

City of Portland, Maine
Memorandum

048-E-005

To: Marge Schmuckal, Zoning Administrator
From: Mary P. Davis, Loan Officer *MPD*
Subject: **Verification of Legal Number of Units**
Date: 08/14/98
C-B-L- Number: 48E5

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

The applicant's name is: Don Morang
(current owner is Steven Wallman)

48-E-5

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

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 2 units only - The in-LAW APT. IS considered a 3rd unit &
- The property is a single family dwelling. There IS NO record on file showing permission for That 3rd unit

Verified By: Marge Schmuckal Title: Zoning Admin.
0/20/98

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

200
100
500

200
100
500

LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
128-130	Sherman		OF			2		48	E	5

TAXPAYER ADDRESS AND DESCRIPTION

RUSSELL MARGARET
100 SHERMAN ST
CITY

LAND & BLDG SHERMAN ST #128-130
ASSESSORS PLAN 48-E-5
AREA 2693 SQ FT

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY	IMPROVEMENTS	TILLABLE	PASTURE
LEVEL <input type="checkbox"/>	WATER <input checked="" 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"/>		
STREET <input type="checkbox"/>	TREND OF DISTRICT <input type="checkbox"/>		
PAVED <input checked="" type="checkbox"/>	IMPROVING <input type="checkbox"/>		
SEMI-IMPROVED <input type="checkbox"/>	STATUS <input type="checkbox"/>		
DIRT <input type="checkbox"/>	TRAINING <input type="checkbox"/>		
SIDEWALK <input checked="" type="checkbox"/>			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
100	37.4	58.00	76	44.00	3300	
TOTAL VALUE LAND					2200	1200
TOTAL VALUE BUILDINGS					3620	3790
TOTAL VALUE LAND AND BUILDINGS					5820	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD INCREASE DECREASE			
YEAR	LAND	BLDG.	TOTAL
1950	1075	1725	2800
1951	1325	2175	3500
1960	1325	2275	3600
1961			
1962			
1963			
1964			
1965			
1966			
1967			
1968			
1969			
1970			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

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

2/5 YEAR 1960 317

YEAR 19

Handwritten notes at top right

CONSTRUCTION

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		LABATORY	
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK	2 ✓
3/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH		ELECT. WAT. BYST.	
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 VENER		PINE	✓	NO. OF ROOMS	
BRICK ON FIRE		HARDWOOD	✓	BSMT.	2ND
STONE VENER		PLASTER	✓ ✓	1ST	3RD
CONC. ON COND. BL.		UNFINISHED		OCCUPANCY	
		METAL CLG.		SINGLE FAMILY	
TERRA COTTA		RECREAT. ROOM		TWO FAMILY	✓
VITROLITE		FINISHED ATTIC 507 ✓		APARTMENT	
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	2 ✓	COMM. GARAGE	
ASBES. SHINGLES		HOT WAT. OR VAPOR		GAS STATION	
SLATE TILE		NO HEATING		ECONOMIC CLASS	
METAL		OIL BURNER		OVER BUILT	
		GAS BURNER		UNDER BUILT	
		MIL. BURNER 1.00 ✓		LT. 7-5.50	AR.
		SICKER		LD. 20	PD. 13H
				MS.	CK. 50

COMPUTATIONS

UNIT	1951	60
912 S. F.	5050	
S. F.		
ADDITION:	+130	
BASEMENT WALLS	+200	
ROOF	+100	
FLOORS	+260	
ATTIC 507	+200	
FINISH		
FIREPLACE		+190
HEATING		+160
PLUMBING	+370	
TILING		
M.F. 104	+500	
TOTAL	6810	
FACT. 40	+500	
REP. VAL.	7310	7660

FEB 5 1960

EST.

SUMMARY OF BUILDINGS

OCCUP.	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwng	A 2 1/2 S.R.	C	56		F	7310	4020	10A	3620	3175
B						7060	4210	10B	3790	2475
C								C		
D								D		
E								E		
F								F		
C								C		

YEAR	1951	1951	TOTAL BLDGS.
TAX VAL.	7175		3620
OLD VAL.			3175
CHANGE			

Grid area with handwritten notes:

- 912
- 29
- 150
- 148