

045-A-020

City of Portland, Maine
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P Davis, Loan Officer MPD

Subject: Verification of Legal Number of Units

7

Date: June 8, 1998

C-B-L- Number: 45-A-020-001

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

The applicant's name is: Scott Turner
(current owner): Cloutier Toothaker Associates

In completing the application the applicant has indicated that the number of units currently in use at this property is 3.

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

- Yes, the number of units are legal.
- 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 two. (pre 1957 shows 2 kitchen).
- The property is a single family dwelling.

Verified By: Marge Schmuckal Title: Zoning Admin.
6/29/98

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS: 121
 STREET: State

BLDG. NO. OF CARD NO. DEVELOPMENT NO. AREA DIST. ZONE CHART BLOCK LOT
 / 45 A 20

TAXPAYER ADDRESS AND DESCRIPTION:
 GUILTZ EMELIE P
 121 STATE ST.
 CITY
 LAND & BLDG. STATE ST. #1
 ASSESSORS PLAN 45-A-20
 AREA 2793 SQ. FT.

RECORD OF TAXPAYER
Wright Emelie P.

YEAR BOOK PAGE

PROPERTY FACTORS			
TOPOGRAPHY	IMPROVEMENTS		
LEVEL	✓ WATER		
HIGH	SEWER		
LOW	GAS		
ROLLING	ELECTRICITY		
SWAMPY	ALL UTILITIES ✓		
STREET	TREND OF DISTRICT		
PAVED	✓ IMPROVING		
SEMI-IMPROVED	STATIC ✓		
DIRT	DECLINING		
SIDEWALK	✓		
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
21	98AV	130 ⁰⁰	96	125 ⁰⁰
TOTAL VALUE LAND				2
TOTAL VALUE BUILDINGS				4
TOTAL VALUE LAND AND BUILDINGS				7

SUMMARY				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
30				1957
30				2630
30				4590
TOTAL VALUE LAND				30
TOTAL VALUE BUILDINGS				30
TOTAL VALUE LAND AND BUILDINGS				30

ASSESSMENT RECORD		INCREASE	DECREASE
LAND	2475		
BLDGS.	2550		
TOTAL	5025		
LAND	1575		
BLDGS.	2700		
TOTAL	4275		
LAND	1575		
BLDGS.	2750	50 ✓	
TOTAL	4325		
LAND	1575		
BLDGS.	2775	25	
TOTAL	4350		

LAND VALUE COMPUTATIONS AND SUMMARY				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
30	92AV	130 ⁰⁰	96	125 ⁰⁰
TOTAL VALUE LAND				30
TOTAL VALUE BUILDINGS				30
TOTAL VALUE LAND AND BUILDINGS				30

SUMMARY				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
30				1962
30				3880
TOTAL VALUE LAND				30
TOTAL VALUE BUILDINGS				30
TOTAL VALUE LAND AND BUILDINGS				30

ASSESSMENT RECORD		INCREASE	DECREASE
LAND	2325		
BLDGS.			
TOTAL			
LAND	2250		
BLDGS.	2775		
TOTAL	5025		
LAND			
BLDGS.			
TOTAL			
LAND			
BLDGS.			
TOTAL			

ORIG. COST	REMARKS
SALE PRICE	EXP
U. S. R. S.	NET

RECORD OF BUILDINGS

GRADE DEN

S QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19

YEAR

1557-OR equip. 12' grav. H.W. heat
 116-500 Const. 3 1/2" x 5" plat & stairs on rear
 of shed - cut through rear doorway to shed & plat
 1557 plat on side of dnlg
 116-500-ATT - Change size of side porch from 12' x 10'
 126/68 H.W. REPLACE F.H.W. HEATER

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	1
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	1
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2
1/4 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.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	✓
STUCCO ON TILE		PINE		NO LIGHTING	
BRICK VENER		HARDWOOD		NO. OF ROOMS	
BRICK ON TILE		PLASTER		BSMT.	2ND 11
SOLID BRICK		UNFINISHED		1ST 4	3RD 2
STONE VENER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	✓
TERRA COTTA		FINISHED ATTIC		TWO FAMILY	
VITROLITE		FIREPLACE		APARTMENT	
PLATE GLASS		HEATING		STORE	
INSULATION		PIPELESS FURNACE		THEATRE	
WEATHERSTMP		HOT AIR FURNACE		HOTEL	
ROOFING		FORCED AIR FURN.		OFFICES	
ASPH. SHINGLES		STEAM		WAREHOUSE	
WOOD SHINGLES		HOT WATER		COMM. GARAGE	
ASBES. SHINGLES		NO HEATING		GAS STATION	
SLATE	✓	GAS BURNER		ECONOMIC CLASS	
METAL		OIL BURNER		OVER BUILT	
COMPOSITION		STORER		UNDER BUILT	
ROLL ROOFING				DT. 7-7-50	AR. 5
INSULATION				LD. 98	PD. 5
				MS.	CK. 51

2 sketches show

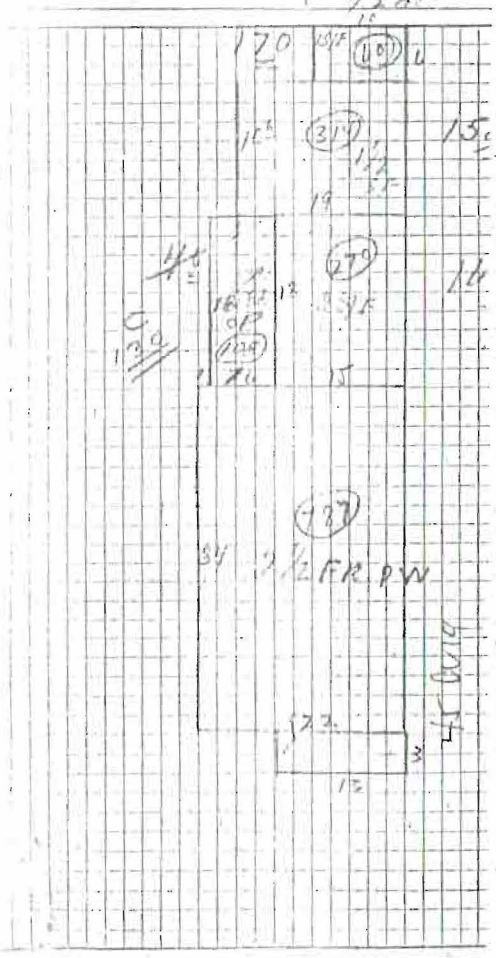
COMPUTATIONS

UNIT	1951	1957	1958
787 S. F.	6970		
S. F.			
P.W.	-280		
ADDITIONS	+3480		3570
BASEMENT			
WALLS			
ROOF	+160		
FLOORS			
ATTIC			
FINISH			
FIREPLACE	+140		
HEATING	+80	+240	+80
PLUMBING	+400		
TILING			
TOTAL	10950	11190	11280
FACT +15	1050	1050	+1050
REP. VAL.	12006	12240	12330

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
B.W.G.	A 2 1/2 STER	B	96		F	12000	50%	6000	25%	4500	2700	11
	B					12240	50	6120	25	4590	2750	51
	C					12330	50	6170	25	4630	2775	58
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.		1957	1958
TAX VAL.				12006	12240
OLD VAL.	2700			2750	2775
CHANGE				50	25



11/11/51 60/25