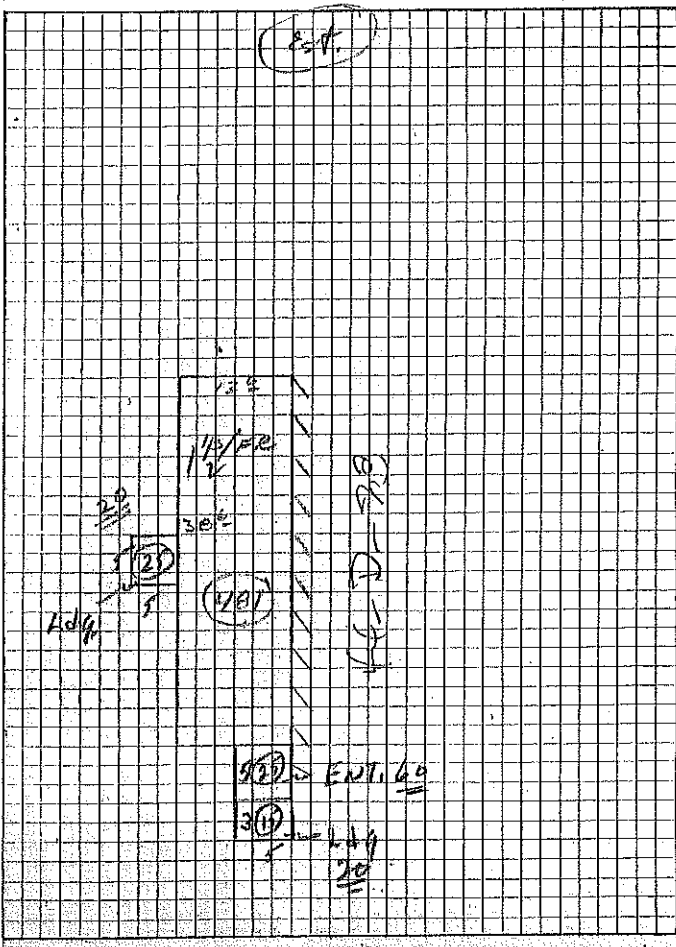
COMPUTATIONS

UNIT	1951			
481 s. F.	2980			
S. F.				
ADDITIONS	+ 100			
P.W.	- 120			
BASEMENT	+ 250			
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING	- 320			
PLUMBING				
TILING				
TOTAL	2890			
FACT.	- 5			
REP. VAL.	2740			

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Dwg	N ^W 1/2 FR.	C	old		P	2740	50%	1370	1/1	1230	750	51
B												
C												
D												
E												
F												
G												

YEAR	1951			1951 TOTAL BLDGS.	1230	750
TAX VAL.						
OLD VAL.	750					
CHANGE						



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

AGE
 ERECTED 1900 REMODELED 19__
LIVING ACCOMMODATIONS
 TOTAL ROOMS 6 BED ROOMS 3 FAMILY ROOMS -
 FULL BATHS 1 HALF BATHS 0 TOTAL FIXTURES 5

FOUNDATION
 CONCRETE
 CONC. BLOCK WALLS
 RICK STONE WALLS
 IERS/SLAB/CRAWL
 ASEMENT FULL
 0 1/4 1/2 3/4

BASEMENT & ATTIC
 FIN. BSMT. AREA 10
 HEAD ROOM 06
 GARAGE S D
 ATTIC FL. & STR.
 FINISHED ATTIC
 DORMER L/F

EXTERIOR WALLS
 GOOD VINYL ALUM.
 TINGLES - WOOD
 TINGLES - ASPHALT
 TINGLES - ASBESTOS
 RICK VENEER
 ANKET INSULATION
 DOF INSULATION

INTERIOR FINISH
 PINE
 HARDWOOD
 PLASTER
 DRYWALL
 PANELING

ROOFING
 TINGLES - ASPHALT
 TINGLES - WOOD
 TINGLES - ASBESTOS
 RATE
 DLL

HEATING
 HOT WATER RAD BB
 STEAM
 HOT AIR - FORCED
 FLOOR FURNACE

ELECTRIC
 AIR CONDITIONING
 UNIT HEATER
 NO. OF HTG. STS.

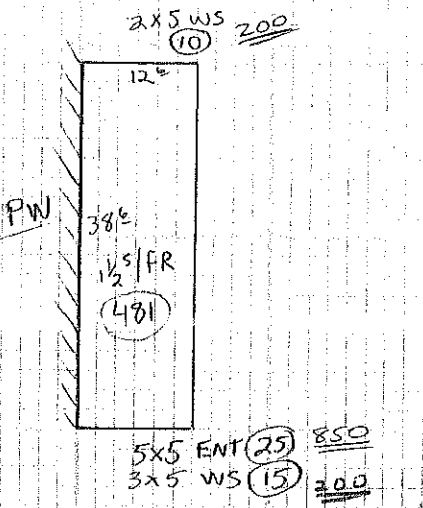
FLOORS
 CONCRETE
 ARTH
 NE
 ARDWOOD
 PH. TILE
 RPET

SOLAR
 NO HEAT 1 2 3

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

OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
SINGLE FAMILY	<input checked="" type="checkbox"/>	ADDITION POINTS		MASONRY TRIM	
TWO FAMILY	<input type="checkbox"/>	GRADE FACTOR 2[+] 1.0 %		MODERNIZED KITCHEN	
APARTMENT	<input type="checkbox"/>	C & D FACTOR [-] 0.5 %		RECREATION ROOM	
NO. UNITS		CDU FAIL DEPRECIATION 65/5 %		WOODBURNING FIREPLACE	
OTHER		DWELLING COMPUTATIONS		BASEMENT GARAGE	
COTTAGE		FIN. OPEN		ATTACHED GARAGE	
UNFIN.		FIN. DIV.		TOTAL OTHER FEATURE POINTS	
FIN. OPEN		19	19	19	19
FIN. DIV.		BASE PRICE	33,660		
		PLUMBING			
PLUMBING	M 0	BASEMENT			
BATHROOM		BASEMENT FIN.			
TOILET ROOM		ATTIC			
FLUSH		HEATING	-1,630		
LAVATORY		ADDITIONS	1,250		
SHOWER - EXTRA		DORMERS			
KITCHEN SINK	1	TOTAL BASE	33,280		
HOT WATER HEATER	1	GRADE FACTOR	90		
NO PLUMBING		TOTAL	29,950		
WATER ONLY		OTHER FEATURES			
REMODELING DATA		TOTAL	29,950		
KITCHEN		C & D FACTOR	95		
PLUMBING		REPL. COST	28,450		
HEATING		DEPREC.	65/5		
GENERAL		R.C.L.D.	9460		

OTHER BUILDINGS AND YARD										
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE		
1						%		01 GARAGE		
2						%		02 CARPORT		
3						%		03 PATIO		
4						%		04 SHED		
5						%		05 POOL		
						%		06 BARN		
# NO. OF ENTRIES					TOTAL VALUE					
TOTAL VALUE - BUILDINGS					YEAR	NOTES:				
9460										



BY 10/15/81
 BY
 BY
 BY
 BY
 BY
 BY

City of Portland, Maine
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer *MPD*

Subject: **Verification of Legal Number of Units**

Date: 6/25/98

C-B-L- Number: 44-D- 023 & 024

We have received an application for housing assistance for the property located at:

31-33 Tate Street

The applicant's name is: Ward Sherwood

In completing the application the applicant has indicated that the number of units currently in use at this property is 2.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal.
for both Bldgs

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.

The property is a single family dwelling.

Verified By:

Marge Schmuckal

Title:

Zoning Administrator

6/29/98

044-D-023

?

*3 units + 1-D-
33 Tate St - 44 -
Supermarket*