

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 258-262 **STREET** Danforth **BLDG. NO.** **CARD NO.** **DEVELOPMENT NO.** **AREA** 5248 **DIST.** 1 **ZONE** **CHART** 57 **BLOCK** G **LOT** 7
TAXPAYER ADDRESS AND DESCRIPTION **RECORD OF TAXPAYER** **YEAR** 1980 **BOOK** **PAGE**

REGANIAN AVADIS
 258 DANFORTH ST
 CITY

LAND & BLDG DANFORTH ST #258-
 262 & ORANGE ST #27-31 PORTLAND
 ME ASSESSORS PLAN 57-G-1
 AREA 5248 SQ FT

PROPERTY FACTORS		IMPROVEMENTS	
TOPOGRAPHY	LEVEL	WATER	SEWER
	HIGH		
	LOW		
	ROLLING		
	SWAMPY		
	STREET		
	PAVED		
	SEMI-IMPROVED		
	DIRT		
	SIDEWALK		
	TREND OF DISTRICT		
	IMPROVING		
	STATIC		
	DECLINING		
	WOODED		
	WASTE		

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1981	1980
655	6.40	33.35	91	3225	1760	1980
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

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

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

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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
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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						

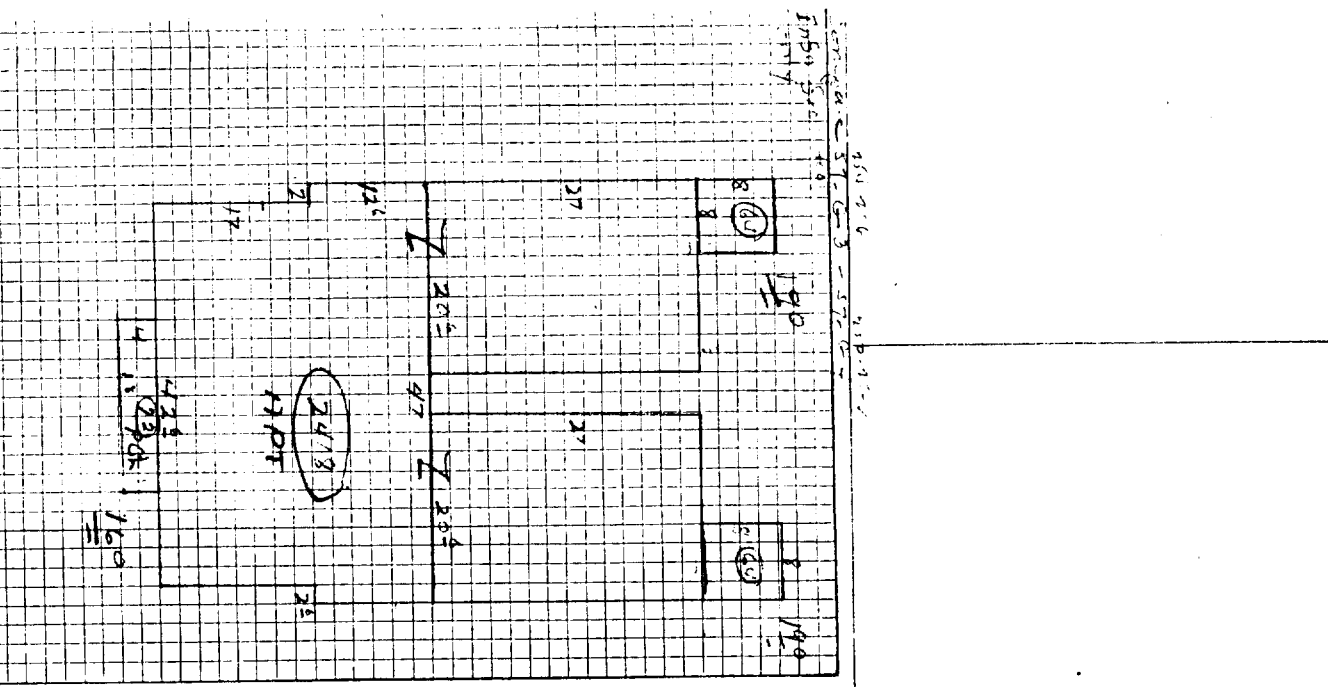
YEAR	ORIG. COST	RENTAL	EXPENSE	NET
YEAR	1800	1800	-100	1700
YEAR	SALE PRICE			
YEAR	U. S. R. S.			1700

60
 530 @ 9% = 477
 8960 @ 15% = 1344
 1510 (5 1/2%)
 170 NET

YEAR 19

YEAR 19

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



FOUNDATION		FLOOR CONST.		PLUMBING		TILING		ELECTRIC		NO. OF ROOMS		OCCUPANCY		ECONOMIC CLASS		UNDER BUILT		OVER BUILT		TOTAL		FACT-15		REP. VAL.		P. D.		PHY. VAL.		F. D.		SOUND VAL.		TAX VAL.		YR		
CONCRETE	WOOD JOIST	BATHROOM	NO LIGHTING	1ST	SINGLE FAMILY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	ELECTRIC	BSMT.	TWO FAMILY	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
BRICK OR STONE	MILL TYPE	WATER CLOSET	NO LIGHTING	1ST	APARTMENT	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
PIERS	REIN. CONCRETE	LAVATORY	NO LIGHTING	1ST	STORE	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK	NO LIGHTING	1ST	THEATRE	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
1/2	1/2	STD. WAT. HEAT	NO LIGHTING	1ST	HOTEL	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	
3/4	3/4	ELECT. WAT. SYST.	NO LIGHTING	1ST	OFFICES	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	
NO CELLAR	CEMENT	AUTO. WAT. HEAT	NO LIGHTING	1ST	WAREHOUSE	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.	NO LIGHTING	1ST	COMM. GARAGE	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	
CLAPBOARDS	PINE	LAUNDRY TUBS	NO LIGHTING	1ST	GAS STATION	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
WIDE SIDING	HARDWOOD	NO PLUMBING	NO LIGHTING	1ST	UNDER BUILT	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
DROP SIDING	TERRAZZO	NO PLUMBING	NO LIGHTING	1ST	OVER BUILT	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	
NO SHEATHING	TILE	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	
WOOD SHINGLES	ASBESTOS	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	
ASBEST. SHINGLES	STUCCO ON FRAME	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	
STUCCO ON TILE	INTERIOR FINISH	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	
BRICK VENEER	ATTIC FLR. & STAIRS	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
BRICK ON TILE	INTERIOR FINISH	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	
SOLID BRICK	PINE	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
STONE VENEER	HARDWOOD	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
CONC. OR CIND. BL.	PLASTER	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	
TERRA COTTA	UNFINISHED	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	
VITROLITE	METAL CLG.	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	
PLATE GLASS	RECREAT. ROOM	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	
INSULATION	FINISHED ATTIC	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	
WEATHERSTRIP	FIREPLACE	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	
ROOFING	HEATING	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	
ASPH. SHINGLES	PIPELESS FURNACE	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	
WOOD SHINGLES	HOT AIR FURNACE	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
ASBEST. SHINGLES	FORCED AIR FURN.	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
SLATE	STEAM	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	
METAL	HOT WAT. OR VAPOR	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	
COMPOSITION	NO HEATING	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	
ROLL ROOFING	GAS BURNER	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
INSULATION	OIL BURNER	NO PLUMBING	NO LIGHTING	1ST	NO LIGHTING	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	

SUMMARY OF BUILDINGS		COMPUTATIONS	
REPAIR VAL.	21080	1951 TOTAL BLDGS.	9490
PHYS. VAL.	10540	TAX VAL.	5705
F. D.	158	YR	5
SOUND VAL.	8960		
TAX VAL.	5705		
YR	5		

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1809	Date Applied For: 12/07/2004	CBL: 057 G001001
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Location of Construction: 258 Danforth St	Owner Name: Murphy Louise H	Owner Address: 30 East Elm	Phone:
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street Biddeford	Phone: (207) 332-5358
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 6 Unit Apartment/ Renovate- repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite	Proposed Project Description: Renovate- repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite, rebuild front porch.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/10/2004

Note: 12/07/04 gave back to Lannie - this is a condo conversion request and there is no tenant info and no copies of **Ok to Issue:**
 letters to the tenants - I need to check legal # of units in assessors - nothing clear in microfiche
 12/8/04 permit was revised - no condo conversion under this permit

- 1) This permit is NOT for a condominium conversion - However, it is documented that the owner intends to condoize this building. ALL tenants prior to any work under this permit SHALL BE COVERED and are considered to be PROTECTED tenants under the condominium conversion ordinance, including any required relocation payments. A separate permit is required with all tenant notices for a condominium conversion permit.
- 2) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. There shall be no increase in the existing footprint of this structure.

- 2) This permit does not include modifications to the small side porch and stairs
- 3) Non-Structral interior alterations only.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 12/13/2004**Comments:**

12/20/2004-mjn: The construction plans lack framing details, penetration protection, guard details, cost estimate is low..Builder and designer notified.

12/29/2004-l Dobson: Left message for Jack Star and Chirs Delano asking them for copy of contract LJD

01/06/2005-mjn: OWES THE CITY \$378. Permit construction costs in the \$90,000 range

12/08/2004-l Dobson: 12/082004

Spoke with Jack Star - states they are not ready to apply for the condo conversion I informed him I would put the application through as is but - no decision can be made in regards to condo conversion without first submitting the appropriate forms and application.

12/28/04

TO : MIKE NUGENT, CITY OF PORTLAND

FROM: JACK STAR, STAR CONSTRUCTION #332-5358

SUBJECT: 258-262 DANFORTH CONTRACT

MIKE,

ENCLOSED IS THE CONTRACT FOR THE PERMIT WORK, ELECTRICAL CONTRACT & PROJECT BUDGET.

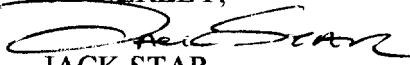
I DID NOT PRICE ITEMS, INTO THE PERMIT COST, IF THEY DID NOT PERTAIN DIRECTLY TO THE WORK DEFINED IN THE PERMIT, FOR EXAMPLE, VINYL SIDING & NEW APPLIANCES & CUPBOARDS, ETC.

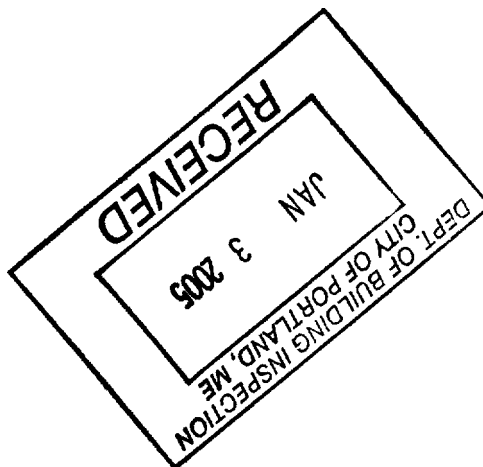
I ASSUMED THAT THE TOTAL COST (LABOR & MATERIAL) OF ELECTRICAL & PLUMBING SERVICES WILL BE PAID AS TRADE MASTERS FILE & PAY FOR THEIR RESPECTIVE PERMITS WITH YOUR OFFICE.

IF YOU FEEL THAT MORE LINE ITEMS FROM THE BUDGET NEED TO BE INCORPORATED INTO THE PERMIT COST, JUST LET ME KNOW & I'LL DROP OFF ANOTHER CHECK TO YOUR OFFICE.

THANK YOU FOR YOUR TIME

SINCERELY,


JACK STAR



SEA OTTER; LLC : DANFORTH REMODELING BUDGET**11/04****PRE-PLANNING**

1) ARCHITECT	\$4,000.00	
2) ENGINEER	\$3,000.00	
3) SURVEY	\$2,500.00	
	PRE-PLAN BUDGET	\$9,500.00 SERVICES
1) ELECTRICIANS (MILES & NICHOLS CONTRACT)	\$32,000.00	LABOR
	\$16,000.00	SUPPLIES
	\$ 4,8000.00	FIXTURES
2) EXTERIOR PAINTING (SOFFIT FRIEZE & FRONT PORCH) (HARTLEY PAINTING BID)	\$1,400.00	LABOR
	\$1,785.00	MATERIALS
3) ASBESTOS REMOVAL (MORRISSEY ENVIRONMENTAL)	\$2,500.00	LABOR
4) PERMIT BUILD-OUT (STAR CONSTRUCTION)	\$30,525.00	LABOR
DEMO/ FRAME/ FINISH	\$17,147.60	SUPPLIES
5) PLUMBERS (LECLAIR'S PLUMBING CONTRACT)	\$34,500.00	LABOR
5 NEW FURNACES & WATER HEATERS @ \$2,100 PER	\$10,500.00	MATERIALS
6) KITCHEN COSTS		
A) APPLIANCES-GAS STOVE, FRIDGE, MICRO/VENT	\$9,600.00	APPLIANCES
B) CABINETS & COUNTER TOPS, SINKS, INSTALLS	\$42,600.00	MATERIALS
7) BATHROOM COSTS		
A) WASHER/DRYER STACK COMBO (\$800 PER)	\$4,800.00	APPLIANCES
B) BATH, SHOWER, SINKS & TOILETS (\$5,000 PER)	\$30,000.00	MATERIALS
C) TILE COST & INSTALL (\$2,200 PER)	\$13,200.00	MATERIALS
8) BUILD & INSTALL WOOD PANELS FOR FRONT FACADE	\$4,770.00	L & M
9) VINYL SIDING (WINDOW REPS OF MAINE CONTRACT)	\$29,600.00	L & M
10) INTERIOR PAINTING (HARTLEY PAINTING CONTRACT)	\$11,750.00	L & M
11) FLOOR SANDING & POLY (ALPHA BID 4200 SQ. FT.)	\$4,200.00	L & M
12) INSTALL (3) NEW FRONT EXTERIOR DOORS	\$900.00	LABOR
3 NEW FRONT DOORS & TRIM	\$1,500.00	MATEFUALS
13) DUMPSTERS, PROJECT CLEAN-UP & MISC.	\$5,000.00	SERVICES
DANFORTH REMODEL PROJECTED COSTS	TOTAL	\$318,577.60