

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

TO: FILE
FROM: Marge Schmuckal, Zoning Administrator
SUBJECT: Verification of Legal Number of Units

DATE: 8/3/99
C-B-L Number: 125-N-14
ADDRESS: 31-37 Arlington Street

The legal number of units allowed under Zoning Requirements is/are: Two
(per assessors records, Apt. was added sometime in 1957 -
I'm giving the benefit of doubt that work began prior
to June 5, 1957)

Verified by: Marge Schmuckal Title: Zoning Admin,
CC TO: FILE

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS. 31-37	STREET Arlington	BLDG. NO. 3	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST. 8	ZONE	CHART 125	BLOCK N	LOT 14	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

FRANCIS J. ROBERT, A & EMILIA
212 ARRLINGTON ST CITY

LAND & BLDG ARLINGTON ST #31-37
ASSESSORS PLAN 125-N-14
AREA 7650 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>William Smith Co.</i>					

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/>
HIGH	<input type="checkbox"/>
LOW	<input type="checkbox"/>
ROLLING	<input type="checkbox"/>
SWAMPY	<input type="checkbox"/>
STREET	TREND OF DISTRICT
PAVED	<input checked="" type="checkbox"/>
SEMI-IMPROVED	<input type="checkbox"/>
DIRT	<input type="checkbox"/>
SIDEWALK	<input checked="" type="checkbox"/>
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1957
100	75	25.00	87	2260	2260	
TOTAL VALUE LAND					2260	2260
TOTAL VALUE BUILDINGS					3300	3330
TOTAL VALUE LAND AND BUILDINGS					5560	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD INCREASE DECREASE			
YEAR	LAND	BLDGS.	TOTAL
1950	1025	1600	2625
1951	1350	1975	3325
1957	1350	2000	3350
1959	1350	2025	3375
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1959
TOTAL VALUE LAND					2260	2260
TOTAL VALUE BUILDINGS					3370	
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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

RECORD OF BUILDINGS

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

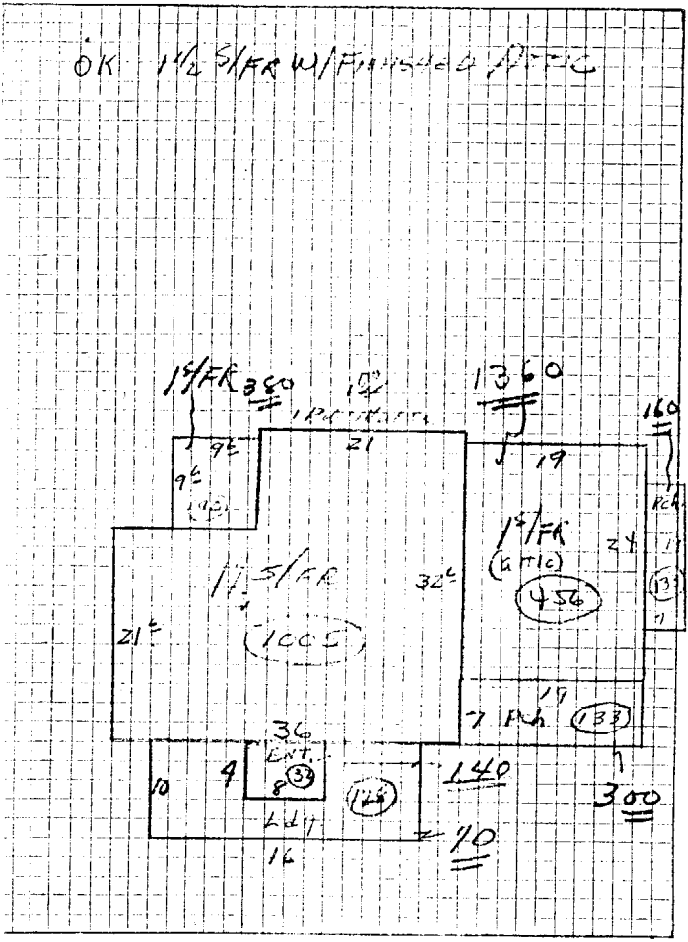
YEAR 19

YEAR 19

9/2/55 - ATG To Cover 1/2 ROOF NW
 9/2/55 - 289 - 1/2" x 1" x 1" x 1" x 1" x 1"
 9/2/55 1056 100 CONST. GRANT 2ND FL. STAIR 7055/122

CONSTRUCTION			
FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST	BATHROOM 2 ✓	
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET	
PIERS	REIN. CONCRETE	LAVATORY	
CELLAR AREA FULL ✓	FLOOR FINISH		
NO. CELLAR	B 1 2 3	KITCHEN SINK ✓ ✓	
EXTERIOR WALLS	CEMENT ✓	STD. WAT. HEAT ✓	
CLAPBOARDS	EARTH	AUTO. WAT. HEAT ✓	
WIDE SIDING	PINE ✓ ✓	ELECT. WAT. SYST. ✓	
DROP SIDING	HARDWOOD ✓ ✓	LAUNDRY TUBS ✓	
NO SHEATHING	TERRAZZO	NO PLUMBING	
WOOD SHINGLES	TILE	TILING	
ASDES. SHINGLES		BATH FL. & WCOT.	
STUCCO ON FRAME	ATTIC FLR. & STAIRS ✓	TOILET FL. & WCOT.	
STUCCO ON TILE	LIGHTING		
BRICK VENEER	INTERIOR FINISH		
BRICK ON TILE	B 1 2 3	ELECTRIC ✓	
SOLID BRICK	PINE ✓ ✓	NO LIGHTING	
STONE VENEER	HARDWOOD	NO. OF ROOMS	
CONC. OR CIMD. F.	PLASTER ✓ ✓	BSMT. 2ND 3	
WETS. SIDING ✓	UNFINISHED ✓	1ST 3 3RD 3	
TERRA COTTA	METAL CLG.	OCCUPANCY	
VITROLITE		SINGLE FAMILY ✓	
PLATE GLASS	RECREAT. ROOM	TWO FAMILY	
INSULATION	FINISHED ATTIC Full ✓	APARTMENT	
WEATHERSTRIP	FIREPLACE	STORE	
HEATING			
ROOFING	PIPELESS FURNACE	THEATRE	
ASPH. SHINGLES ✓	HOT AIR FURNACE	HOTEL	
WOOD SHINGLES	FORCED AIR FURN.	OFFICES	
ASDES. SHINGLES	STEAM ✓	WAREHOUSE	
SLATE TILE	HOT WAT. OR VAPOR ✓	COMM. GARAGE	
METAL	NO HEATING	GAS STATION	
COMPOSITION		ECONOMIC CLASS ✓	
ROLL ROOFING	GAS BURNER	OVER BUILT ✓	
INSULATION	OIL BURNER	UNDER BUILT	
	STOKER		

COMPUTATIONS			
UNIT	1951	1957	1959
1005 S. F.	6320		
S. F.			
ADDITIONS	2410		1550
1-1/2 BAY	7100		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC	4370		
FINISH			
FIREPLACE			
HEATING	1250		
PLUMBING	1330	7230	
TILING			
TOTAL	12200	9880	10000
FACT - 10	630	640	
REP. VAL.	9120	7250	2000



SUMMARY OF BUILDINGS											
GRD.	TYPE	GR.	COND.	RUB. VAL.	CON. VAL.	PHY. VAL.	F. D.	ROU. VAL.	TAX VAL.		
Dwa	A 1 1/2 BAY	B	75+	FP	1160	35%	4120	37%	4300		
	B				7250			100%	8330	2000	51
	C				4250			20%	2000	202.5	54
	D										
	E										
	F										
	G										

YEAR	1951	
TAX VAL.		
GLD VAL.		
CHANGE		

19572000