

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

CITY OF PORTLAND

123-F-11  
Bob Pieper  
Interate National Mortgage Corp.  
232 Pleasant St.  
Methuen Executive Park  
Methuen, MA 01844-7136

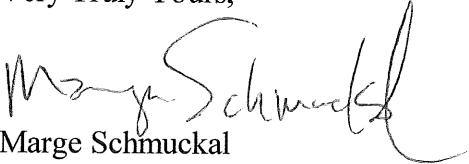
June 12, 1998

RE: 296 Woodford Street - 123-F-11: R-5 zone

Dear Mr. Pieper,

I have reviewed the records concerning the above address. Our microfiche shows very little as to use of the property. Further research using the Assessors pre-1957 cards shows that this was a 5 unit building prior to June 5, 1957. It is legally nonconforming as to the number of dwelling units. The use of five units may continue. This area is located on panel 13 of the FEMA flood maps and is in a zone C.

Very Truly Yours,

  
Marge Schmuckal  
Zoning Administrator

✓ CC: File

**REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE**

LAND NOS 292-291  
 TAXPAYER ADDRESS AND DESCRIPTION  
 HAMMOND MILDRED  
 98 LINCOLN ST.  
 CITY

BLDG. NO. 291  
 CARD NO. 291  
 DEVELOPMENT NO. 291  
 AREA 4  
 DIST. 1  
 ZONE 1

RECORD OF TAXPAYER  
 RECORD OF TAXPAYER

**LAND VALUE COMPUTATIONS AND SUMMARY**

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | YEAR 1951 | 1958 |
|----------|-------|------------|--------------|-----------------|-----------|------|
| 107.15   | 96    | 24.00      | 96           | 24.00           | 1950      |      |

**LAND VALUE COMPUTATIONS AND SUMMARY**

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | YEAR 1951 | 1961 | 19 |
|----------|-------|------------|--------------|-----------------|-----------|------|----|
|          |       |            |              |                 |           |      |    |

**LAND VALUE COMPUTATIONS AND SUMMARY**

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | YEAR 1951 | 1960 |
|----------|-------|------------|--------------|-----------------|-----------|------|
|          |       |            |              |                 |           |      |

TOTAL VALUE LAND 1150 1150  
 TOTAL VALUE BUILDINGS 9,940 10,180  
 TOTAL VALUE LAND AND BUILDINGS 11,090

TOTAL VALUE LAND 16440 10390  
 TOTAL VALUE BUILDINGS  
 TOTAL VALUE LAND AND BUILDINGS

TOTAL VALUE LAND 1800  
 TOTAL VALUE BUILDINGS 250 EST  
 TOTAL VALUE LAND AND BUILDINGS 1550

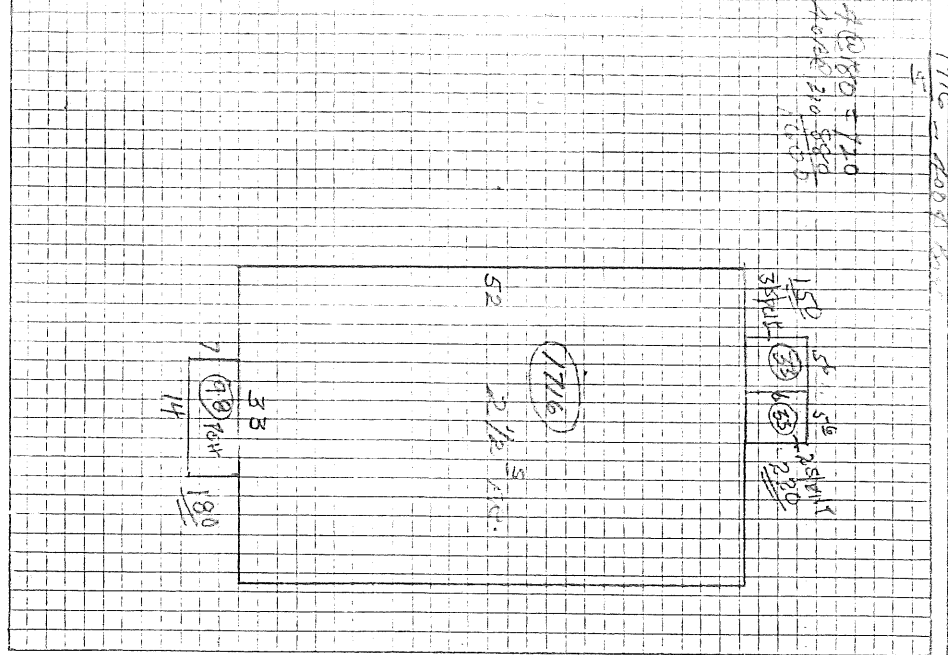
YEAR 1957 U. S. R. S. 14.05  
 NET 1550

| CHART | BLOCK | LOT |
|-------|-------|-----|
| 123   | F     | 11  |

| PROPERTY FACTORS IMPROVEMENTS | INCREASE | DECREASE |
|-------------------------------|----------|----------|
| TOPOGRAPHY                    |          |          |
| LEVEL                         |          |          |
| HIGH                          |          |          |
| LOW                           |          |          |
| ROLLING                       |          |          |
| SWAMPY                        |          |          |
| STREET                        |          |          |
| PAVED                         |          |          |
| SEMI-IMPROVED                 |          |          |
| DIRT                          |          |          |
| SIDEWALK                      |          |          |
| PASTURE                       |          |          |
| WOODED                        |          |          |
| WATER                         |          |          |
| WATER                         |          |          |
| SEWER                         |          |          |
| GAS                           |          |          |
| ELECTRICITY                   |          |          |
| ALL UTILITIES                 |          |          |
| TREND OF DISTING.             |          |          |
| IMPROVING                     |          |          |
| STATIC                        |          |          |
| DECLINING                     |          |          |

| ASSESSMENT RECORD | INCREASE | DECREASE |
|-------------------|----------|----------|
| LAND 725          |          |          |
| BLDG. 4875        |          |          |
| TOTAL 5600        |          |          |
| LAND 700          |          |          |
| BLDG. 159.95      |          |          |
| TOTAL 859.95      |          |          |
| LAND 700          |          |          |
| BLDG. 6325        |          |          |
| TOTAL 7025        |          |          |
| LAND 700          |          |          |
| BLDG. 6400        |          |          |
| TOTAL 7100        |          |          |
| LAND 700          |          |          |
| BLDG. 700         |          |          |
| TOTAL 1400        |          |          |
| LAND 1800         |          |          |
| BLDG. 250 EST     |          |          |
| TOTAL 1550        |          |          |

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



| FOUNDATION         |                |         | CONSTRUCTION     |   |   | FLOOR CONSTRUCTION |              |   | PLUMBING  |       |          | ELECTRICAL |          |     | HEATING  |     |          | OCCUPANCY |          |     |
|--------------------|----------------|---------|------------------|---|---|--------------------|--------------|---|-----------|-------|----------|------------|----------|-----|----------|-----|----------|-----------|----------|-----|
| CONCRETE           | WOOD JOIST     | 1       | BATHROOM         | 5 | 1 | NO LIGHTING        | HO. OF ROOMS | 1 | ADDITION  | 750   | ADDITION | 750        | ADDITION | 750 | ADDITION | 750 | ADDITION | 750       | ADDITION | 750 |
| CONCRETE BLOCK     | STEEL JOIST    | 2       | TOILET ROOM      |   |   | WATER CLOSET       | 1            | 1 | WALLS     | 4     | ROOF     |            |          |     |          |     |          |           |          |     |
| BRICK OR STONE     | MILL TYPE      |         | WATER CLOSET     |   |   | LAUNDRY TUBS       | 5            | 1 | FLOORS    |       |          |            |          |     |          |     |          |           |          |     |
| PIERS              | REIN. CONCRETE |         | LAUNDRY          |   |   | ELECT. WAT. SYST.  |              |   | ATTIC     |       |          |            |          |     |          |     |          |           |          |     |
| CELLAR AREA FULL   | FLOOR FINISH   | B 1 2 3 | KITCHEN SINK     | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FINISH    |       |          |            |          |     |          |     |          |           |          |     |
| 1/4 1/2 3/4        | CEMENT         | 1 2 3   | STOVE WAT. HEAT  | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PIPELINES |       |          |            |          |     |          |     |          |           |          |     |
| NO CELLAR          | EARTH          | 1       | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | HEATING   |       |          |            |          |     |          |     |          |           |          |     |
| EXTERIOR WALLS     | PINE           | 1       | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  |       |          |            |          |     |          |     |          |           |          |     |
| CLAPBOARD          | HARDWOOD       | 1       | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| WIDE SIDING        | TERRAZZO       | 1       | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| DROP SIDING        | TILE           | 1       | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| NO SHEATHING       |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |
| WOOD SHINGLES      |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| ASBES. SHINGLES    |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| STUCCO ON FRAME    |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| STUCCO ON TILE     |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |
| BRICK VENER        |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| BRICK ON TILE      |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| SOLID BRICK        |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| STONE VENEER       |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |
| CONC. OR CIND. BL. |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| TERIA COTTA        |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| VITROLITE          |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| PLATE GLASS        |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |
| INSULATION         |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| WEATHERSTRIP       |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| ROOFING            |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| ASPH. SHINGLES     |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |
| WOOD SHINGLES      |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| ASDES. SHINGLES    |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| SLATE              |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| TILE               |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |
| METAL              |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TILING    |       |          |            |          |     |          |     |          |           |          |     |
| COMPOSITION        |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | TOTAL     | 20180 | 20620    | 21060      |          |     |          |     |          |           |          |     |
| ROLL-ROOFING       |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | FACTORY   | 2750  | 2750     | 2750       |          |     |          |     |          |           |          |     |
| IRON-ATHRIP        |                |         | WATER HEAT. SINK | 5 | 1 | WATER HEAT. SINK   | 5            | 1 | PLUMBING  | 11030 | 11030    | 11030      |          |     |          |     |          |           |          |     |

| SUMMARY OF BUILDINGS |       |           | COMPUTATIONS |      |      |
|----------------------|-------|-----------|--------------|------|------|
| PHYS. VAL.           | F. D. | OUND VAL. | 1951         | 1958 | 1959 |
| 17130                | 514   | 9940      | 18280        | 1959 | 20   |
| 17870                | 514   | 10180     |              |      |      |
| 18310                | 514   | 10420     |              |      |      |
| 18490                | 514   | 10540     |              |      |      |
| 18740                | 514   | 10680     |              |      |      |
| TOTAL                |       | 21060     |              |      |      |
| FACTORY              |       | 2750      |              |      |      |
| PLUMBING             |       | 11030     |              |      |      |
| TILING               |       |           |              |      |      |

| YEAR         | TAX VAL. | OLD VAL. | CHANGE |
|--------------|----------|----------|--------|
| 1951         | 17130    | 17130    | 0      |
| 1958         | 18280    | 17130    | 1150   |
| 1959         | 19590    | 17130    | 2460   |
| TOTAL BLDGS. | 9940     |          |        |

2. 1875 30 per cent 20180 1875 2. 0K 1875  
 3. 1875 30 per cent 20180 1875 2. 0K 1875  
 4. 1875 30 per cent 20180 1875 2. 0K 1875  
 5. 1875 30 per cent 20180 1875 2. 0K 1875  
 6. 1875 30 per cent 20180 1875 2. 0K 1875  
 7. 1875 30 per cent 20180 1875 2. 0K 1875  
 8. 1875 30 per cent 20180 1875 2. 0K 1875  
 9. 1875 30 per cent 20180 1875 2. 0K 1875  
 10. 1875 30 per cent 20180 1875 2. 0K 1875

RPPLST7A

CAMA Real Property System

6/11/98

RPP093

Parcel Id: 123 F 011 001 01/01 Acct: B0006198

12:33

Property Address 296 WOODFORD ST COMMERCIAL

Owner Name1 B M C RENTS INC (l, f, i)

Name2

Address 51 POWSLAND ST

City/State/Zip PORTLAND ME 04102

Building Data: Structure Type 105 Grade C Identical Units 01

Entrance Code 0 Land Use 15 # of Units 5 Class Code A I

Route 63 Zone R5 Nbhd 411 District 6 Traffic 2

Desc 123-F-11 WOODFORD ST 296 Utilities 2 3 4

4497 SF Total Sq Ft

Building Other Features Living Area 5,148

| Line# | Struct | +/- | Measure1 | Measure2 | Identical Units |
|-------|--------|-----|----------|----------|-----------------|
| 2     | RP5    |     | 000005   | 000006   | 01              |
| 2     | RP2    |     | 000006   | 000006   | 01              |
| 2     | RP5    |     | 000007   | 000015   | 01              |
| 3     | RP7    |     | 000005   | 000006   | 01              |
| 3     | RP4    |     | 000006   | 000006   | 01              |
| 3     | RP3    |     | 000007   | 000015   | 01              |

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