

Recording Order: 1 of 3

Spring

WARRANTY DEED
Maine Statutory Short Form

MAP 56 Block G Lot 35 Book 7268 Pg 166

KNOW ALL MEN BY THESE PRESENTS, That I/we John H. Hutchins and Lucretia A. Hutchins of the City/Town of Portland, in the State of Maine, for consideration paid, grant(s) to Terry N. Taylor and Marilyn M. Taylor whose mailing address is 26651 Dorthea, Mission Viejo, California 92691, as joint tenants with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 16th day of November, 2304

MAINE RECORDS ESTATE TAX PAID

Maura Moore
Witness

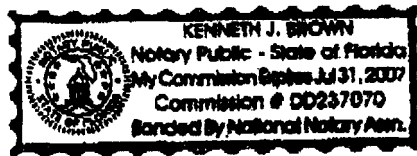
John H. Hutchins
John H. Hutchins

Lucretia A. Hutchins
Lucretia A. Hutchins

State of Maine
Cumberland, ss.

November 16, 2004

Personally appeared before me the above named John H. Hutchins and Lucretia A. Hutchins and acknowledged the foregoing instrument to be his/her/their free act and deed.



[Signature]
Notary Public/Attorney at Law

Reviewed and Approved: _____

Spring

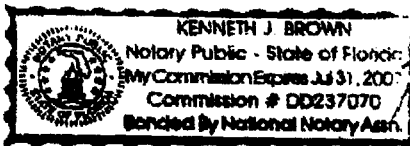
**EXHIBIT A
(DEED)**

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Spring Street in the City of Portland County of Cumberland and State of Maine, and numbered 251-253 on said Spring Street according to City Plans and further bounded and described as follows:

Beginning on said northwesterly side of Spring Street at the southerly corner of land formerly of M.G. Palmer; thence Southwesterly by said Spring Street, thirty-five (35) feet to a stake and land formerly of Martin Gore; thence Northwesterly by said Gore land, ninety (90) feet to a stake; thence Northeasterly thirty (30) feet to a stake in the line of said Palmer land; thence Southeasterly by said Palmer land ninety (90) feet to said Spring Street and the point of beginning.

Being the same premises conveyed to John H. Hutchins and Lucretia A. Hutchins by deed of Steven J. McDowell and Lisa M. Jones dated July 17, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7268, Page 166.

Received
Recorded Register of Deeds
Nov 19, 2004 12:37:24P
Cumberland County
John B O'Brien



Kenneth J. Brown

Reviewed and Approved

[Signature]



~~URN-~~

① siding removed from the front will be used to replace broken pieces elsewhere on the house

② Paint colors:

RAILINGS, UPPER SPINDLES, AND HOUSE BODY COLOR
BEHER - PREMIUM PLUS EXTERIOR
COLLECTION

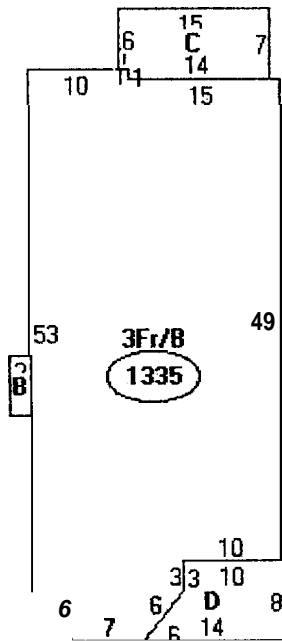
DAPPLED SUNLIGHT ECC-12-1U

PORCH FLOOR & CEILING

SAME COLLECTION -
SHADOW WOOD ECC-12-3D

FRONT DOOR COLOR

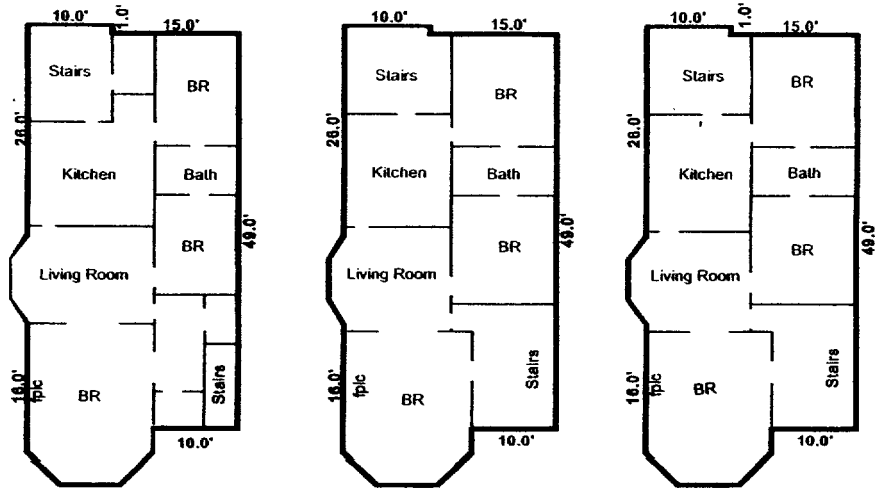
SAME COLLECTION -
AUTUMN LEAVES
ECC-31-3D



Descriptor/Area

- A: 3Fr/B
1335 sqft
- E: FBAY
12 sqft
- C: OFP
104 sqft
- D: OFP
90 sqft

4,005 SF



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GA1	First Floor	1340.00	1340.00
GA2	Second Floor	1340.00	1340.00
GA3	Third Floor	1340.00	1340.00
TOTAL LIVABLE		(rounded)	4020

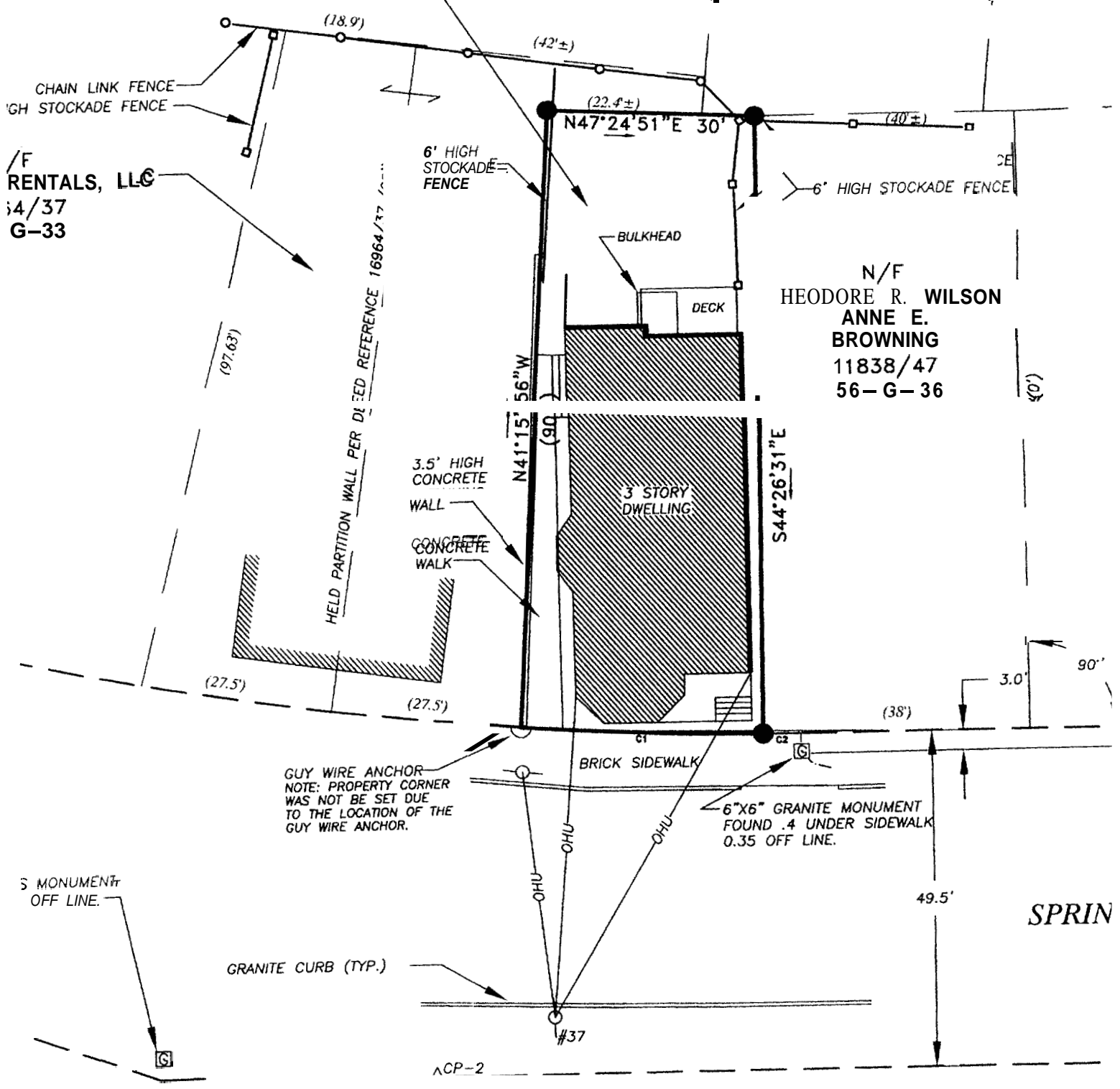
LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
10.0 x	37.0	370.00
2.0 x	5.0	10.00
0.5 x	3.0 x 2.0	3.00
0.5 x	3.0 x 2.0	3.00
15.0 x	36.0	540.00
15.0 x	16.0	240.00
10.0 x	13.0	130.00
4.0 x	7.0	28.00
0.5 x	4.0 x 4.0	8.00
0.5 x	4.0 x 4.0	8.00
Second Floor		
10.0 x	37.0	370.00
2.0 x	5.0	10.00
0.5 x	3.0 x 2.0	3.00
0.5 x	3.0 x 2.0	3.00
15.0 x	36.0	540.00
15.0 x	16.0	240.00
10.0 x	13.0	130.00
4.0 x	7.0	28.00
0.5 x	4.0 x 4.0	8.00
0.5 x	4.0 x 4.0	8.00
Third Floor		
10.0 x	37.0	370.00
2.0 x	5.0	10.00
a remaining calculations		960.00
30 Areas Total (rounded)		4020

N/F
MICHAEL J.
WITHAM
13271/63
56-G-27

N/F
TERRY N. AND MARILYN M.
TAYLOR
22032/152
56-G-35
2923 S.F. 0.07 Ac.

N/F
RENTALS, LLC
14/37
G-33

N/F
HEODORE R. WILSON
ANNE E.
BROWNING
11838/47
56-G-36



GUY WIRE ANCHOR
NOTE: PROPERTY CORNER
WAS NOT BE SET DUE
TO THE LOCATION OF THE
GUY WIRE ANCHOR.

6"x6" GRANITE MONUMENT
FOUND .4 UNDER SIDEWALK
0.35 OFF LINE.

SPRIN

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

CONSTRUCTION

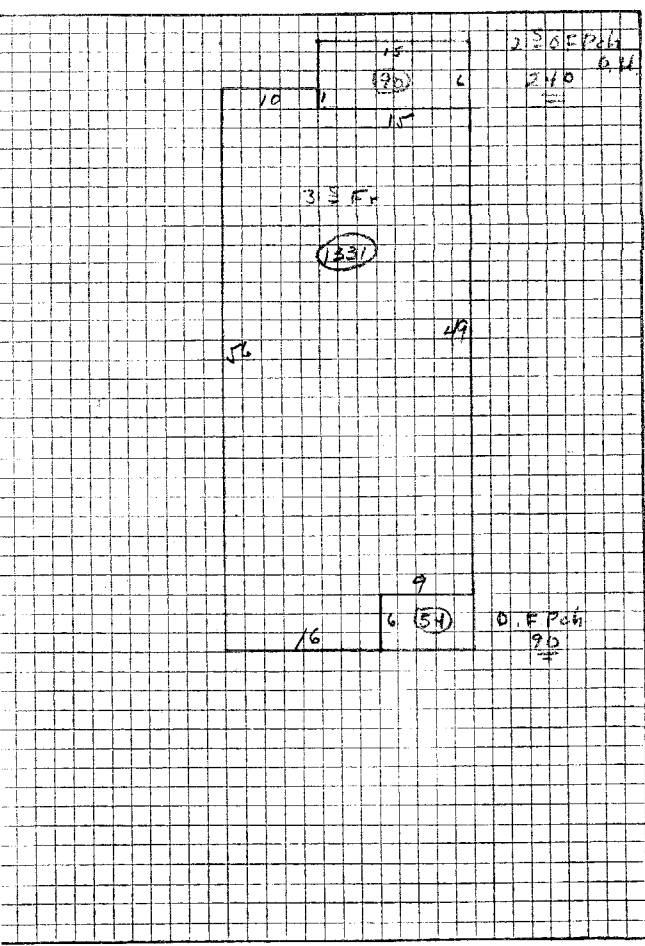
FOUNDATION		FLOOR CONST.		PLUMBING										
CONCRETE		WOOD JOIST	✓	BATHROOM	3 ✓									
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM										
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET										
PIERS		REIN. CONCRETE		LAVATORY										
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	3 ✓									
3/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	✓									
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	2 ✓									
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.										
CLAPBOARDS	✓	PINE	✓✓✓	LAUNDRY TUBS	3 ✓									
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 VENEER		HARDWOOD	✓✓✓	NO. OF ROOMS										
BRICK ON TILE		PLASTER	✓✓✓	BSMT.	2ND									
SOLID BRICK		UNFINISHED		1ST	3RD									
STONE VENEER		METAL CLG.		OCCUPANCY										
CONC OR CIND BL		RECREAT. ROOM		SINGLE FAMILY										
TERRA COTTA		FINISHED ATTIC		TWO FAMILY										
VITROLITE		FIREPLACE	2 ✓	APARTMENT	3 ✓									
PLATE GLACS		HEATING		STORE										
INSULATION		PIPELESS FURNACE		THEATRE										
WEATHERSTRIP		HOT AIR FURNACE		HOTEL										
ROOFING		FORCED AIR FURN.		OFFICES										
ASPH. SHINGLES		STEAM	3 ✓	WAREHOUSE										
WOOD SHINGLES		HOT WAT. OR VAPOR		COMM. GARAGE										
ASBES. SHINGLES		NO HEATING		GAS STATION										
SLATE TILE		GAS BURNER		ECONOMIC CLASS										
METAL		OIL BURNER		OVER BUILT										
COMPOSITION	✓	STOKER		UNDER BUILT										
ROLL ROOFING		SUMMARY OF BUILDINGS												
INSULATION		OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y

Roof - 1st Fl - 30%
 " - 2nd " - 30%
 " - 3rd " - 30%
 50% Per A/L

Only water furnished
 4/16/50 8072 A.W.H.
 4/16/50 8072 A.W.H. ✓

COMPUTATIONS

UNIT	1951	61
1331 S. F.	12530	
S. F.		
ADDITIONS	+ 330	
1331 Bldg	+ 210	
BASEMENT		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE	+ 300	
HEATING	+ 360	
PLUMBING	+ 150	+ 250
TILING		
TOTAL	12180	
FACT. + 10	1080	
REP. VAL.	13260	13360



YEAR	1951	1951 TOTAL BLDGS.			
TAX VAL.					5640
OLD VAL.	3375				3375
CHANGE					

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. **251** OF **251** STREET **Spring** DEVELOPMENT NO. **56** CHART **G** BLOCK **35** LOT **35**
 BLDG. NO. **251** AREA **56** DIST. **1** ZONE **G**

TAXPAYER ADDRESS AND DESCRIPTION: **TAUPEKA VERONICA**
251 SPRING ST
CITY

RECORD OF TAXPAYER: **LAND & BLDG SPRING ST #251**
ASSESSORS PLAN 56-G-35
AREA 3082 SQ FT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPT. FACTOR	FRONT PR. PRICE	YEAR 1951	19
371.6	90	40.00	96	38.00	1250	6'
TOTAL VALUE LAND 1250						
TOTAL VALUE BUILDINGS 5640						
TOTAL VALUE LAND AND BUILDINGS 6890						

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPT. FACTOR	FRONT PR. PRICE	YEAR 1951	19
125.0	125.0	125.0				
TOTAL VALUE LAND 1250						
TOTAL VALUE BUILDINGS 5640						
TOTAL VALUE LAND AND BUILDINGS 6890						

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPT. FACTOR	FRONT PR. PRICE	YEAR 1951	19
125.0	125.0	125.0				
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125.0	125.0	125.0				
TOTAL VALUE LAND 1250						
TOTAL VALUE BUILDINGS 5640						
TOTAL VALUE LAND AND BUILDINGS 6890						

YEAR	ORIG. COST	RENTAL
		960
YEAR	SALE PRICE	EXPENSE
		40.51
YEAR	U. S. R. S.	NET
		920.51

PROPERTY FACTORS IMPROVEMENTS: WATER, SEWER, GAS, ELECTRICITY, ALL UTILITIES, TREND OF DISTRICT, IMPROVING, STATIC, DECLINING, WOODED, WASTE DECREASES.
 ASSESSMENT RECORD: **650** LAND, **3300** BLDGS., **3950** TOTAL, **650** LAND, **3300** BLDGS., **3950** TOTAL, **650** LAND, **3300** BLDGS., **3950** TOTAL, **650** LAND, **3300** BLDGS., **3950** TOTAL.

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

~~Michael Reali~~
Marilyn Taylor, owner

8/3/05

Applicant
253 Spring Street
Applicant's Mailing Address
Jeff Reali - 671-4091
Contact Person/Phone Number

Application Date
253 Spring Street
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

mult - unit

2. Proposed Use, if applicable:

game

3. The distance from the porch deck to the ground:

4. The number of existing stair risers:

5. The current railing height and/or documented original railing height:

from 1924 photo appears to be a 36" see photo.

6. The railing height requested:

36"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Recommend approval - higher railing would appear as "cage". J. Anderson

Inspections Staff Recommendation:

PER 2003 INT EXISTING BUILDINGS CODE

Exemption Granted

Conditional Exemption

Exemption Denied

Signature

[Handwritten Signature]

Date:

8/3/05

White - Planning Office

Yellow - Inspections

Pink - Applicant

#1	Area	Multiplier	Coefficient
	3082	104	30
Year	Unit	Coefficient	Land V
19	35	3205	# 1124



Surveyed by **A. C. MacGEE**
 MAY 17 1924
 (Remarks on other Side)