

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

TO: FILE

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Verification of Legal Number of Units

DATE: 2/15/01

C-B-L Number: 048-E-17, 18 & 31

ADDRESS: 559-563 Cumberland Ave

The legal number of unit(s) allowed under Zoning Requirements is/are: 11 Dwelling units  
(1984 C of O - & 1955 City Directory both State II D.U.)

Verified by: Marge Schmuckal Title: Zoning Admin.

CC TO: FILE

faxed to: MARC Stanfield  
Mainland Consultants  
fax # 774-2503

m:\marge\unitveri.wpd



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION: [Illegible]

Issued to: **Glendon Arms Apartments** Date issued: **August 30, 1984**

This is to certify that the building, premises, or structure at the above location, built—altered—changed as to use under Building Permit No. [Illegible] and subsequent inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES APPROVED OCCUPANCY

**11 Apartments**

**Apartments**

Limiting Conditions:

*As per info from 1984  
City Directory*

This certificate supersedes certificate issued

Approved: **8/30/84**  
(Date)

Inspector

*[Signature]*  
Inspector of Building

Notice: This certificate identifies lawful use of building for occupancy and shall be transferred from owner to owner when property changes hands. There will be no other charges or issues for one dollar.



# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	561-563	Cumberland Ave.		OF			2		48	E	17	

TAXPAYER ADDRESS AND DESCRIPTION

MARCUS JOSEPH E & LILLIAN  
561-563 CUMBERLAND AVE.  
CITY

LAND & BLDG. CUMBERLAND AVE. 1/2 INT  
563 ASSESSORS PLAN 48-E-17 AREA  
5500 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
HONIG, MARTIN & SARAH R. WRS. 1/2 INT	1961	2542	100

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT
SEMI-IMPROVED	IMPROVING
DIRT	STATIC
SIDEWALK <input checked="" type="checkbox"/>	DECLINING
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1961
50	110	80 <sup>00</sup>	103	82 <sup>00</sup>	4100	1/2 INT
TOTAL VALUE LAND					4100	1/2 INT
TOTAL VALUE BUILDINGS					10700	1/2 INT
TOTAL VALUE LAND AND BUILDINGS					14800	7200
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	19	19
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	19	19
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TOTAL VALUE LAND AND BUILDINGS						
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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
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

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	2075		
	BLDGS.	5550		
	TOTAL	7625		
1951	LAND	2450		
	BLDGS.	6425		
	TOTAL	8875		
1956	LAND	1225	1225	
	BLDGS.	3225		3200
	TOTAL	4450		
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

This data is provided by the Assessor's Office and is current as of

January 25, 2005

CR	048 E017001	1 of 1	Property Address	563 CUMBERLAND AVE
Owner Name 1	KRIGMAN HARRY M		Property Type	COMMERCIAL
Owner 2			Description	48-E-17-18-31
Mailing Address	3 CAPE WOODS			CUMBERLAND AVE 559-563
City, State, Zip	CAPE ELIZABETH	ME 04107		7601 SF

APARTMENT - GARDEN	C	1
AI		
0	11	0
0	9	