

City of Portland, Maine
Memorandum

048-E-005
810

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.

8/20/98

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

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

TAXPAYER ADDRESS AND DESCRIPTION

RUSSELL MARGARET
 200 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	
LEVEL		WATER	<input checked="" type="checkbox"/>
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		FRIEND OF DISTRICT	
PAVED	<input checked="" type="checkbox"/>	IMPROVING	
SEMI-IMPROVED		SEWER	
DIRT		TRAINING	
SIDEWALK	<input checked="" type="checkbox"/>		
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
33	57.00	58.00	76	44.00	2300	3600
TOTAL VALUE LAND					2300	3200
TOTAL VALUE BUILDINGS					3600	3790
TOTAL VALUE LAND AND BUILDINGS					5900	7000
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	1960
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
1950	LAND	1075			
1950	BLDGS.	1725			
1950	TOTAL	2800			
1951	LAND	1325			
1951	BLDGS.	2175			
1951	TOTAL	3500			
1960	LAND	1325			
1960	BLDGS.	2275			
1960	TOTAL	3600			
1961	LAND				
1961	BLDGS.				
1961	TOTAL				
1962	LAND				
1962	BLDGS.				
1962	TOTAL				
1963	LAND				
1963	BLDGS.				
1963	TOTAL				
1964	LAND				
1964	BLDGS.				
1964	TOTAL				
1965	LAND				
1965	BLDGS.				
1965	TOTAL				

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						
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		

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						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

RECORD OF BUILDINGS

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

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			
MILK	REIN. CONCRETE	LAVATORY			
CELLAR AREA FT ²	FLOOR FINISH		KITCHEN SINK	2	
1/4 1/2 3/4	B	1	2	3	
NO. CELLAR	CEMENT	STD. WAT. HEAT			
EXTERIOR WALLS	EARTH	AUTO. WAT. HEAT			
CLAPBOARDS	PINE	ELECT. WAT. SYST.			
WIDE SIDING	HARDWOOD	LAUNDRY TUBS			
DROP SIDING	TERRAZZO	NO PLUMBING			
NO SHEATHING	TILE	TILING			
WOOD SHINGLES		BATH FL. & WCOT.			
ASBES. SHINGLES		TOILET FL. & WCOT.			
STUCCO ON FRAME	ATTIC FLR. & STAIRS		LIGHTING		
STUCCO ON TILE	INTERIOR FINISH		ELECTRIC		
BRICK VENEER	B	1	2	3	
BRICK AIR BRK.	PINE				
SPIDER	HARDWOOD				
STONE VENEER	PLASTER				
CEILING BOARDING	UNFINISHED				
TERRAZZO	METAL CLG.				
VIBROTEC	RECREAT. ROOM		OCCUPANCY		
PLASTER	FINISHED ATTIC	50%	SINGLE FAMILY	1.25 Bldg	+100
INSULATION	FIREPLACE		TWO FAMILY		
WEATHER STRIP	HEATING		APARTMENT	ATTIC 50%	+260
ROOFING	PIPELESS FURNACE		STORE		
ASPH. SHINGLES	HOT AIR FURNACE		THEATRE	1.35 Bldg	+200
WOOD SHINGLES	FORCED AIR FUHR.		HOTEL		
ASBES. SHINGLES	STEAM	2	OFFICES		
SLATE TILE	HOT WAT. OR VAPOR		WAREHOUSE		
METAL	NO HEATING		CUMM. GARAGE		
			GAS STATION		
			ECONOMIC CLASS		
			OVER BUILT		
			UNDER BUILT		
			6.7-5.50	AR.	
			10. 2	PD. BH	
			NO.	CK. JO	
				R.P. VAL.	7310 7660

COMPUTATIONS

UNIT	1951			
917 S.F.	5050	60		
S.F.				
ADDITION:	+130			
BASEMENT WALLS	+200			
ROOF				
SINGLE FAMILY	+100			
FLOORS				
ATTIC	+260			
FINISH				
THEATRE	+200			
FIREPLACE				
HEATING	+190			
	+160			
PLUMBING	+370			
TILING				
M.F. 10%	+500			
TOTAL	6810			
FACT. 1%	+504			
	7310			
	7660			

SUMMARY OF BUILDINGS

GR.	TYPE	GR.	ACT.	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwelling	2 1/2 story	C	56		F	7310	10%	4020	10%	3620	2175
						7660	15%	4210	10%	3790	2275

YEAR	1951	1952	TOTAL BLDGS.	1951	1952
TAX VAL.	7195			7310	7660
OLD VAL.					
CHANGE					

EST.

FEB 5 1960

2.400

38

917

24

2.400 (4.6) = 130

February 3, 1999

Tammy Munson
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

48-E-5
Rec'd 2/4/99

RE: 130 Sherman Street

Dear Ms. Munson:

I am writing in response to your certified mail correspondence regarding your inspection of the above property

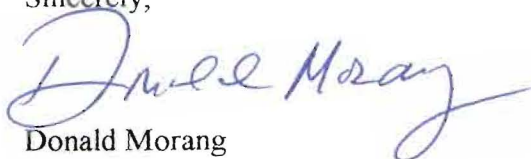
I have some concerns beginning with the expiration date (10/01/98) of the initial inspection which occurred on August 27th of last year. I did not take possession of this property (closing) until 10/08/98. I had to request a copy of this initial inspection from my broker who in turn received it from People's Heritage Bank. Steve Wallman whom I purchased the **2 unit** house from did not comply with the city's request to fix the 2nd floor smoke detector, I doubt that he even received an inspection notice.

Nowhere in my closing documents, disclosure statement or City records described 130 Sherman Street as being a 3-unit building. Why then in the previous inspections is the 3rd floor referred to as a separate apartment? The fact that I currently have no kitchen on the 2nd floor in your opinion would waive item #7. I was also made aware of item #1 in your 1/14/99 inspection of this not representing a code violation as per Dwight Galey.

As you can probably tell I am frustrated by this process, and saw problems from the beginning. The fact that your letter was sent certified mail gave the tone of having done something wrong.

I guess the next step here is to schedule a follow-up inspection visit to occur by the 15th of this month.

Sincerely,



Donald Morang

CC: M. Nugent

048-E-005