

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

RE: 55-57 Leland Street - 133-H-12 - R-5 Zone

March 28, 1997

A look at the pre-1957 Assessor's cards show that two kitchens were contained within this building at that time. That two unit use appears to have continued thru to the present time. Two units would be able to be continued as a legal non-conformity (present lot size requirement is 6,000 sq. feet, where this lot contains only 4,641 sq. feet). If one unit were to be discontinued, that old unit would not be able to be reinstated without a variance appeal approval.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 55-57 **STREET** Ieland **BLDG. NO.** **CARD NO.** **DEVELOPMENT NO.** **AREA** **DIST.** 10 **ZONE** **CHART** 133 **BLOCK** H **LOT** 12
TAXPAYER ADDRESS AND DESCRIPTION **RECORD OF TAXPAYER** **YEAR** **BOOK** **PAGE** **PROPERTY FACTORS IMPROVEMENTS**

SCAMMAN MARGUERITE B
 37 LELAND ST.
 CITY

LAND & BLDGS. LELAND ST. 55-57
 ASSESSORS PLAN 133-H-12 AREA 4641
 SQ. FT.

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951
64	12	1688	87	1392	890
TOTAL VALUE LAND					890
TOTAL VALUE BUILDINGS					2260
TOTAL VALUE LAND AND BUILDINGS					3150

LAND VALUE COMPUTATIONS AND SUMMARY

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

LAND VALUE COMPUTATIONS AND SUMMARY

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

LAND VALUE COMPUTATIONS AND SUMMARY

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

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

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	ASSESSMENT RECORD	INCREASE	DECREASE
TOTAL VALUE LAND						1050	LAND	550
TOTAL VALUE BUILDINGS						1051	BLDGS.	1175
TOTAL VALUE LAND AND BUILDINGS						1051	LAND	525
TOTAL VALUE LAND AND BUILDINGS						1051	BLDGS.	1650
TOTAL VALUE LAND AND BUILDINGS						1051	TOTAL	2175
TOTAL VALUE LAND						1050	LAND	
TOTAL VALUE BUILDINGS						1051	BLDGS.	
TOTAL VALUE LAND AND BUILDINGS						1051	LAND	
TOTAL VALUE LAND AND BUILDINGS						1051	BLDGS.	
TOTAL VALUE LAND AND BUILDINGS						1051	TOTAL	
TOTAL VALUE LAND						1050	LAND	
TOTAL VALUE BUILDINGS						1051	BLDGS.	
TOTAL VALUE LAND AND BUILDINGS						1051	LAND	
TOTAL VALUE LAND AND BUILDINGS						1051	BLDGS.	
TOTAL VALUE LAND AND BUILDINGS						1051	TOTAL	

YEAR 19

YEAR 19

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

Handwritten notes and signatures in the top right corner of the grid.

Main construction details table with columns: FOUNDATION, FLOOR CONST., PLUMBING, and various material/finish categories like CONCRETE, WOOD JOIST, BATHROOM, TOILET ROOM, etc.

Summary of buildings table with columns: ADDITIONS, BASEMENT, WALLS, ROOF, FLOORS, ATTIC, FINISH, FIREPLACE, HEATING, PLUMBING, TILING, TOTAL, FACT, REB. VAL., and COMPUTATIONS.

Summary of buildings table with columns: OCCY., TYPE, GR., AGE, REMOD., COND., REP. VAL., P. D., PHY. VAL., F. D., SOUND VAL., TAX VAL., and CHANGE.