

City of Portland, Maine
Memorandum

66A-C-004

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer (11881)

Subject: Verification of Legal Number of Units

Date: 5-27-98

C-B-L- Number: 66-A-C-4 } 2 Dist Bldgs
66-A-C-11 REAR Deanne

We have received an application for housing assistance for the property located at:

10 Deane Street

The applicant's name is: Victoria Russell

Owner: ?

In completing the application the applicant has indicated that the number of units currently in use at this property is 2.

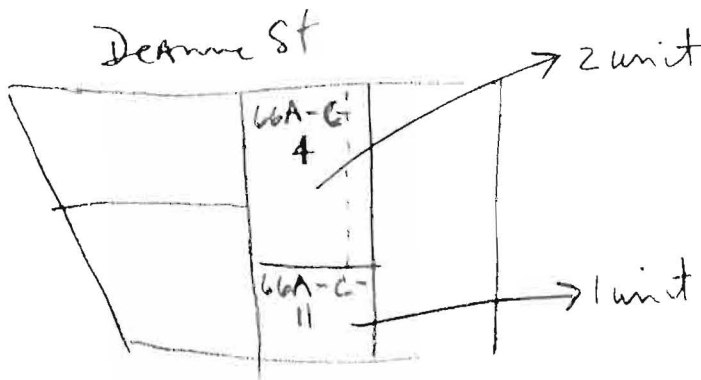
Please verify that the number of units are legal under the current code.

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 see below

The property is a single family dwelling.

Verified By: Marge Schmuckal Title: Zoning Admin
6/2/98



- 2 Separate Bldgs
Reflects the legal use also
At this time

STREET

STREET

WASHBURN

AVENUE

WMT 1957

2 WASHBURN 1957

BERTS

STREET ON ACCESS

NON ACCESS

NON ACCESS

SOUTHBOUND

NORTHBOUND

AVENUE WEST

NON ACCESS

NON ACCESS SHEET 52-D

PORTLAND TERMINAL CO.

EXEMPT

LOCATION

N 1960A



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NO.	STREET	BLK. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESIG.
10-12	Rear Deane		01			2		66A	C	11	

(TAXPAYER ADDRESS TO APPEAR ON MAPS)

 SAINT JOSEPH
 67 FOREST AVE.
 CITY

 LAND & BLDG. REAR DEANE ST. #10-
 ASSESSMENT PLAN 66A-C-11
 AREA 1670 SQ. FT.

RECORD OF TAXPAYER			SECTION	BOOK	PAGE

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

LAND VALUE COMPUTATIONS AND SUMMARY					
LAND	DEPTH	DEPT. PRICE	DEPTH FACTOR	FRONT FT. PRICE	FRONT FT.
170	30	3.00	17		
					1959
TOTAL VALUE LAND					170
TOTAL VALUE BUILDINGS					2000
TOTAL VALUE LAND AND BUILDINGS					2170

LAND VALUE COMPUTATIONS AND SUMMARY					
FRONTAGE	DEPTH	DEPT. PRICE	DEPTH FACTOR	FRONT FT. PRICE	FRONT FT.
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

ASSESSMENT RECORD			
YEAR	LAND	BLDG.	TOTAL
1950	175	1125	1300
1951	✓ 175	✓ 1125	✓ 1300
1952	✓ 175	✓ 1125	✓ 1300
1953	✓ 175	✓ 1125	✓ 1300
1954	✓ 175	✓ 1125	✓ 1300
1955	✓ 175	✓ 1125	✓ 1300
1956	✓ 175	✓ 1125	✓ 1300
1957	✓ 175	✓ 1125	✓ 1300
1958	✓ 175	✓ 1125	✓ 1300
1959	✓ 175	✓ 1125	✓ 1300

LAND VALUE COMPUTATIONS AND SUMMARY					
LAND	DEPTH	DEPT. PRICE	DEPTH FACTOR	FRONT FT. PRICE	FRONT FT.
2150					
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

LAND VALUE COMPUTATIONS AND SUMMARY					
FRONTAGE	DEPTH	DEPT. PRICE	DEPTH FACTOR	FRONT FT. PRICE	FRONT FT.
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

ASSESSMENT RECORD			
YEAR	LAND	BLDG.	TOTAL
1950			
1951			
1952			
1953			
1954			
1955			
1956			
1957			
1958			
1959			

LAND VALUE COMPUTATIONS AND SUMMARY					
LAND	DEPTH	DEPT. PRICE	DEPTH FACTOR	FRONT FT. PRICE	FRONT FT.
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

LAND VALUE COMPUTATIONS AND SUMMARY					
FRONTAGE	DEPTH	DEPT. PRICE	DEPTH FACTOR	FRONT FT. PRICE	FRONT FT.
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

ASSESSMENT RECORD			
YEAR	LAND	BLDG.	TOTAL
1950			
1951			
1952			
1953			
1954			
1955			
1956			
1957			
1958			
1959			

RECORD OF BUILDINGS

GRADE: B=1/2" QUALITY OF CONSTRUCTION: A-EXCELLENT B-GOOD C-AVERAGE D-CHEAP E-VERY CHEAP

YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE	<input checked="" type="checkbox"/>	WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK	<input type="checkbox"/>	STEEL JOIST	<input type="checkbox"/>	TOILET ROOM	<input type="checkbox"/>
BRICK OR STONE	<input type="checkbox"/>	MISC. TYPE	<input type="checkbox"/>	WATER CLOSET	<input type="checkbox"/>
PIERS	<input type="checkbox"/>	REIN. CONCRETE	<input type="checkbox"/>	SARATORS	<input type="checkbox"/>
CULMIN. BRICKS	<input type="checkbox"/>	FLOOR FINISH		CITIZEN'S HOME	<input checked="" type="checkbox"/>
EXT. EXPOSED	<input type="checkbox"/>	CEMENT	<input checked="" type="checkbox"/>	SEE VAL. & HEAT	<input checked="" type="checkbox"/>
EXT. EXPOSED	<input type="checkbox"/>	EARTH	<input type="checkbox"/>	SEE VAL. & HEAT	<input type="checkbox"/>
CLAY BRICKS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	LADDERWAY TOP	<input type="checkbox"/>
WOOD SHINGLES	<input type="checkbox"/>	HARDWOOD	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
PLAIN BRICKS	<input type="checkbox"/>	TERRAZZO	<input type="checkbox"/>	TILING	<input type="checkbox"/>
NO. 10 BRICKS	<input type="checkbox"/>	TILE	<input type="checkbox"/>	BATH FL. & WOOD	<input type="checkbox"/>
WOOD SHINGLES	<input type="checkbox"/>	ATTIC FL. & STAIRS		TOILET FL. & WOOD	<input type="checkbox"/>
ASBESTOS	<input type="checkbox"/>	<input checked="" type="checkbox"/>		LIGHTING	<input type="checkbox"/>
STUCCO OR PLASTER	<input type="checkbox"/>	INTERIOR FINISH		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO OR PLASTER	<input type="checkbox"/>	NO LIGHTING	<input type="checkbox"/>	NO LIGHTING	<input type="checkbox"/>
BRICK VENEER	<input type="checkbox"/>	NO. 10 BRICKS	<input type="checkbox"/>	NO. 10 BRICKS	<input type="checkbox"/>
BRICK OR TILE	<input type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	BEMENT & CH. 2	<input checked="" type="checkbox"/>
ROCK BRICK	<input type="checkbox"/>	HARDWOOD	<input type="checkbox"/>	SEE VAL. & HEAT	<input type="checkbox"/>
STONE VENEER	<input type="checkbox"/>	PLASTER	<input checked="" type="checkbox"/>	OCCUPANCY	<input type="checkbox"/>
CONC. OR CONC. B.	<input type="checkbox"/>	CONCRETE	<input checked="" type="checkbox"/>	SINGLE FAMILY	<input checked="" type="checkbox"/>
TERRA COTTA	<input type="checkbox"/>	METAL CLO.	<input type="checkbox"/>	TWO FAMILY	<input type="checkbox"/>
VITROITE	<input type="checkbox"/>	RECREAT. ROOM	<input type="checkbox"/>	APARTMENT	<input type="checkbox"/>
PLATE GLASS	<input type="checkbox"/>	FINISHED ATTIC	<input checked="" type="checkbox"/>	STEEL	<input type="checkbox"/>
INSULATION	<input type="checkbox"/>	FIREPLACE	<input type="checkbox"/>	THEATRE	<input type="checkbox"/>
WEATHERING	<input type="checkbox"/>	HEATING		OFFICES	<input type="checkbox"/>
ROOFING	<input type="checkbox"/>	PIPELESS FURNACE	<input type="checkbox"/>	WASH ROOM	<input type="checkbox"/>
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE	<input type="checkbox"/>	SEMI-CARAGE	<input checked="" type="checkbox"/>
WOOD SHINGLES	<input type="checkbox"/>	CORNER AIR FURN.	<input type="checkbox"/>	GAS STOVE	<input type="checkbox"/>
ASPH. SHINGLES	<input type="checkbox"/>	SEAM	<input type="checkbox"/>	ECONOMIC CLASS.	<input type="checkbox"/>
SLATE	<input type="checkbox"/>	HOT WAT. OR VAPOR	<input checked="" type="checkbox"/>	OVERHOLE	<input type="checkbox"/>
METAL	<input type="checkbox"/>	NO HEATING	<input type="checkbox"/>	UNDERHOLE	<input type="checkbox"/>
COMPOSITION	<input type="checkbox"/>	GAS BURNER	<input checked="" type="checkbox"/>	NO. 10 BRICK	<input type="checkbox"/>
ROLL ROOFING	<input type="checkbox"/>	OIL BURNER	<input checked="" type="checkbox"/>	NO. 10 BRICK	<input type="checkbox"/>
INSULATION	<input type="checkbox"/>	STOVE	<input type="checkbox"/>	NO. 10 BRICK	<input type="checkbox"/>

1000 / CAP. 3000
 2.7231 4.264
 3.2 54

PRICE AS 1st
 CR. FRONT. COMPUTATIONS

UNIT	1951	59	62
168 S.F.	3660		
5.1			
ADDITIONS			
LIBRARY	140		
BASMENT			
WALLS			
ROOF			
FLOORS			
ATTIC 1/2	+ 260		
FINISH			
FIREPLACE			
HEATING	+ 60		4220 + 60
PLUMBING	- 30	+ 50	
TILING			
TOTAL	3110	400	
FACT.			
NET VAL.	94	400	4290

SUMMARY OF BUILDINGS

OCCTY	TYPE	GR.	ST.	BLDG.	COND.	REP. VAL.	P. D.	PHY. VAL.	P. S.	SOUND VAL.	TAX VAL.
GAR & DET.	1 1/2 1/2 7 Basement		211		1	3990	50	2000		2000	1200
						4070	50	2070		2070	1225
						4290	50	2150		2150	1300
YEAR	1951									2000	
NET VAL.											
OLD VAL.											
CHANGE											

(REAR)

ASPH. & BASE
 900

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REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NO.	STREET	BLK.	LOT	CADD. NO.	DEVELOPMENT NO.	AREA	BLKF.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
10-12	Deane			61			2		66A	C	4	

TAXPAYER NAME AND ADDRESS
 JOHN JOSEPH
 17 FOREST AVE.
 CITY

 LAND & BLDG. DEANE ST. #10-12
 SUESSORS PLAN 66A-C-4
 AREA 3330 SQ. FT.

RECORD OF TAXPAYERS			YEAR	BOOK	PAGE

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

LAND VALUE COMPUTATIONS AND SUMMARY					
DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	VAL
67	12	83	168	1961	870
TOTAL VALUE LAND				1961	870
TOTAL VALUE BUILDINGS				1961	5210
TOTAL VALUE LAND AND BUILDINGS				1961	6080

LAND VALUE COMPUTATIONS AND SUMMARY					
DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	VAL
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	400		
1950	BLDG.	3125		
1950	TOTAL	3525		
1961	LAND	870		
1961	BLDG.	5210		
1961	TOTAL	6080		
1961	LAND	500		
1961	BLDG.	3125	75	
1961	TOTAL	3625		

LAND VALUE COMPUTATIONS AND SUMMARY					
DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	VAL
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

LAND VALUE COMPUTATIONS AND SUMMARY					
DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	VAL
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

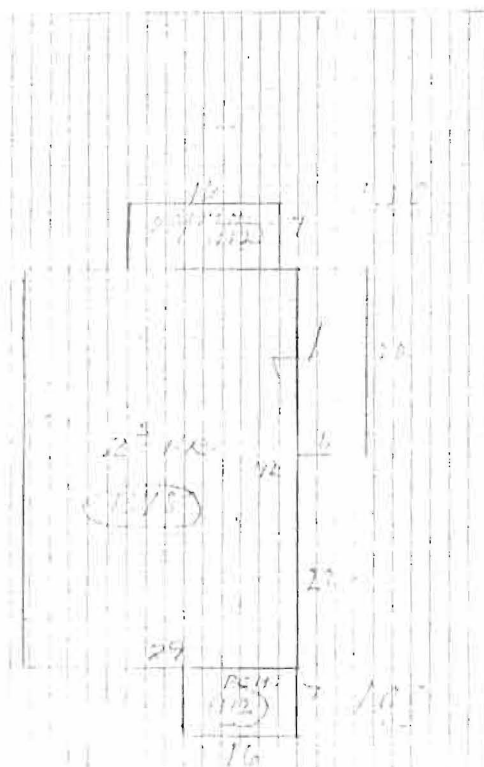
1961	LAND			
1961	BLDG.			
1961	TOTAL			
1961	LAND			
1961	BLDG.			
1961	TOTAL			
1961	LAND			
1961	BLDG.			
1961	TOTAL			

ORIG. COST	RENTAL
SALE PRICE	EXPENSE
U.S. B.	NET

REPORT OF BUILDINGS MADE BY THE QUALITY OF CONSTRUCTION A-EXCELLENT, B-GOOD, C-AVERAGE, D-CHEAP, E-VERY CHEAP

YEAR

1927 30 20 10
 1928 30 20 10
 1929 30 20 10



CONSTRUCTION		
CONSTRUCTION	FLOOR CONST.	PERMITS
CONCRETE	CONCRETE	CONCRETE
CEMENT	CEMENT	CEMENT
BRICK	BRICK	BRICK
WOOD	WOOD	WOOD
GLASS	GLASS	GLASS
IRON	IRON	IRON
STEEL	STEEL	STEEL
ALUMINUM	ALUMINUM	ALUMINUM
OTHER	OTHER	OTHER
EXTERIOR WALLS	EXTERIOR WALLS	EXTERIOR WALLS
CLADDING	CLADDING	CLADDING
WOOD SIDING	WOOD SIDING	WOOD SIDING
CEMENT SIDING	CEMENT SIDING	CEMENT SIDING
BRICK SIDING	BRICK SIDING	BRICK SIDING
GLASS SIDING	GLASS SIDING	GLASS SIDING
IRON SIDING	IRON SIDING	IRON SIDING
STEEL SIDING	STEEL SIDING	STEEL SIDING
ALUMINUM SIDING	ALUMINUM SIDING	ALUMINUM SIDING
OTHER SIDING	OTHER SIDING	OTHER SIDING
ROOFING	ROOFING	ROOFING
ASPH. SHINGLES	ASPH. SHINGLES	ASPH. SHINGLES
WOOD SHINGLES	WOOD SHINGLES	WOOD SHINGLES
SLATE SHINGLES	SLATE SHINGLES	SLATE SHINGLES
METAL SHINGLES	METAL SHINGLES	METAL SHINGLES
COMPOSITE SHINGLES	COMPOSITE SHINGLES	COMPOSITE SHINGLES
FLAT ROOFING	FLAT ROOFING	FLAT ROOFING
GABLE ROOFING	GABLE ROOFING	GABLE ROOFING
HIP ROOFING	HIP ROOFING	HIP ROOFING
OTHER ROOFING	OTHER ROOFING	OTHER ROOFING

COMPUTATIONS		
ITEM	AMOUNT	TOTAL
FOUNDATION		
WALLS		
ROOF		
FLOORS		
ATTIC FLOOR	+520	
FINISH		
FIREPLACE		
HEATING	+210	4200 1200
PLUMBING	+350	
ELECTRICAL		
MECHANICAL		
OTHER		
TOTAL	8930	
FACTORS	+340	
NET TOTAL	9270	9470

SUMMARY OF BUILDINGS

TYPE	NO.	AREA	VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
DWING. 1 + 2 nd FR.	1	41	9270	45	5100	A	5100	3050
			9470	45	5210	-A	5210	3125

YEAR	1927	1928	1929	1930
TOTAL	3050			
1931				
1932				
1933				
1934				
1935				
1936				
1937				
1938				
1939				
1940				
1941				
1942				
1943				
1944				
1945				
1946				
1947				
1948				
1949				
1950				

RPPLST6 CAMA Real Property System - Residential Display 6/02/98

RPP092 Parcel Id: 066-A- C-011-001 01/01 Acct: R3625598 11:16

Property Address 10 DEANE ST

Owner Name1 RUSSELL JILL M (l, f, i)

Name2

Address 41 VESPER ST

City/State/Zip PORTLAND ME 04101

Entrance Code 7 Land Use 11 # of Units 1

Route 3 Zone R5 Nbhd 111 District 10 Traffic 1

Total Sq Ft

Utilities 2 3 Desc 66A-C-11 Living Area 1,366

R DEANE ST 10-12

1670SF

House Style 5 Year Built 1900 Total Rms 05 Total Bedrms 03

Baths Full 1 Half 0 Kitchen Remodeled 2 Bath Remodeled 1 Basement 4

Attic 4 Phy Cond 5 CDU VP Heating Type 2 4 5 Wood/Coal Burn 0

Next Screen [] Bldg Sketch Screen [] Return []

RPP092 CAMA Real Property System - Residential Display 6/02/98

Parcel Id: 066-A- C-004-001 01/01 Acct: R2310099 11:14

Property Address 10 DEANE ST

Owner Name1 RODNEY GLEN (1, f, i)

Name2

Address 71 ARCADIA ST

City/State/Zip PORTLAND ME 04103

Entrance Code 3 Land Use 13 # of Units 3

Route 2 Zone R5 Nbhd 111 District 10 Traffic 1

Total Sq Ft

Utilities 2 3 Desc 66A-C-4 Living Area 3,345

DEANE ST 10-12

3330 SF

House Style 5 Year Built 1900 Total Rms 16 Total Bedrms 08

Baths Full 3 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

Attic 4 Phy Cond 3 CDU AV Heating Type 2 4 5 Wood/Coal Burn 0

Next Screen [] Bldg Sketch Screen [] Return []