

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050456
MAY - 5 2005
CITY OF PORTLAND

This is to certify that Murphy Thomas J Wwii Vet Trustee/Applicant has permission to Residential 2 unit AT 187 Vaughan St 063 G007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept.
Health Dept.
Appeal Board
Other Department Name

Handwritten signature and date 6/4/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0456	Issue Date: 5/2005	CBL: 063 G007001
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Location of Construction: 187 Vaughan St	Owner Name: Murphy Thomas J Wwii. Vet. Trustee	Owner Address: 187 Vaughan St	Phone:
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-2/A
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Past Use: Single Family Home	Proposed Use: Residential 2 unit	Permit Fee: \$105.00	Cost of Work: \$1,000.00	CEO District: 2	Zone: Prime Zone
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Proposed Project Description: Residential 2 unit	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: R Type: 5 <i>IRC 2003</i>
	Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/22/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p>Shoreland <input checked="" type="checkbox"/> <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>exemption applied</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK with cond reqs</i> <i>5/4/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>any exterior work requires</i> <i>A separate review and approval</i></p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0456	Date Applied For: 0412212005	CBL: 063 G007001
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Location of Construction: 187 Vaughan St	Owner Name: Murphy Thomas J Wwii Vet Trustee	Owner Address: 187 Vaughan St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Residential 2 unit - after the fact approval	Proposed Project Description: Residential 2 unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 0412812005

Note: 4/28/05 gave to Gayle to get the site plan exemption form with the permit and then instructed her to give it to Jeannie & Tarnrny for review **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within the Historic District
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a two (2) family dwelling with the issuance of this permit and subsequent certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tarnrny Munson **Approval Date:** 05/04/2005

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 187 Vaughan Street		
Total Square Footage of Proposed Structure 4,162 sq. feet	Square Footage of Lot 0.138 acres	
X Tax Assessor's Chart, Block & Lot Chart# 63 Block# G Lot#	Owner: Estate of Thomas J. Murphy/John Murphy, PR/Trustee	Telephone: (207) 773-5617
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: (207) 774-7000 Daniel J. Edwards, Esq. 415 Congress St, Portland, ME 04101	cost Of Work: \$ <u>1000.00</u> Fee: \$ <u>105.00</u>
Current use: <u>officially - single family</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Two-family dwelling</u>		
Project description: <u>obtain Certificate of Occupancy for property which has been used and taxed as a 2-family dwelling since pre-1950, but is officially a single family dwelling</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Daniel J. Edwards</u>		
Mailing address: <u>c/o Norman, Hanson & DeTroy, LLC</u> <u>P.O. Box 4600</u> <u>Portland, ME 04112,-4600</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: (207) 774-7000		

Per Merge

Single 7
+
2 family

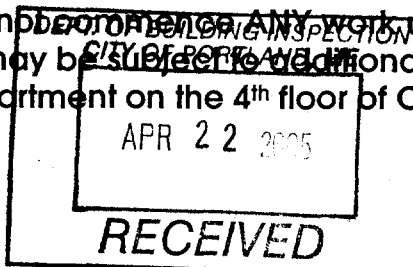
(After Jack - Change of Use.)

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: April 21, 2005
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



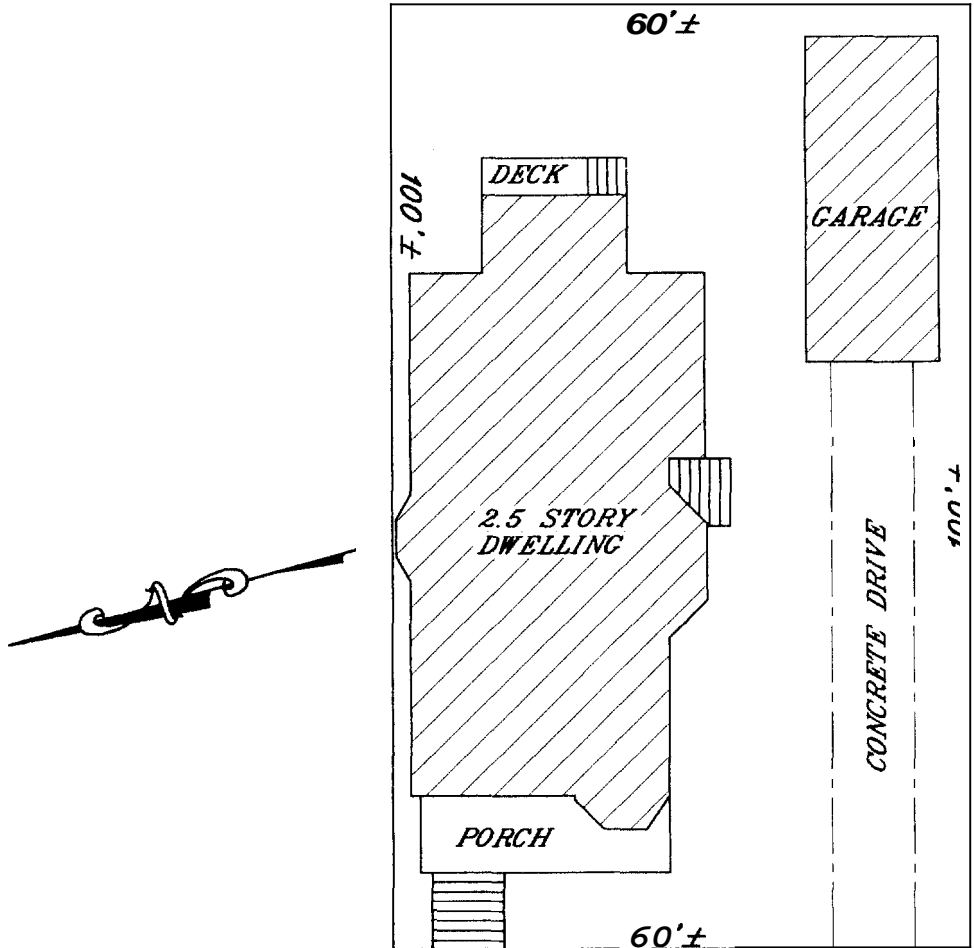
113495

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS; AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 187 VAUGHAN STREET INSPECTION DATE: APRIL 14, 2005
PORTLAND, MAINE SCALE: 1" = 20'



DEPT. OF BUILDING & SAFETY
CITY OF PORTLAND, ME
APR 22 2005
RECEIVED

N/F WOODMAN

6000^{sq} lot

APPARENT R/W → ← TO WEST STREET
VAUGHAN STREET

INSP. BY SBH

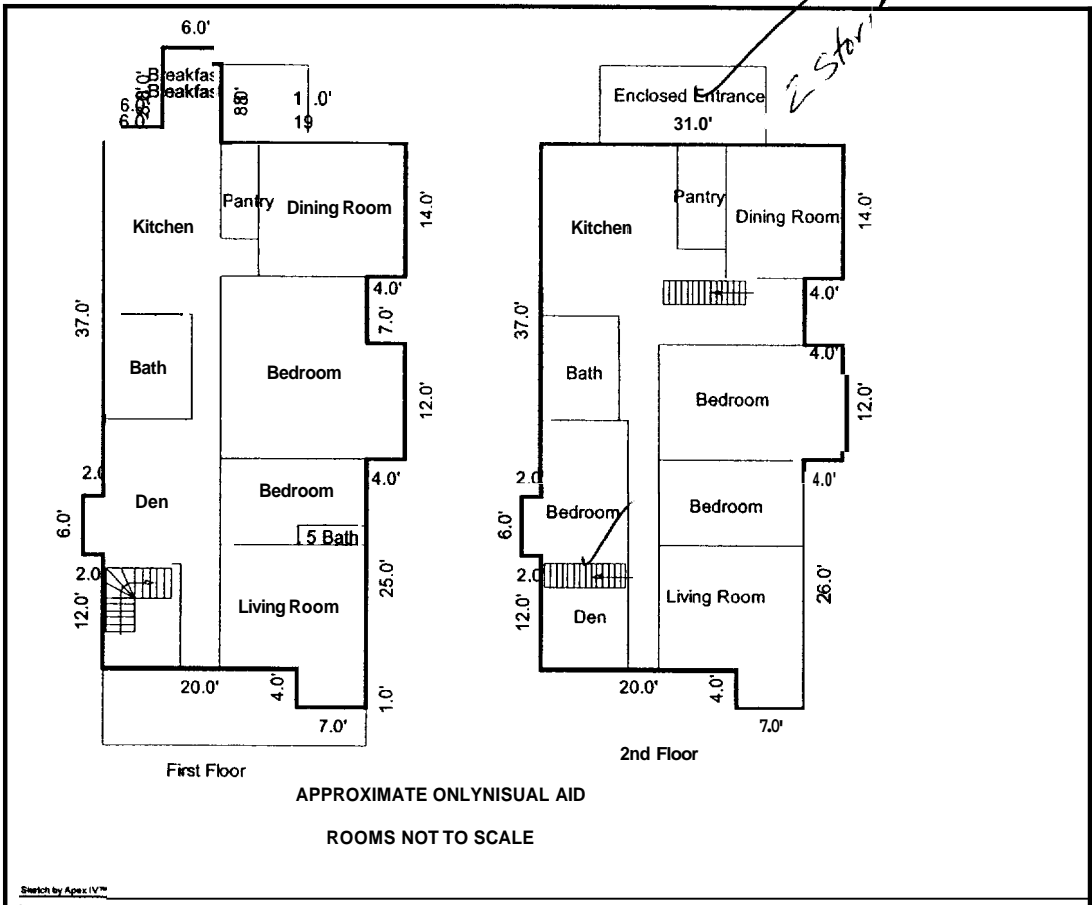
SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: _____ REQ. PARTY: NORMAN, HANSON & DETROY
OWNER: TRUSTEE OF THE ESTATE OF ELIZABETH G. MURPHY & ESTATE OF THOMAS J. MURPHY ATTORNEY: _____
LENDER: _____ FILE No. 20517559 FIELD BOOK: _____

DEED BOOK: 22064 PAGE: 50
PLAN BOOK _____ PAGE: _____ LOT: _____
COUNTY: CUMBERLAND
MUNICIPAL REFERENCE: _____

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
918 BRIGHTON AVENUE 232 CLARKS WOODS ROAD
PORTLAND, ME 04102 LYMAN, ME 04002
(207) 878-7870 (207) 499-2358

Borrower/Client Murphy			
Property Address 187 Vaughn Street			
City Portland	County Cumberland	State Me	Zip Code 04102
Lender Estate of Thomas J. and Elizabeth G. Murphy			



Sketch by Apex I.V.
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1677.00	1677.00
GLA2	Second Floor	1629.00	1629.00
TOTAL LIVABLE (rounded)		3306	3306

over 1000 ft each
in Historic District
Doesn't have to show more spaces however 3 pkgs are shown

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
6.0 x 8.0		40.00
4.0 x 12.0		48.00
2.0 x 6.0		12.00
1.0 x 7.0		7.00
7.0 x 58.0		406.00
20.0 x 55.0		1100.00
4.0 x 14.0		56.00
Second Floor		
4.0 x 12.0		48.00
2.0 x 6.0		12.00
7.0 x 59.0		413.00
20.0 x 55.0		1100.00
4.0 x 14.0		56.00
12 Calculations Total (rounded)		3306

Form 115 .50 / page

Per Card for 1950's
1980's
current.

No 63



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

REFRACED 3-22-87

SHEET 34-A

SHEET 34-B

SHEET 34-C

SHEET 34-D

SHEET 34-E

SHEET 34-F

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DES.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DES.
	183-187	Vaughan		OF			1		63	G	7	

TAXPAYER ADDRESS AND DESCRIPTION

CITY CO.
 370 NATHAN CUSHMAN
 105 PREBLE ST., CITY

LAND & BLDGS. VAUGHAN ST. #183-187 ASSESSORS PUN 63-G-7 AREA
 6000 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Paine, H. Warren</i>	1952	2040	461
<i>Paine, H. Warren</i>	1953	2104	57

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"/>	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK <input checked="" type="checkbox"/>	

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951
60	100	55.00	100	5500	3300
TOTAL VALUE LAND					3300
TOTAL VALUE BUILDINGS					9350
TOTAL VALUE LAND AND BUILDINGS					12,650

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						

1950	1951	1952
LAND 2375		
BLDGS. 5050		
TOTAL 7425		
LAND 1975		
BLDGS. 5625		
TOTAL 7600		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

19	19
LAND	
BLDGS.	
TOTAL	

SO. FT. TO - FROM CH.	BLK.	LOT
SO. FT. TO - FROM CH.	BLK.	LOT
YEAR	ORIG. COST	RENTAL 800
YEAR	SALE PRICE	EXPENSE 480 est
YEAR	U. S. R. \$	NET 27-

TOTAL		
LAND		
BLDGS.		
TOTAL		

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

Heat 450 Est
water 30.00 Est
480

Rent 150

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	<input checked="" type="checkbox"/>
PIERS	
CELLAR AREA FULL	<input checked="" type="checkbox"/>
1/4	
1/2	
3/4	
NO. CELLAR	
EXTERIOR WALLS	
CLAPBOARDS	
WIDE SIDING	
DROP SIDING	
NO SHEATHING	
WOOD SHINGLES	
ASBS. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	
WEATHERSTRIP	
ROOFING	
ASPH. SHINGLES	
WOOD SHINGLES	
ASBS. SHINGLES	
SLATE TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	

FLOOR CONST.

WOOD JOIST	<input checked="" type="checkbox"/>
STEEL JOIST	
MILL TYPE	
REIN. CONCRETE	
FLOOR FINISH	
B	
1	
2	
3	
CEMENT	<input checked="" type="checkbox"/>
EARTH	
PINE	
HARDWOOD	<input checked="" type="checkbox"/>
TERRAZZO	
TILE	
ATTIC FLR. & STAIRS	
INTERIOR FINISH	
B	
1	
2	
3	
PINE	
HARDWOOD	<input checked="" type="checkbox"/>
PLASTER	<input checked="" type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>
METAL CLG.	
RECREAT. ROOM	
FINISHED ATTIC	<input checked="" type="checkbox"/>
FIREPLACE	
HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	<input checked="" type="checkbox"/>
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	

PLUMBING

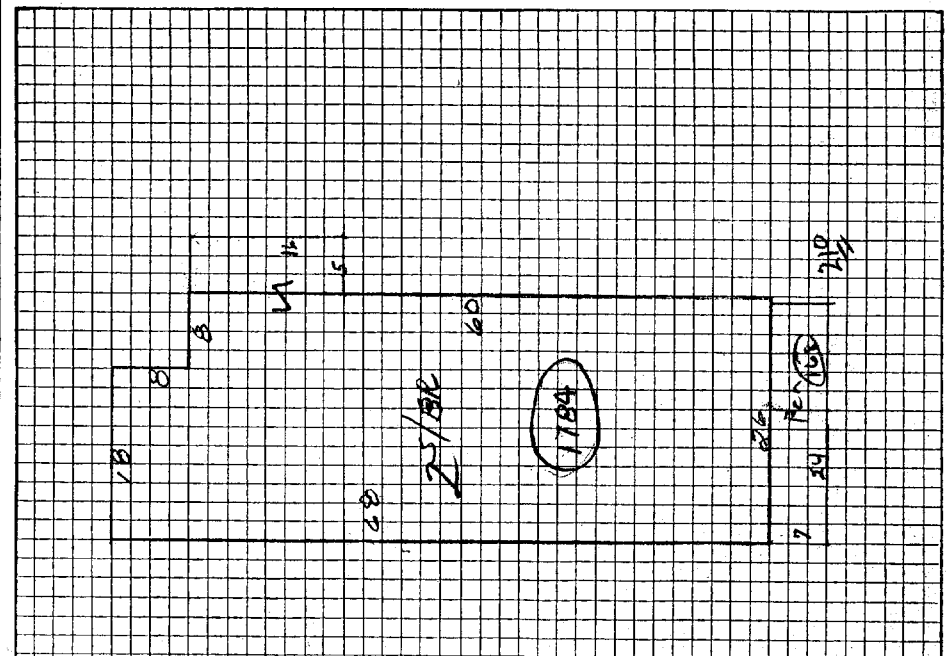
BATHROOM	2
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	4
STD. WAT. HEAT	
AUTO. WAT. HEAT	2
ELECT. WAT. SYST.	
LAUNDRY TUBS	
NO PLUMBING	
TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	
LIGHTING	
ELECTRIC	
NO LIGHTING	
NO. OF ROOMS	
BSMT.	7
1ST	6
2ND	
3RD	
OCCUPANCY	
SINGLE FAMILY	
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	
ECONOMIC CLASS	
OVER BUILT	
UNDER BUILT	
DT 5/2/50	AR. 15
LD. 20	PD. C.S
MS.	CK. 10

COMPUTATIONS

UNIT	1951
1744 s. f.	14150
s. f.	
ADDITIONS	7210
BASEMENT	
WALLS HT	71000
ROOF	
FLOORS	
ATTIC	
FINISH	1080
223 bays	4700
FIREPLACE	
HEATING	7510
PLUMBING	
TILING	7720
ME	71420
TOTAL	17690
FACT.	
REP. VAL.	19690

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REF. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	A 2-5/00	B	66	F	F	19690	5070	9850	10%	8860	5325
GAR	B 3/FR 34 114	B		F	F	750	356	490	B	490	300
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		
YEAR	1951							1951 TOTAL BLDGS.		9350	5625
TAX VAL.									19		19
OLD VAL.	5671								19		19
CHANGE									19		19



2:30

CHART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLOG. NO.	CARD NUMBER
063		G	007	1729	0187			12	R-4 R-6				010021

S.F.	DEVL. NO.	RECORD OF OWNERSHIP	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE 1. LAND 2. L & B	SALE PRICE	SOURCE	VALID 1. YE 2. NO
						MO.	YR.				
		Murphy, Thomas J. 717 E. 1st		83	1776.650			1 2			1
								1 2			1
								1 2			1
								1 2			1
								1 2			1
								1 2			1

OURKE JOSEPH D ET
LS OR SURV
87 VAUGHAN ST
ORTLAND ME 04102

3-G-7
AUGHAN ST 187
000SF

R-31520

GENERAL PROPERTY FACTORS	
NEIGHBORHOOD I.D.	
TOPOGRAPHY RATING	
STREET OR ROAD	
PAVED SIDEWALK	
UTILITIES	
LAND ADJUSTMENT %	
OPO	MISIMP.
ACANT	CORNER
IZE	RESTRICTION
HAPE	
XC. FTG.	

NEW ACCOUNT		LAND COMPUTATIONS					REVISED
FTG.	DEPTH	Or AC	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE
SO. FT. or ACRES							
60	100		350	100	350	15	17850

OK - High
228.000
224.00

ASSESSMENT RECORD			
	ASSESSMENT	INCREASE	DECREA
19	LAND 17850		
	BLDGS. 85830		
	TOTAL 103,680		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		

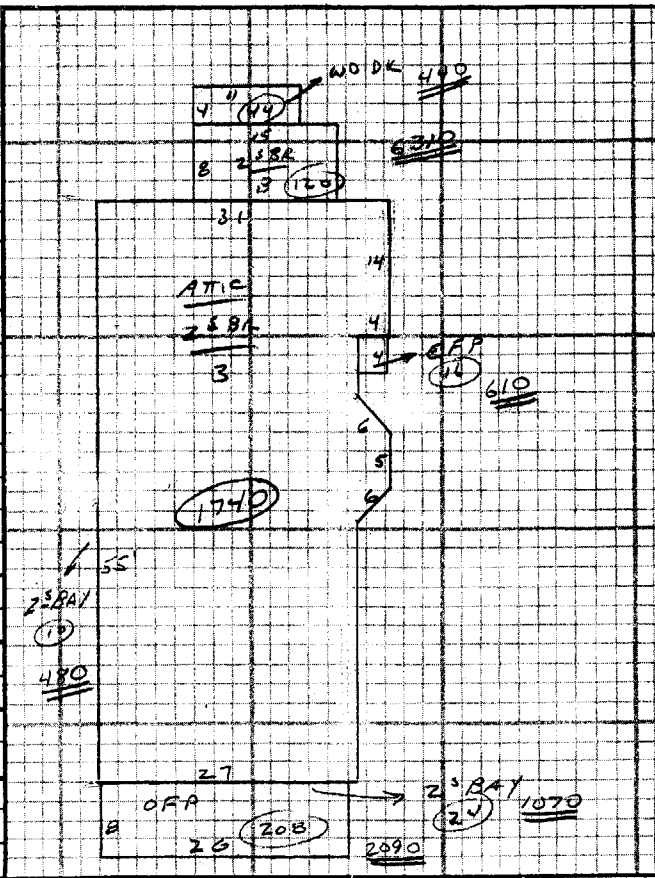
BUILDING PERMIT RECORD			
DATE	PERMIT NO.	AMOUNT	DESCRIPTION
90	432		remove 1 oil tank ✓

NOTES:		
LAND	BUILDING	TOTAL
7,200	39,090	46,290

S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT

V	VACANT LOT	OCCUPANCY	
①	DWELLING DATA	SINGLE FAMILY	
CONSTRUCTION		TWO FAMILY <input checked="" type="checkbox"/>	
2.0 STORY 1		APARTMENT	
1 BI-LEVEL	1 BRICK	4 CONC. BLK.	7 STONE
2 SPLIT-LEVEL	2 FRAME	5 STUCCO	8
	3 FR. & MAS.	6	9
AGE		COTTAGE	
ERECTED 1	3 84	REMODELED 19	
LIVING ACCOMMODATIONS		UNFIN.	
TOTAL ROOMS 11	BED ROOMS 4	FIN. OPEN	
FULL BATHS 2	HALF BATHS 0	FIN. DIV.	
	TOTAL FIXTURES 09	BATHROOM	
FOUNDATION		TOILET ROOM	
BASEMENT & ATTIC		FLUSH	
CONCRETE	FIN. BSMT. AREA 10	LAVATORY	
CONC. BLOCK WALLS	HEAD ROOM DK	SHOWER - EXTRA	
CK STONE WALLS	GARAGE S D 10	KITCHEN SINK 1 1	
RS/SLAB/CRAWL	ATTIC - FL. & STR.	HOT WATER HEATER 1	
CEMENT - FULL	FINISHED ATTIC *	NO PLUMBING	
1/4 1/2 3/4	DORMER L/F	WATER ONLY	
EXTERIOR WALLS		REMODELING DATA	
CONGLES - WOOD	INTERIOR FINISH	KITCHEN	
CONGLES - ASPHALT	1 2 3	PLUMBING	
CONGLES - ASBESTOS	PINE	HEATING	
CK VENEER	HARDWOOD	GENERAL	
MARKET INSULATION	PLASTER		
JOIST INSULATION	DRYWALL		
ROOFING			
CONGLES - ASPHALT	UNFINISHED		
CONGLES - WOOD	HEATING		
CONGLES - ASBESTOS	HOT WATER RAD BB		
STE	STEAM		
FL	HOT AIR - FORCED		
FLOORS			
CONCRETE	ELECTRIC		
1 2 3	AIR CONDITIONING		
CONCRETE	UNIT HEATER		
1 2 3	NO. OF HTG. STS.		
WOOD			
H. TILE	SOLAR		
PET	NO HEAT 1 2 3		
NOTES:			
Tom Murphy		OWNER	
WANTS US TO		TENANT	
WAIT UNTIL		NO ANSWER	
NOW IN AFTERNOON		INSPECTED	
		REFUSED ENTRY	
		INFO @ DOOR	
		REFUSED INFO	

GROUND FLOOR AREA		OTHER FEATURES	
ADDITION POINTS		0 MASONRY TRIM	
GRADE FACTOR [] %		2 MODERNIZED KITCHEN	
C & D FACTOR [] %		0 RECREATION ROOM	
COU 6 DEPRECIATION %		2/2 WOODBURNING FIREPLACE 38	
DWELLING COMPUTATIONS		0 BASEMENT GARAGE	
		0 ATTACHED GARAGE	
		TOTAL OTHER FEATURE POINTS	
19 19 19 19			
BASE PRICE 83,060			
PLUMBING 2,000			
BASEMENT			
BASEMENT FIN.			
ATTIC 9,290			
HEATING			
ADDITIONS 11,000			
DORMERS			
TOTAL BASE 105,350			
GRADE FACTOR 1.50			
TOTAL 158,000			
OTHER FEATURES 3,800			
TOTAL 161,800			
C & D FACTOR 1.05			
REPL. COST 169,890			
DEPREC. 50/5			
R.C.L.D. 80,700			



OTHER BUILDINGS AND YARD		NOTES:	
0		15' 2 Bed 4 Rms 3710	
20' 2 Bed 6 Rms 740		20' 2 Bed 6 Rms	
TOTAL VALUE - BUILDINGS		TOTAL VALUE	
85,830		3rd Floor Flatter 1984	
YEAR		Now Touchd Again	
NOTES:			

TYPE CODE	01 GARAGE
	02 CARPORT
	03 PATIO
	04 SHED
	05 POOL
	06 BARN

CHART	LETTER	BLOCK	LOT	UNIT NO	CARONUMBER	110	NUMBER	STREET NAME	101	CLAS	111	STREET CODE	112	STREET NO.	102	LANO USE	113	ROUT
063	-	6	007	001	01 of 01		187	VAUGHAN		EA		1729		0187		12		57

OWNER & MAILING AOOAESS

MURPHY THOMAS J WWII
VET ETAL JTS
187 VAUGHAN ST
PORTLAND ME 04102

LEGAL DESCRIPTION

63-G-7
VAUGHAN ST 187
6000SF

LIVING UNITS	104	ZONE	NG	105	NEIGHBORHOOD	108	PARTIAL	109	ACCOUNT NO.	120	FRAME NUMBER	PLANNING DISTRICT
002		R-10	[]		1031				M76650			12

LANO DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNITPRICE	DEPTH FACTOR	EFFECTIVE UNITPRICE	INFLUENCE FACTOR	LANO VALUE
LOT	L							[]	
1 Regular Lot	L							[]	
2 Apartment Site	L							[]	
SQUARE FEET	S	6000	SQUARE FEET		0.00			2	50%
1 Primary Site	S		SQUARE FEET					[]	
2 Secondary Site	S		SQUARE FEET					[]	
3 Undeveloped	S		SQUARE FEET					[]	
4 Residual	A		ACRES					[]	
5 Waterfront	A		ACRES					[]	
ACREAGE	A		ACRES					[]	
1 Primary Site	A		ACRES					[]	
2 Secondary Site	A		ACRES					[]	
3 Undeveloped	A		ACRES					[]	
4 Marshland									
5 Waterfront									
0 TOTAL	S		SQUARE FEET						
GROSS	G								
1 Irregular Lot									
2 Site Value									
3 Residual									
4 Homesite									
9 Minus R.O.W.									

MEMORANDUM

1) 2ND FL. & ATTIC NOT INSPECTED AT OWNER'S REQUEST STATES ATTIC FINISHED, NO HEAT, PARTITIONS OR PLUMBING.

2) 10' CEILINGS.

PROPERTY FACTORS							
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC	
VEGETATION	1	ALL PUBLIC	1	PAVED	1	LIGHT	1
OVER STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2
LOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3
LOADING	4	GAS	4	PROPOSED	4	NONE	4
DEP	5	WELL	5	CURB & GUTTER	5		
W	6	SEPTIC	6	SIDEWALK	6		
ADJMPY	7	NONE	7	ALLEY	7		
ADJGE	8		8	NONE	8		

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	17850
BUILDING		BUILDING	84030
TOTAL		TOTAL	101880
EXEMPT		EXEMPT	

MO	YR	TYPE	AMOUNT	SOURCE	VAL
200					
201					
202					

TYPE

VALIDITY CODES

1 Land	6 Valid Sale	H. Court Order Decree
2 Land and Buildings	A. Relative Sale	I. Bankruptcy Proceeding
3 Building	B. Intra Corporation	J. Undivided Interest
	C. Included Excessive Personal Property	K. To or From Non-Prof Organization
	D. Changed After Sale/Assmt.	L. Repossession/Sale of Foreclosed Property
	E. To or From Government	M. Zoning Change
	F. Transfer of Convenience	N. Other
	G. Partial Sale of Assessed Unit	

106	ENTRANCE CODES	INFO CODES
0	Entrance and Signature Gained	1 Owner
1	Entrance Gained	2 Tenant
2	Not Applicable, Unimproved Parcel	3 Other
3	Entrance and Information Refuted	
4	Entrance Refuted, Information at Door	
5	Currently Unoccupied	
6	Estimated for Miscellaneous Reasons (See Memorandum)	
7	Occupant Not at Home	

SIGNATURE: *Thomas Murphy*

DATE INSPECTED: 4/31/90

COLLECTOR: *[Signature]*

951	LAND VALUE	REASON	DATE	REVIEWER
				<i>SW</i>
61	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEW
71	EXEMPT VALUE	REASON	DATE	



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

send to

John Murphy
Applicant

April 19, 2005
Application Date

140 Edwards St., Portland ME 04102
Applicant's Mailing Address

Legalize Second Unit
Project Name/Description

Daniel J. Edwards, Esq. (207) 774-7801
Consultant/Agent/Phone Number

157 Vaughan Street, Portland ME
Address of Proposed Site

CBL: 2606-6-00+

Description of Proposed Development:

Request to legalize the second unit at 157 Vaughan Street, which has been in existence since well prior to 1950, and meets all requirements of the zoning for residential use and has been used as such on all available records.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

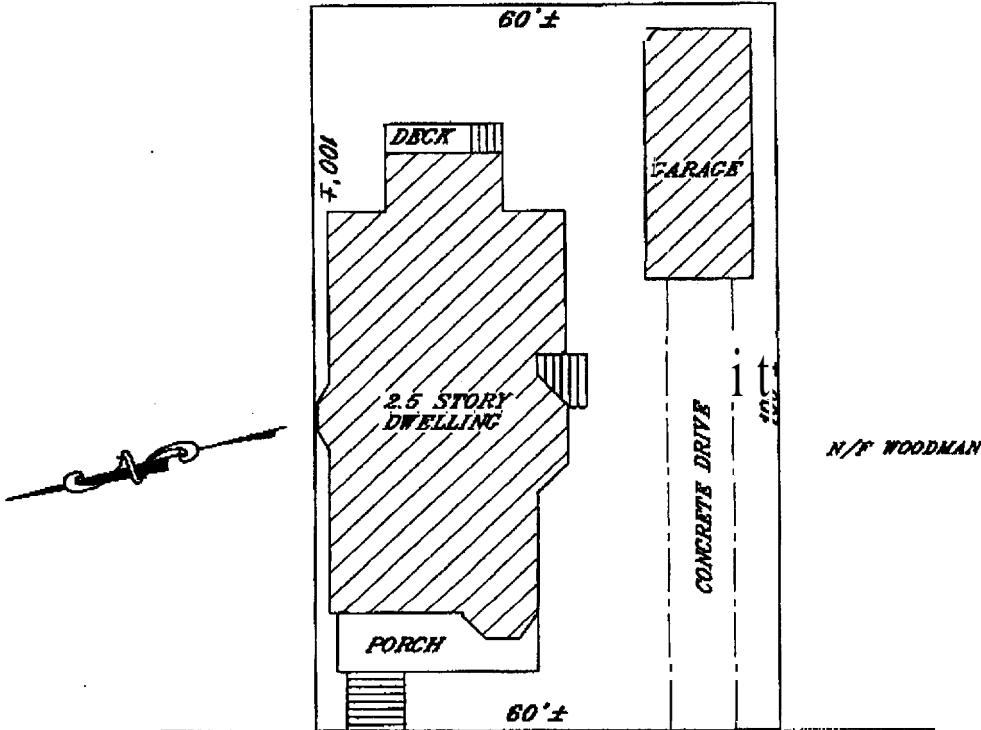
DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 APR 22 2005
 RECEIVED

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SEALING ON DEED REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 187 VAUGHAN STREET INSPECTION DATE: APRIL 14, 2005
PORTLAND, MAINE SCALE: 1" = 20'



APPARENT R/W TO WEST STREET
VAUGHAN STREET INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: _____ REQ. PARTY: NORMAN HANSON & DETROY

TRUSTEE OF THE ESTATE OF ELIZABETH G.
 OWNER: MURPHY & ESTATE OF THOMAS J. MURPHY ATTORNEY: _____

LENDER: _____ FILE No. 20517559 FIELD BOOK: _____

TITLE REFERENCES:

DEED BOOK: 22064 PAGE: 50
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

YOUR FILE #: _____

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

518 BURLINGTON AVENUE
 PORTLAND, ME 04108
 (207) 978-7870

222 CLARES WOODS ROAD
 LYNN, ME 04002
 (207) 488-2359

MUNICIPAL REFERENCE:

MAP: 63 BLOCK: C LOT: 7

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051
 PANEL: 00132 ZONE: C DATE: DECEMBER 8, 1998

THE DWELLING WAS ~~NOT~~ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

[Handwritten Signature]
 4-15-05

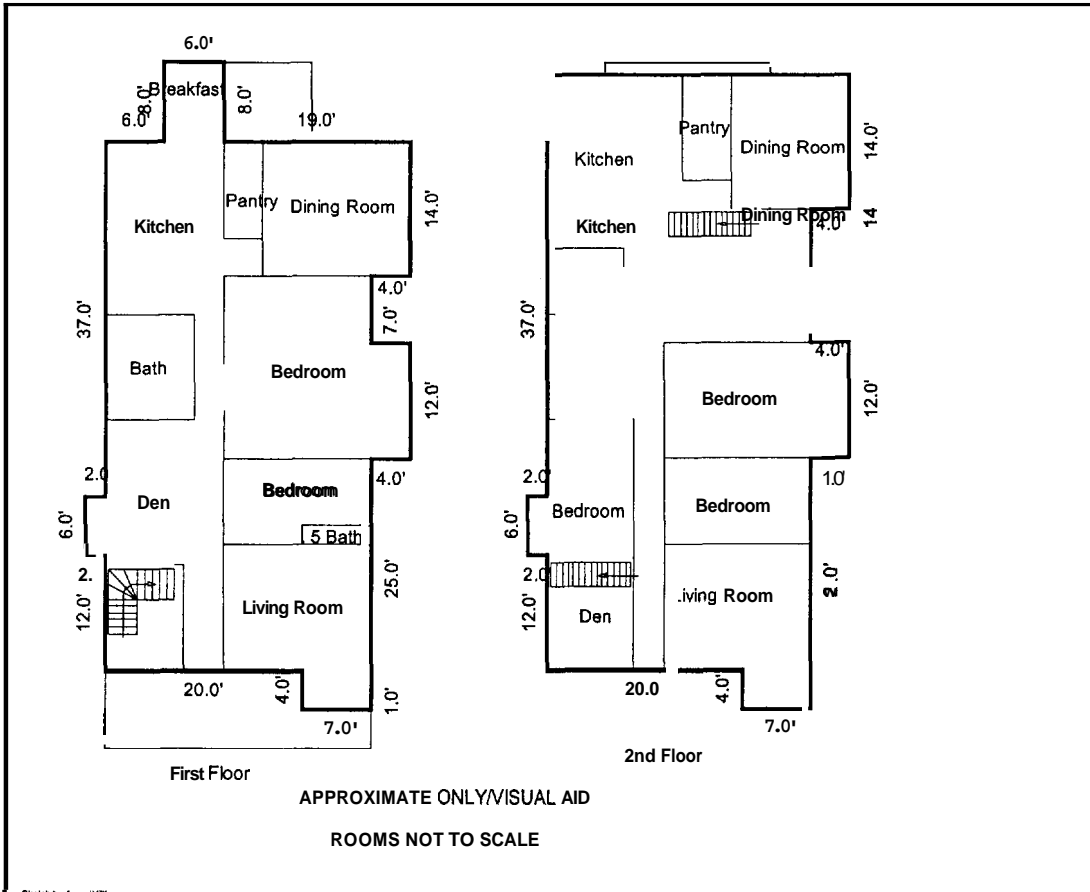
THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY.

- NOT FOR RECORDING

Building Sketch

Borrower/Client Murphy				
Property Address 187 Vaughn Street				
City Portland	County Cumberland	State Me	Zip Code 04102	
Lender Estate of Thomas J. and Elizabeth G. Murphy				



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1677.00	1677.00
GLA2	Second Floor	1629.00	1629.00
TOTAL LIVABLE (rounded)		3306	

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	6.0 x 8.0	48.00
	4.0 x 12.0	48.00
	2.0 x 6.0	12.00
	1.0 x 1.0	7.00
	1.0 x 58.0	406.00
	20.0 x 55.0	1100.00
	4.0 x 14.0	56.00
Second Floor		
	4.0 x 12.0	48.00
	2.0 x 6.0	12.00
	7.0 x 59.0	413.00
	20.0 x 55.0	1100.00
	4.0 x 14.0	56.00
12 Calculations Total (rounded)		3306

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.
	183-187	Vaughn		OF			1		63	G	7	

TAXPAYER ADDRESS AND DESCRIPTION

UNITY CO.
 C/O NATHAN CUSHMAN
 105 PREBLE ST. CITY

LAND & BLDGS. VAUGHAN ST. #183-187 ASSESSORS PLAN 63-G-7 AREA
 6000 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Paine, H. Warren</i>	1952	2040	461
<i>Paine, H. Warren</i>	1953	2104	57

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER <input 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	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT <input type="checkbox"/>
SEMI-IMPROVED <input type="checkbox"/>	IMPROVING <input type="checkbox"/>
DIRT <input type="checkbox"/>	STATIC <input type="checkbox"/>
SIDEWALK <input checked="" type="checkbox"/>	DECLINING <input type="checkbox"/>
TILLABLE <input type="checkbox"/>	PASTURE <input type="checkbox"/>
WOODED <input type="checkbox"/>	WASTE <input type="checkbox"/>

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
60	100	55 ⁰⁰	100	55 ⁰⁰	3300	
TOTAL VALUE LAND					3300	
TOTAL VALUE BUILDINGS					9350	
TOTAL VALUE LAND AND BUILDINGS					12,650	
SQ. FT. TO-FROM CH.		BLK.	LOT			
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						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	LAND	BLDGS.	TOTAL
1950	3375	5050	7425
1951	1975	5625	7600
1952			
1953			
1954			
1955			
1956			
1957			
1958			
1959			
1960			
1961			
1962			
1963			
1964			
1965			
1966			
1967			
1968			
1969			
1970			

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			

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	1800
YEAR	SALE PRICE	EXPENSE	480
YEAR	U. S. R. S.	NET	1320

