

54 Sheridan Street, Apt 2
Portland, ME 04101

July 31st, 2012

Portland City Hall
389 Congress St
Portland, ME 04101

*R6 Zone (Historic Overlay)
46-A-9
46-A-11*

RE: Zoning Determination

To Whom It May Concern,

We are currently under contract to purchase real estate located at 44 and 46 Avon Street in Portland. We would like to verify the zoning for 44 and 46 Avon Street to determine whether or not 44 Avon Street is a legal Single Family residence and 46 Avon Street is a legal 4-Unit Multi-Family residence. They currently share the same deed (book 6565, page 142). Address with Map/Block/Lot is below.

44 Avon Street, Portland
46/A/11

46 Avon Street, Portland
46/A/9

Thank you for your help regarding this matter.

Sincerely,

Erek Gaines & Erik Greven

*54 Sheridan St Apt 2
Portland, ME 04101*

207-749-8890

*I Need A
Receipt
Thank You
Marge
Withdrew the request
never did the research*

RECEIVED
AUG 01 2012
Dept. of Building Inspections
City of Portland Maine



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 106

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/31/2012

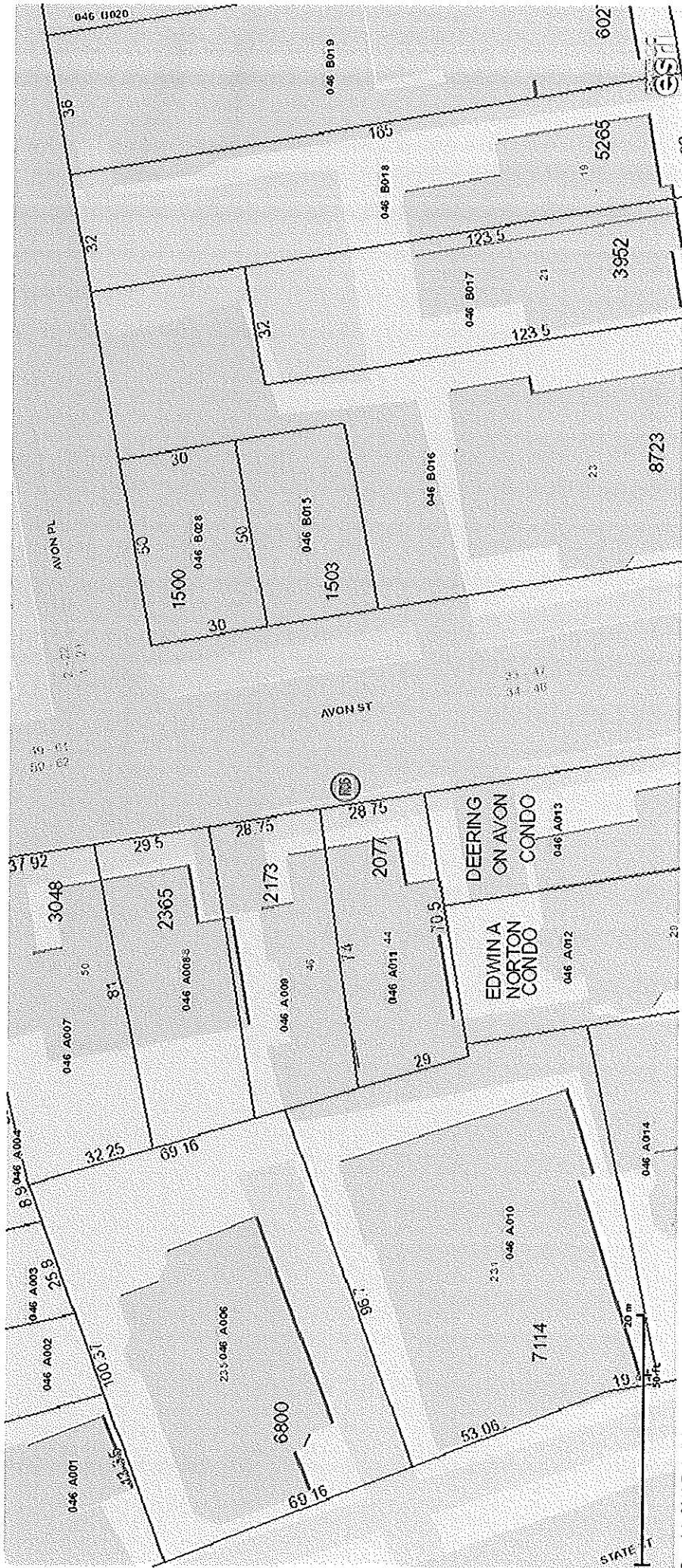
Receipt Number: 46573

Receipt Details:

Reference ID:	470	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 46 Avon Determination			

Thank You for your Payment!

44-46 Avon St



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

60 50 50	LAND NOS. 141	STREET AVON	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	60 50 50
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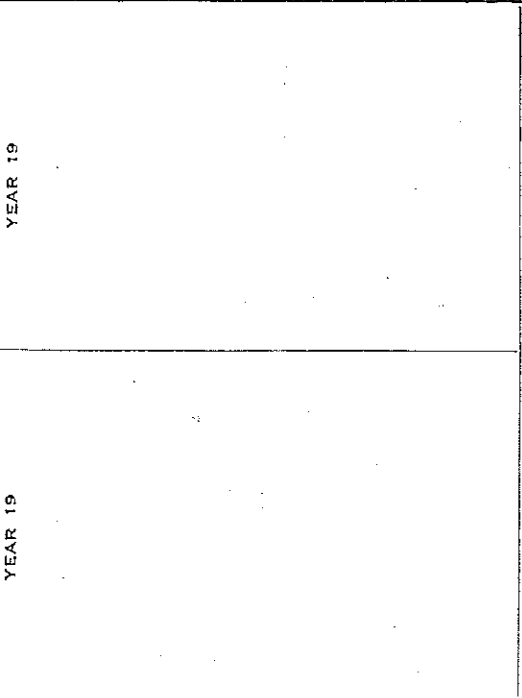
<p>TAXPAYER ADDRESS AND DESCRIPTION</p> <p>1514 DORRIS AVENUE S PORTLAND MAINE CITY</p> <p>REAL ESTATE - PORTLAND ME ASSESSORS PLEASE SEE FILE IN ASSESSORS OFFICE CITY HALL PLAN 46-A-11 AVON ST AND BLOCK 2077 SQ FT</p>	<p>RECORD OF TAXPAYER</p> <p><i>Deborah J. H. Bathalon Treasurer 1983 2108 24</i></p>
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LAND VALUE COMPUTATIONS AND SUMMARY											
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	YEAR 1951	FRONT FT. PRICE	BLK.	LOT	BLK.	LOT
2077	90	6000	90	5400	1510	1510	190				
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	YEAR 1951	YEAR 1951	FRONT FT. PRICE	BLK.	LOT	BLK.	LOT
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	YEAR 1951	YEAR 1951	FRONT FT. PRICE	BLK.	LOT	BLK.	LOT
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	YEAR 1951	YEAR 1951	FRONT FT. PRICE	BLK.	LOT	BLK.	LOT
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	YEAR 1951	YEAR 1951	FRONT FT. PRICE	BLK.	LOT	BLK.	LOT
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											

60 50 50	LAND NOS.	STREET	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	60 50 50
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GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

1951-1960 O.B.X. H.H.T.



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	3/4	B	1 2 3	STD. WAT. HEAT	✓
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	2/3	PINE		LAUNDRY TUBS	2
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES				ELECTRIC LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC	
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE		1ST	4
SOLID BRICK		HARDWOOD		2ND	5
STONE VENEER		PLASTER		3RD	
CONG. OR CIND. BL.		UNFINISHED		OCCUPANCY	
ASPH. SHINGLES		METAL CLG.		SINGLE FAMILY	
PLATE GLASS		RECREAT. ROOM		TWO FAMILY	
INSULATION		FINISHED ATTIC		APARTMENT	
WEATHERSTRIP		FIREPLACE	3	STORE	
ROOFING		HEATING		THEATRE	
ASPH. SHINGLES		PIPELESS FURNACE		HOTEL	
WOOD SHINGLES		HOT AIR FURNACE		OFFICES	
ASBES. SHINGLES		FORCED AIR FURN.		WAREHOUSE	
SLATE		STEAM		COMM. GARAGE	
TILE		HOT WAT. OR VAPOR		GAS STATION	
METAL		NO HEATING		ECONOMIC CLASS	
COMPOSITION		GAS BURNER		UNDER BUILT	
ROLL ROOFING		C'L BURNER	53	OVER BUILT	
INSULATION		STOKER		DT. 7/10/51	AR. C
				I.D. 7	PD. BA
				MS.	CK. 70

SUMMARY OF BUILDINGS						
OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.
Dwgs	A	2 1/2	C	old	F	6560
	B					6790
	C					
	D					
	E					
	F					
	G					
1951 TOTAL BLDGS.						
YEAR	1950					153-162
TAX VAL.	162					19
OLD VAL.	175					19
CHANGE	-13					19

UNIT	1951	1950
888 S. F.	50.50	50
S. F.		
ADDITIONS	+ 390	290
P.W.	- 200	- 200
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
15/224	+ 100	100
FIREPLACE	23.60	360
HEATING		+ 370
PLUMBING	+ 100	100
TILING		
TOTAL	5000	6010
FACT+15	1760	+ 760
REP. VAL.	6560	6770

TAX VAL.	SOUND VAL.	F. D.
175	2600	200
162	2710	200
		C
		D
		E
		F
		G

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 146	STREET AVON	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST. 2	ZONE	CHART 46	BLOCK A	LOT 9	CURB C D E F G H I J K L M N O
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TAXPAYER ADDRESS AND DESCRIPTION MACNEIL REAL ESTATE INC 419 CUMB AVE CITY LAND & BLDGS AVON ST #46 PORTLAND MAINE ASSESSORS PLAN 46-A-9 AREA 2173 SQ FT	RECORD OF TAXPAYER <i>Charles J. Jones & Kathleen G. Jones</i> 1957
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LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	LOT	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	LOT
30	76	60.00	89	53.00	1950							19	10
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.							SQ. FT. TO-FROM CH.						
SQ. FT. TO-FROM CH.							SQ. FT. TO-FROM CH.						

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	LOT	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	LOT
												19	19
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.							SQ. FT. TO-FROM CH.						
SQ. FT. TO-FROM CH.							SQ. FT. TO-FROM CH.						

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

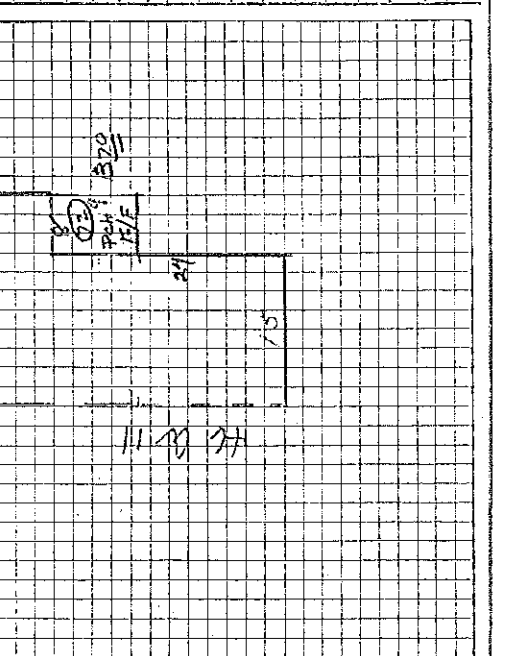
GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19 YEAR 19

Rest. Refused Elys-Mo. Regd. ORR 1/1/21
Est. 100 Mo.

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2
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	3/4	B	1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	
EXTERIOR WALLS	2 3	EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO			
NO SHEATHING		TILE		TILING	
WOOD SHINGLES				BATH FL. & WCOT.	
ASBES. SHINGLES				TOILET FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC LIGHTING	
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE		BSMT.	
SOLID BRICK		HARDWOOD		1ST	4
STONE VENEER		PLASTER		2ND	5
CONG. OR CIND. BL.		UNFINISHED		3RD	
WOOD SHINGLES 1/2		METAL CLG.		OCCUPANCY	
TERRA COTTA				SINGLE FAMILY	
VITROLITE		RECREAT. ROOM		TWO FAMILY	
PLATE GLASS		FINISHED ATTIC		APARTMENT	
INSULATION		FIREPLACE		STORE	
WEATHERSTRIP		HEATING		THEATRE	
ROOFING		PIPELESS FURNACE		HOTEL	
ASPH. SHINGLES		HOT AIR FURNACE		OFFICES	
WOOD SHINGLES		FORCED AIR FURN.		WAREHOUSE	
ASBES. SHINGLES		STEAM		COMM. GARAGE	
SLATE		HOT WAT. OR VAPOR		GAS STATION	
METAL		NO HEATING		ECONOMIC CLASS	
COMPOSITION				OVER BUILT	
ROLL ROOFING		GAS BURNER		UNDER BUILT	
INSULATION		OIL BURNER		DT. 7/14/31	
		STOKER		LD.	
				MS.	
				CK. 50	

SUMMARY OF BUILDINGS				
OCCY.	TYPE	CK. AGE	REM. COND.	REP. VAL.
DWGE	A 25/FR	C 1	C	7460
B				
C				
D				
E				
F				
G				
1951 TOTAL BLDGS.				1951
TAX VAL.				3360
OLD VAL.				7021
CHANGE				



UNIT 1951
 888 S. F. 5050
 S. F.
 ADDITIONS + 560
 P.W.F. - 200
 BASEMENT - 130
 WALLS
 ROOF
 FLOORS
 ATTIC
 FINISH
 1-15/28
 FIREPLACE
 HEATING + 310
 PLUMBING + 340
 TILING
 M.F. 5% + 760
 TOTAL 6700
 FACT + 15
 REP. VAL. 7460
 F. D. 1070
 SOUND VAL. 3360
 TAX VAL. 7021