

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

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[Tax Roll](#)

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Best viewed at 800x600, with Internet Explorer

CBL 044 F002001
Land Use Type THREE FAMILY
Verify legal use with Inspections Division
Property Location 97 DANFORTH ST
Owner Information GIDEON JUDITH KELLY
 38 VESPER ST
 SCARBOROUGH ME 04074
Book and Page 7845/84
Legal Description 44-F-2
 DANFORTH ST 95-97
Acres 6442 SF
 0.1479

Current Assessed Valuation:

TAX ACCT NO.	6620	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$156,200.00	GIDEON JUDITH KELLY
BUILDING VALUE	\$326,300.00	38 VESPER ST
NET TAXABLE - REAL ESTATE	\$482,500.00	SCARBOROUGH ME 04074
TAX AMOUNT	\$9,080.66	

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

Building Information:

Building 1

Year Built	1864
Style/Structure Type	OLD STYLE
# Stories	3
# Units	3
Bedrooms	5
Full Baths	4
Total Rooms	15
Attic	NONE
Basement	FULL
Square Feet	6276

[View Sketch](#)
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Sales Information:

Sale Date	Type	Price	Book/Page
6/26/1987	LAND + BUILDING	\$0.00	7845/84

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Document 1
TAX Assessment
97 Danforth St

VACANT DWELLING OTHER
 STORY HEIGHT 1.0 1.5 2.0 2.5 3.0
 EXTERIOR WALLS
 1 FRAME 4 BLOCK 7 STONE
 2 BRICK 5 STUCCO 8 ASBESTOS
 3 MAS. & FRAME 6 ALUM./VINYL 9 CONCRETE

STYLE
 1 RAISED RANCH 7 CONDO. 13 MANSION
 2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
 3 RANCH 9 TOWNHOUSE/ROW 15 GARRISON
 4 CAPE 10 COTTAGE 16 OTHER
 5 OLD STYLE 11 BUNGALOW
 6 COLONIAL 12 DUPLEX

AGE
 ERECTED 1 26# EST. 19 REMODELED 19 --

LIVING ACCOMMODATIONS
 TOTAL BED ROOMS 15 FAMILY ROOMS 0
 FULL BATHS 4 HALF BATHS 0 ADD'L TOTAL BATHS 4
 NO. KITCHEN 1 YES 0 NO. BATH 1 YES 20
 REMODELED 2 NO 511 REMODELED 2 NO

BASEMENT 3
 1 NONE 2 CRAWL 3 PART 4 FULL
 HEATING
 1 NONE 2 BASIC 3 CENTRAL AIR COND.
 HEATING FUEL TYPE
 1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR

HEATING SYSTEM TYPE
 1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM
 ATTIC
 1 2 3 4 5

INTERIOR CONDITION
 1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH
 BETTER 1 SAME 2 POORER

PHYSICAL CONDITION
 1 EX 2 GO 3 AV 4 FR 5 PR 6 VP 7 UN
 SFLA

CONDO LEVEL 518 CONDO TYPE 1 - INTERIOR 2 - CORNER

OTHER FEATURES
 1 BRICK TRIM
 2 STONE TRIM
 3 REC ROOM
 4 FIN. BSMT LIVING AREA
 5 WB FP: STACKS OPENINGS
 6 METAL FP: STACKS OPENINGS
 7 WOOD COAL BURNING
 8 BSMT GARAGE NO. OF CARS
 9 UNFINISHED AREA (-) %
 10 UNHEATED AREA (-) %

GROUND FLOOR AREA

GRADE FACTOR AA A B C D E []

COST & DESIGN FACTOR [] %

CDU EX VG GD AV FR PR VP UN

MARKET ADJUSTMENT --- %

NOTES

471	
472	
473	
474	

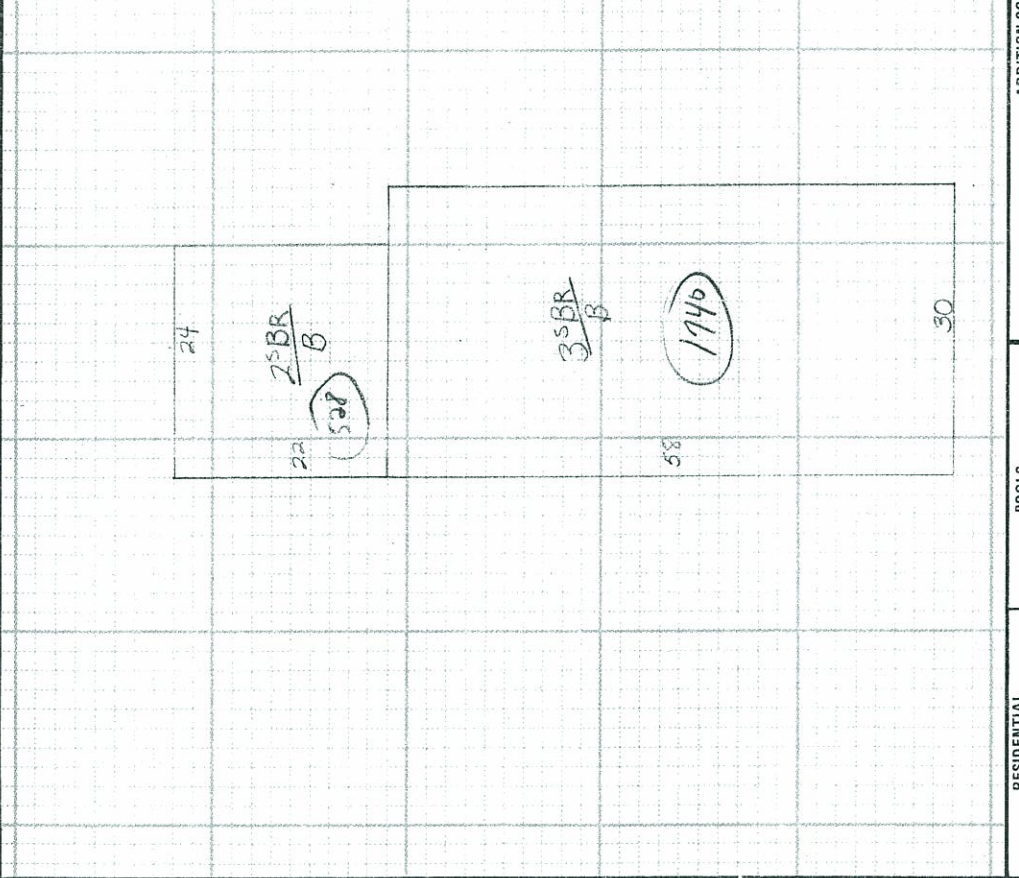
BUILDING PERMIT RECORD

NUMBER	DATE	AMOUNT	DESCRIPTION
461			
462			
463			
464			
465			

ADDITIONS

599 DELETE 601-608

ADD CD	LWR	1ST	2ND	3RD	AREA
601 A1	50	20	20		
602 A2					
603 A3					
604 A4					
605 A5					
606 A6					
607 A7					
608 A8					



DWELLING COMPUTATIONS

BASE PRICE
 BASEMENT
 HEATING
 PLUMBING
 ATTIC
 OTHER FEATURES
 SUB TOTAL
 x GRADE FACTOR
 x C & D FACTOR
 = BASE VALUE
 x MARKET ADJ.
 = TRUE VALUE

OTHER BUILDINGS & YARD IMPROVEMENTS

TYPE CODE	QTY	YR	SIZE	COND	RATE	BASE VALUE	TRUE VALUE
801							
802							
803							
804							

MISCELLANEOUS IMPROVEMENTS

810							
800							

1 SEE DETAILED CARD
 2 SEE DETAILED REPORT

TOTAL GROSS VALUE

Document 2 TAXASSES

L E A S E

THIS AGREEMENT, made and entered into this 1st day of June, 19 91, between J. W. Kelly, hereinafter referred to as "Landlord") and Kenneth + Cara Blazie (hereinafter referred to as "Tenant").

W I T N E S S E T H:

1. The Landlord leases to the Tenant and the Tenant hires from the Landlord the premises known as 97 Danfern St. Street, #2 Portland, Maine, for the term of 12 months, commencing on the 1 day of July, 19 91, and ending on the 30th day of June, 19 92, at a monthly rental of Eight Hundred Fifty + 1.00 (\$ 850.00). Said rent shall be payable in advance on or before the first day of each month to Landlord at 97 Danfern Street, Portland, Maine or at such other place as Landlord shall subsequently designate in writing.

2. The monthly rental stipulated herein shall include ^{hot} cold water and sewer services, both of which utilities Landlord covenants and agrees to furnish to the tenant at reasonable times and in reasonable amounts. Interruption or curtailment of such services shall not constitute a constructive or partial eviction nor, unless caused by the gross negligence of the Landlord, entitle Tenant to any compensation or abatement of rent. Landlord shall in any event use his best efforts to restore services as promptly as practicable. Tenant agrees not to waste utilities furnished by Landlord or to use them for any improper purpose.

3. Unless terminated as provided herein, this lease shall be automatically renewed for successive terms of one month at the aforesaid rental. Either party may terminate this lease at the end of the initial term or at the end of any successive term by giving 30 days written notice in advance to the other party.

4. Without the Landlord's written consent, Tenant shall not assign this lease, give accommodation to any roomers, lodgers, or other persons not listed in this paragraph, or permit the use of the premises for any purpose other than as a private dwelling

Document 3
Lease 97 Danfern

remain intact. Upon termination of this lease, the deposit is to be refunded to Tenant within 20 days or to be applied to any such damage, cleaning or any rent deficiency, with written notice thereof to be given to Tenant at Tenant's last known address. Landlord shall pay Tenant interest of a 4% per annum on amounts refunded to Tenant.

9. Tenant agrees that any violation of any provision of this lease or any failure to pay rent within five days of the due date shall give Landlord the option to terminate this lease on five days written notice to Tenant. Such notice shall be delivered to Tenant in hand, or by certified mail, but if Landlord or his agent has made at least three good faith efforts to serve Tenant, that service may be accomplished by both mailing the notice by first class mail to Tenant's last known address and by leaving the notice at Tenant's last known and usual place of abode. Upon the expiration of the five days, Landlord may commence a Forcible Entry and Detainer or other appropriate legal action without further notice to Tenant. Landlord shall not be required to give tenant a right to cure if Landlord opts to terminate this Lease for non-payment of rent.

10. Tenant agrees to pay all attorney's fees, legal and court costs necessitated should Landlord file suit to collect compensation for damages and obtain a judgment for same and/or should Landlord file a suit for Forcible Entry and Detainer and prevail thereon.

11. The waiver of a breach of any term, condition or covenant contained in this lease shall be effective only if in writing and shall not be considered to be a waiver of any other term, condition or covenant, or of any subsequent breach of any nature.

12. If there is more than one tenant, the word "Tenant" shall include the plural as well as the singular, and the obligations of all tenants hereunder shall be joint and several. The masculine shall include the feminine.

13. Tenant agrees that Landlord or his agent shall not be liable for any damage or any injury to Tenant or his family or his family's property from whatever cause arising from the occupancy of said premises by Tenant and his family. It is expected that Tenant will procure his own insurance against damage to his property.

14. The provisions of this lease shall be severable. If any portion of this lease is held invalid, the remainder of the lease shall not be affected.

15. In return for Tenant's continued fulfillment of the terms and conditions of this lease, Landlord covenants that the Tenant may at all times while this agreement remains in effect have and enjoy for his sole use and benefit the property hereinabove described. Landlord shall provide 24 hour furnace service by Landlord's oil company, lawn care, and driveway plowing.

Document 3
Lease 97 Danforth

16. Notwithstanding the lease term stated in Paragraph 1 above, Landlord may terminate this lease at any time during the initial term or during any subsequent term upon at least thirty (30) days prior written notice to Tenant if the Premises are the subject of a bona fide contract for sale between Landlord and a Purchaser at the time that Landlord gives notice to Tenant.

Two duplicate copies of this lease are being executed as of the date first above written, each of which shall constitute an original.

Judith Kelly 6/1/91
Landlord Date

Xona Z. [Signature] 6/1
Tenant Date

Cara Blazier 6/6/91
Tenant Date

Tenant Date

Document 3
lease 97 Danport

ADDENENDUM TO LEASE

Addendum to lease dated: 6/6/1991

Between Judith Kelly Landlord

And Kenneth Blazier, Cara Blazier Tenant

Property 97 Danforth St. Portland Maine

Landlord leases and Tenant hires Apartment #3, 97 Danforth St. Portland, Maine for the term of 12 months commencing December 1, 1992 to November 30, 1993, at a monthly rental of \$800. Per month.

Judith Kelly
Landlord
Effective December 1, 1992

Tenant

Document 3
lease 97 Danforth

RENTAL AGREEMENT

This agreement made this 15th day of November, 1991 is between
Judith Kelly referred to as LANDLORD and
Tim Staples TENANT, who shall be jointly and severally responsible under
the terms and conditions of this agreement.

The landlord leases to the TENANT and the TENANT hereby leases from the
LANDLORD

Apt 3 at 97 Danforth St. in the city of Portland, Maine for the
term of 1 yr, commencing on December 1, 1991 to
November 30, 1992.

December 10, 1991 \$ 850.- Pch.

December 10, 1991 \$ 850.- Security Dep. Pch.

Judith Kelly
Landlord

Tenant
Date: 12/10/91

Document 4
Rental Agreement
97 Danforth St

RENTAL AGREEMENT

This agreement made this 15 day of August, 1993 is between referred to as LANDLORD) and Juday Kelly, (hereinafter referred to as TENANT), Pamela Wood, (hereinafter under the terms and conditions of this agreement. This agreement is intended only for the persons named above and may not be assigned without the written permission of the LANDLORD or its agent.

The LANDLORD hereby leases to the TENANT and the TENANT hereby leases from LANDLORD APT. 1 at 97 Danforth St. in the town/city of Dunton Maine, for the term of ONE YEAR, commencing September 1 1993 to August 31 1994. The Total rent shall be \$ 12,000- to be paid in equal monthly installments of \$ 1,000- on or before the 15 of each month. In addition, TENANT will occupy said space on NA, 19 through NA, 19. The prorate amount for this period will be \$. TENANT shall pay utility, service and miscellaneous charges: Electricity, Cable & Telephone

TERMS AND CONDITIONS OF THIS AGREEMENT:

1. SECURITY DEPOSIT: TENANT shall deposit with LANDLORD upon the signing of this agreement a security deposit under the terms and conditions as outlined on the attached agreement. SECURITY DEPOSIT IS NOT TO BE USED AS RENT FOR THE FINAL MONTH OF THE TERM OR ANY TERMINATION FEE.
2. SUBLET: The premises shall not be sublet or this agreement assigned without the written consent of the LANDLORD.
3. INSPECTION: LANDLORD or its agent shall be permitted to enter the premises during reasonable hours for inspection, maintenance and showing to prospective tenants or purchasers. TENANT shall not alter existing locks or install other locks without the written consent of the LANDLORD.
4. CONDITION: The premises is leased as shown with no other verbal commitments by the LANDLORD or its agent. The LANDLORD does agree to the following changes, repairs or conditions only: _____
5. PETS: No pets of any nature shall be kept on the premises. Possession of unauthorized pets shall be reason to terminate this agreement with full termination fees due.
6. DAMAGE: The LANDLORD is not responsible for any damage or loss of property owned by the TENANT while on the leased premises or on the LANDLORD'S property of which the leased premises are a part. TENANT accepts this condition as part of this agreement.
7. BREACH OF AGREEMENT: If TENANT shall fail to pay rent within 14 days of the due date or fail to comply with any of the terms of this agreement, LANDLORD may terminate this agreement and the TENANT'S rights hereunder. LANDLORD may declare forfeiture, re-enter the premises, sue for rent or resort to any other legal remedy. Unfavorable credit history will be reported to the appropriate credit agencies.
8. IMPROPER USE: Premises shall only be used as the private residence of those residents who are listed as TENANT above.

Document 5
Rental Agreement
97 Danforth

- 9. Payment of rent shall be made at: _____
 or at such a place as LANDLORD or its agent may designate. Checks to be made out to: Judy Keller. Rent not received by the 15 of each month shall be considered late.
- 10. HOLD OVER: The TENANT agrees that his/her occupancy of the premises beyond the term of this agreement shall not be deemed as a renewal of this agreement. If rent is collected and accepted it shall be a renewal on a month to month basis only, with all other provisions of this agreement to continue except for term.
- 11. SEPARABILITY: If any portion of this lease is held invalid, the remainder of the agreement shall not be affected.
- 12. The TENANT agrees to abide by the rules and regulations of the property as attached hereto.
- 13. TERMINATION: Upon the expiration of termination of this agreement, TENANT agrees to deliver the premises and equipment in good, clean, tenantable condition, reasonable wear and tear expected.
- 14. QUIET ENJOYMENT: It is agreed that in consideration of others, any loud noises (i.e. parties, music, etc.) that cause complaints, shall be sufficient cause for termination of this lease.
- 15. Tenant acknowledges that broker is representing said property for Owner and information furnished to the applicant is from sources deemed reliable but no warranty is made to the accuracy thereof. Furthermore, Tenant recognizes information and representations (including but not limited to) heating systems, electrical systems, appliances, air conditioning, and condition of said property has been provided by the Owner and Tenant is encouraged to seek information from professionals regarding any specific issue of concern involving said information.
- 16. SPECIAL PROVISIONS: _____

IN WITNESS whereof, the parties hereto, have signed this agreement in duplicate on the day and year first written above.

AUTHORIZED AGENT FOR LANDLORD _____

Daniel H. Wood 8/15/93
TENANT DATE

TENANT DATE

REV: 12/91



MERRIMACK MUTUAL FIRE INS. CO.
ANDOVER, MASSACHUSETTS 01810

NEW DECLARATION * * * * * EFFECTIVE 06/15/92

POLICY NUMBER	FROM	POLICY PERIOD	TO	AGENT NO	AGENT
HP 1550456	06/15/92	06/15/93		0007272	TELEPHONE: (207) 780-6877
NAMED INSURED AND ADDRESS					
JUDITH GIDEON 97 DANFORTH ST PORTLAND ME 04101-4504					AUTOMOBILE ASSOC AGENCY INC 425 MARGINAL WAY P O BOX 1488 PORTLAND ME 04104

THE PREMISES COVERED BY THIS POLICY IS LOCATED AT THE ABOVE ADDRESS.

POLICY PERIOD- 12:01 AM STANDARD TIME AT THE RESIDENCE PREMISES.

RATING INFORMATION:

AUTOMATIC VALUE-UP AT RENEWAL, MASONRY, BUILT PRIOR TO 1899,
PROTECTION CLASS 02, TERRITORY 30, FEET FROM HYDRANT 1000, 3 FAMILY,
PREMIUM GROUP 5.

DEDUCTIBLE: IN CASE OF A LOSS UNDER SECTION I, WE COVER ONLY THAT PART
OF THE LOSS OVER \$ 250

COVERAGE AT THE ABOVE DESCRIBED LOCATION IS PROVIDED ONLY WHERE A LIMIT OF LIABILITY IS SHOWN OR A PREMIUM IS STATED

SECTION I COVERAGE	LIMITS OF LIABILITY	PREMIUM
A. DWELLING	\$170,000	\$680.00
B. OTHER STRUCTURES	\$17,000	
C. PERSONAL PROPERTY	\$85,000	
D. LOSS OF USE	\$34,000	
SECTION II COVERAGE		
E. PERSONAL LIABILITY, EACH OCCURRENCE	\$300,000	
F. MEDICAL PAY. TO OTHERS, EACH PERSON	\$1,000	
TOTAL BASIC PREMIUM		\$680.00
SUPPLEMENTAL PREMIUM OR CREDITS		
THREE OR FOUR FAMILY DWELLING CHARGE, HO-44		\$38.00
PREM. ALARM OR FIRE PROT SYS. - HO-216		\$14.00CR
REPLACEMENT COST COVERAGE, HO-290		\$68.00
TOTAL SUPPLEMENTAL PREMIUMS - - - - -		\$92.00
TOTAL ANNUAL PREMIUM - - - - -		\$772.00

CONTINUED ON NEXT PAGE

PLEASE NOTE :
ALL POLICY CHANGES SHOULD BE PROCESSED THROUGH YOUR AGENT.

ORIGINAL

97 Danforth St.

Document 6
Insurance Bill

037132

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, HERBERT G. GIDEON, of Portland, County of Cumberland, and State of Maine, in consideration of one dollar and other valuable consideration to me paid by JUDITH KELLY GIDEON, the receipt of which I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said JUDITH KELLY GIDEON, her heirs and assigns forever, all of my right, title and interest to the property described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to her, the said JUDITH KELLY GIDEON, her heirs and assigns forever.

IN WITNESS WHEREOF, the said HERBERT G. GIDEON, has hereunto set his hand and seal this 26th day of June, 1987.

IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
Herbert G. Gideon

State of Maine
Cumberland, ss.

JUNE 26, 1987

Personally appeared before me the above-named HERBERT G. GIDEON and acknowledged that the above instrument was his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at-Law
William R. Gorham
Typed or Printed Name:

Document 7
Deed 97 Duffers

MY COMMISSION EXPIRES
MARCH 8, 1993

SFAI

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Danforth Street in said Portland, bounded and described as follows:

Beginning on the northwesterly side of said Danforth Street at the most easterly corner of land now or formerly of Elizabeth M. Dyer; thence running by said Danforth Street forty-one (41) feet to a point found by measuring westerly on said Danforth Street a distance of one hundred eleven (111) feet from the point of intersection between the westerly sideline of High Street and the northerly sideline of said Danforth Street; thence running northwesterly on a line parallel with the easterly sideline of said Dyer land, and keeping the width of forty-one (41) feet therefrom, a distance of one hundred sixty-two (162) feet; thence running southwesterly forty-one (41) feet to said Dyer's land; thence southeasterly by said Dyer's land one hundred sixty-two (162) feet to said Danforth Street and the point of beginning.

Also a certain small strip of land situated northerly of Danforth Street in said Portland and adjoining the northerly line of land formerly of one Richardson and beginning in said line on the westerly side of a concrete bank wall along land of said Richardson, and at the northwesterly corner of a strip of land said Richardson conveyed to the Children's Hospital February 17, 1912; thence northwesterly by the westerly side of said concrete bank wall about ten and five-eighths (10-5/8) inches to a point within six (6) inches of the southerly brick side of the Boiler House on land of said Children's Hospital; thence southwesterly parallel with and six (6) inches southerly of the brick wall of said Boiler House about thirty-six and forty-seven hundredths (36.47) feet to a fence; thence southeasterly by said fence three (3) inches to the first parcel herein; thence northeasterly by said Richardson land thirty-six and forty-seven hundredths (36.47) feet to the point of beginning.

Excepting and reserving from the above-described premises the parcel of land conveyed by Emelinn P. Richardson to The Children's Hospital by deed dated February 17, 1912, recorded in the Cumberland County Registry of Deeds in Book 884, Page 372.

Document 7

Deed 97 Danforth St

The aforesaid parcel being a portion of the premises conveyed to Herbert G. Gideon and Charles E. Phillips, III, as tenants in common by deed of Pritham Singh dated September 24, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6571, Page 342, and also being a portion of the premises conveyed to Herbert G. Gideon by deed of Charles E. Phillips, III, dated February 5, 1987 and recorded in the Cumberland County Registry of Deeds at Book 7631, Page 278.

RECEIVED
RECORDED REGISTRY OF DEEDS

1987 JUN 26 PM 1:42

CUMBERLAND COUNTY

James C. ...

Document 7

Deed

97 Danforth