

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

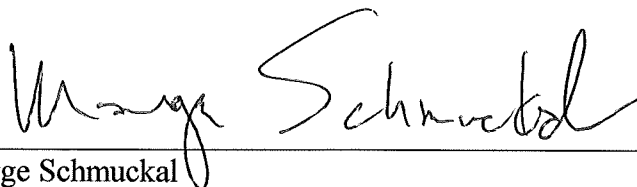
**CITY OF PORTLAND**

Mark Malone

September 15, 1998

RE: 579-581 Forest Avenue - 126-E-2 - B-2 zone

Since our microfiche on this particular address is missing, I researched the pre- 1957 and 1980's Assessors records for use history on this property. Prior to 1957, this was a two unit. On October 8, 1986, a building permit (#86/1457) was issued allowing a change of use from 2 to 3 dwelling units. Those three dwelling units may continue as the legal, allowable use of this property.

  
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Marge Schmuckal Zoning Administrator

cc: file

200-E-002

200-E-002



LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLDG. NO.	CARD NUMBER
126	E	002	0661	0579	1413	13	13	13				
S.F.			RECORD OF OWNERSHIP									
MURIEL CORPORATION			Richardson, Betty B.									
370 MUTUAL OF OMAHA			R11106									
275 FOREST AVE			85									
PORTLAND ME			86									
126-E-2			39450									
FOREST AVE 579-581												
0575 SF												

GENERAL PROPERTY FACTORS	NEW ACCOUNT				REVISED				EXEMPT	ASSESSMENT RECORD				
	NEIGHBORHOOD I.D.	FTG. SQ. FT. OR ACRES	DEPTH AC	2 or AC	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADD.		LAND VALUE	LAND	BLDG.	TOTAL	INCREASE
TOPOGRAPHY RATING		6575	6	6.00				39450						
FAIR 1 POOR 2 VERY POOR 4														
STREET OR ROAD														
PAVED 1 UNPAVED 2 PROPOSED 4														
SIDEWALK														
ALLEY														
YES 1 NO 2														
UTILITIES														
WATER 1 SEWER 2 ELECTRICITY 3 GAS 4														
1. PUBLIC 2. PRIVATE														
LAND ADJUSTMENT %														
MISIMP.														
CORNER														
RESTRICTION														
SHAPE 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.														
X.C. FIG.														

BUILDING PERMIT RECORD	NOTES:											
	PERMIT NO.	DESCRIPTION										
157	16	046 USE FR 2 TO 3 FORM V										
<table border="1"> <tr> <td>LAND</td> <td>20,790</td> <td>BUILDING</td> <td>27,120</td> <td>TOTAL</td> <td>47,910</td> </tr> </table>			LAND	20,790	BUILDING	27,120	TOTAL	47,910				
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<table border="1"> <tr> <th>S.F.</th> <th>TO-FROM</th> <th>CH</th> <th>BL</th> <th>LOT</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>			S.F.	TO-FROM	CH	BL	LOT					
S.F.	TO-FROM	CH	BL	LOT								

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 579-581	STREET Forest Ave	BLDG. NO. 4506	DEVELOPMENT NO.	AREA	DIST. 7	ZONE	CHART 126	SLOCK E	LOT 2	PROPERTY FACTORS IMPROVEMENTS
TAXPAYER ADDRESS AND DESCRIPTION HANSON ALICE GORDON 49 CLIFTON ST. CITY LAND & BLDGS. FOREST AVE. #579-581 ASSESSORS PLAN 126-E-2 AREA 6575 SQ. FT.										
RECORD OF TAXPAYER <i>Alice Gordon</i>										
TOPOGRAPHY LEVEL HIGH LOW ROLLING SWAMPY STREET PAVED SEMI-IMPROVED DIRT SIDEWALK WATER SEWER GAS ELECTRICITY ALL UTILITIES TRENDS OF DISTRICT IMPROVING STATIC DECLINING PASTURE WOODED WASTE										

LAND VALUE COMPUTATIONS AND SUMMARY									
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	19	19	19
128.00	108	150.00	1.08	162.00	3890				
98	99	150.00	0.99	149.00	4770				
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS									
SQ. FT. TO-FROM CH. BLK. LOT 4070 Lot COMMERCIAL - 3460									
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS									
SQ. FT. TO-FROM CH. BLK. LOT 52.00 3020 5020 7010 10220 10080									

LAND VALUE COMPUTATIONS AND SUMMARY									
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1953	1953	1953	1953	1953
24	128.00	150.00	1.08	162.00	3890				
32.00	98	150.00	0.99	149.00	4770				
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS									
SQ. FT. TO-FROM CH. BLK. LOT 6575 (Dense Residential) - 5630									
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS									
SQ. FT. TO-FROM CH. BLK. LOT 3030 3020 6970 7010 9970 10080									
YEAR ORIG. COST YEAR SALE PRICE YEAR U. S. R. S. 1430									
RENTAL 1440 EXPENSE 40 NET 1400									

45 21000 / 524  
 790 306 = 6  
 1182

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

RECORD OF BUILDINGS

130  
200  
300  
400  
500  
600  
700  
800  
900  
1000  
1100  
1200  
1300  
1400  
1500  
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3800  
3900  
4000  
4100  
4200  
4300  
4400  
4500  
4600  
4700  
4800  
4900  
5000

FOUNDATION		CONSTRUCTION		COMPUTATIONS	
CONCRETE	WOOD JOIST	FLOOR CONST.	PLUMBING	UNIT	1951
CONCRETE BLOCK	STEEL JOIST	WOOD JOIST	BATHROOM	1700 S. F.	10300
BRICK OR STONE	MILL TYPE	BRICK ON TILE	TOILET ROOM	S. F.	10300
PIERS	REIN. CONCRETE	SOLID BRICK	WATER CLOSET	ADDITIONS	+ 880
CELLAR AREA FULL	FLOOR FINISH	PLASTER	LAVATORY	1-7-51	+ 150
1/4	B 1 2 3	UNFINISHED	KITCHEN SINK	BASEMENT	+ 150
NO. CELLAR	CEMENT	METAL CLG.	STD. WAT. HEAT	WALLS HT	+ 150
EXTERIOR WALLS	EARTH	RECREAT. ROOM	AUTO. WAT. HEAT	ROOF	
CLAPBOARD	PINE	FINISHED ATTIC	ELECT. WAT. SYST.	FLOORS	
WIDE SIDING	HARDWOOD	FIREPLACE	LAUNDRY TUBS	ATTIC	+ 540
DROP SIDING	TERRAZZO	PIPELESS FURNACE	NO PLUMBING	FINISH	
NO SHEATHING	TILE	HOT AIR FURNACE	BATH FL. & WCOT.	FIREPLACE	+ 360
WOOD SHINGLES	ATTIC FLR. & STAIRS	FORCED AIR FURN.	TOILET FL. & WCOT.	HEATING	+ 420
ASBES. SHINGLES	INTERIOR FINISH	STEAM	ELECTRIC	PLUMBING	+ 390
STUCCO ON FRAME	B 1 2 3	HOT WAT. OR VAPOR	NO LIGHTING	TILING	
STUCCO ON TILE	PINE	NO HEATING	NO LIGHTING	MF	
BRICK VENEER	HARDWOOD	GAS BURNER	NO LIGHTING	TOTAL	14820
BRICK ON TILE	PLASTER	OIL BURNER	NO LIGHTING	FACT. + 5	570
SOLID BRICK	UNFINISHED	STOKER	NO LIGHTING	REP. VAL	14740
STONE VENEER	METAL CLG.		NO LIGHTING	COND.	14980
CONC. OR CIND. BL.	RECREAT. ROOM		NO LIGHTING	F. D.	
TERRA COTTA	FINISHED ATTIC		NO LIGHTING	SOUND VAL.	
VIBRCL. TILE	FIREPLACE		NO LIGHTING	TAX VAL.	
PLATE GLASS	HEATING		NO LIGHTING	1951 TOTAL BLDGS.	
INSULATION	PIPELESS FURNACE		NO LIGHTING	1952-417	19
WEATHERSTRIP	HOT AIR FURNACE		NO LIGHTING	1954-4250	19
ROOFING	FORCED AIR FURN.		NO LIGHTING	19	19
ASPH. SHINGLES	STEAM		NO LIGHTING		
WOOD SHINGLES	HOT WAT. OR VAPOR		NO LIGHTING		
ASBES. SHINGLES	NO HEATING		NO LIGHTING		
SLATE	GAS BURNER		NO LIGHTING		
TILE	OIL BURNER		NO LIGHTING		
METAL	STOKER		NO LIGHTING		
COMPOSITION			NO LIGHTING		
FULL ASPHALT			NO LIGHTING		
INSULATION			NO LIGHTING		

SUMMARY OF BUILDINGS		COMPUTATIONS	
TYPE	GR. AGE	1951	1954
A 2 EFR.	B 27	14740	14980
B 2 CARTR. 20x20	B 27	460	570
C			
D			
E			
F			
G			
1952			
1954			
TAX VAL.			
OLD VAL.			
CHANGE			