



Residential Agent Synopsis

28 Wellwood Road, Portland, Maine 04103

MLS#: **1107913** Nbrhd/Assoc: **Back Cove**
 Status: **Sold** County: **Cumberland**

Assoc. Fee:
 Seasonal: **No**
 Entrance Fee:

List Price: **\$289,000**
 Original Price: **\$289,000**
 Permitted and Inspections Department
 Approved with Conditions
08/28/2018

Directions: **Ocean Avenue to Wellwood to #28**



General Information

SubType:	Single Family	Sqft Fin Abv Grd+/-:	2,036
Rooms:	8	Sqft Fin Blw Grd+/-:	0
Beds:	4 Baths: 2/0	Sqft Fin Total+/-:	2,036
Style:	Colonial	Source of Sqft:	Public Record
Color:	Yellow	Sqft Other Source:	
Year Built:	1925	Leased Land:	No
Surveyed:	No	Lot Size+/-:	0.22 acres
Road Frontage+/-:		Source of Lot Size:	Public Record
Fireplaces Total:		Zoning:	RES
		Bank Owned REO:	
		Tax/Deed/Community Information	
		Book/Page/Deed:	7493/281/All
		Map/Block/Lot:	156/D/15-14
		Full Tax Amt/Yr:	\$3,931/13-14
		Tax ID:	28Wellwood RoadPortland156D15-14
Water Information			
Waterfront:	No		
Wtr Frontage Amt+/-:			
Waterfront Owned+/-:			
Waterfront Shared+/-:			
Water Views:	No		

Interior Information

Room Type	Lvl	Dimensions	Room Features
Bedroom	2		
Bedroom	2		
Bedroom	2		
Dining	1		
Family	1		Gas Fireplace
Kitchen	1		
Living	1		
Master Bedroom	1		

Appliances: **Dishwasher, Disposal, Microwave, Range-Electric, Refrigerator**

Utilities On:
 Site: **Level, Sidewalks**
 Driveway: **Paved**
 Parking:
 Location: **Near Shopping, Neighborhood**
 Restrictions: **No Restrictions**
 Rec. Water:
 Roads: **Paved, Public**
 Transportation:
 Electric: **Circuit Breakers**
 Gas: **Natural-On Site**
 Waste Wtr Disp: **Public**
 Water: **Public**
 Equipment: **Cable**
 Basement Entry:

Property Features
 2 Dtchd Houses on 1 Lot:
 Construction: **Wood Frame**
 Basement Info: **Full**
 Foundation Materials: **Block, Poured Concrete**
 Exterior: **Vinyl Siding**
 Roof: **Shingle**
 Heat System: **Forced, Hot Water, Multi-Zones**
 Heat Fuel: **Gas-Natural**
 Water Heater: **Off Heating System**
 Cooling: **No Cooling**
 Floors: **Carpet, Vinyl, Wood**
 Veh. Storage: **1 Car, Detached**
 Amenities: **Attic, Bath tub, In-Law Apartment**
 Access. Amenities:
 View:

Remarks: **Back Cove 2036sf Colonial on double lot. 1st floor in-law or MBR Suite. Features HDWD floors, built-ins, eat-in KIT, deck & natural gas heat. Loads f charm. Near Canco Woods & Payson Park. Excellent location & beautiful lot, walk-up attic & garage. Call Listing Broker**

Showing Instructions:

Call Listing Broker

Listing/Agent/Office Information

DOM/LADOM:	11/11	List Date:	08/23/13	Expiration Date:	02/23/14	Termination Date:	
Pending Date:	08/30/13	Withdrawn Date:		Agent Cell Phone:	207-838-2166	Buyer Agency Fee:	2.5%
List Agent:	Garry Smith (001967)			Agent Phone:	207-253-3185	Sub Agency Fee:	
List Agent Email:	GARRY.SMITH@NEMOVES.COM			Office Phone:	207-773-1990	Trans Broker Fee:	2.5%
List Office:	Coldwell Banker Residential Brokerage (1000)						
Co-List Agent:	Jane Smith (001909)			Co-List Agent Phone:	207-253-3195		
Co Agent Email:	jane.smith@nemoves.com						

Sold Information

Sold Date:	09/23/13	Sold Price:	\$289,000	Sllr Pd Pnts/Close Costs:	
Selling Agent:	Shawn Boulet (007091)	Agent Phone:	207-774-4414	Did Acre Change at Sale:	
Selling Agent Email:	SBoulet@MAINE.RR.COM			Lot Size Acres at Sale:	
Selling Office:	Green Tree Realty, LLC (2305)	Office Phone:	207-772-4242		
Appraiser:	MS Appraisals (999999)	Appraiser Phone:			
Sold Terms/Other:	Conventional Insured / Not Applicable				



Prepared By: **Shawn Boulet**. Generated on **06/29/2018 9:52:33 AM**



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July 16, 2018

Permitting and Inspections Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Legal Nonconforming Dwelling Unit Application
28 Wellwood Rd, Portland ME 04103

I am writing this affidavit to state the accessory unit with a second kitchen located in the newer addition at 28 Wellwood Rd was existing when I purchased the house in 1986.

Sincerely, *Donald Davidson*

Donald Davidson
Previous Home Owner of 28 Wellwood Rd

Before me appeared in person Donald Davidson on July 16, 2018

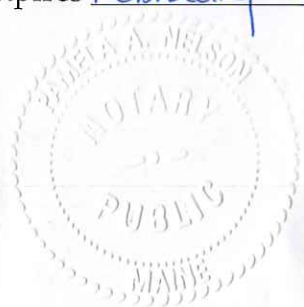
who resides at 29 Wellstone Dr., Portland 04103

County of Cumberland

State of Maine

Notary of Republic Pamela A. Nelson

My commission expires February 14, 2022





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000396

MAY 24 1979

ZONING LOCATION 19-3 PORTLAND, MAINE, May 23, 1979

CITY of PORTLAND

Permitting and Inspections Department
Approved with Conditions
08/28/2018

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 28 Wellwood Road ... Fire District #1 #2

1. Owner's name and address ... C. F. Bamford - same ... Telephone 773-8514

2. Lessee's name and address Telephone

3. Contractor's name and address Sherwood Merrill-73 DiBiase St. 04103 Telephone 797-6187

4. Architect

Specifications

Plans

No. of sheets

Proposed use of building .. dwelling with addition ... No. families .. 1

Last use .. dwelling ... No. families

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$.. 24,500 ... Fee \$.. 113.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To construct addition to dwelling
12 x 24ft. 5 in. and ell with 20 x 22
as per plans. 3 sheets of plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... yes ... Is any electrical work involved in this work? ... yes ...

Is connection to be made to public sewer? ... yes ... If not, what is proposed for sewage?

Has septic tank notice been sent?

Form notice sent?

Height average grade to top of plate .. 3 ft. ... Height average grade to highest point of roof .. 15 ft.

Size, front .. 44 ... depth .. 32 ... No. stories .. 1 ... solid or filled land? solid ... earth or rock? earth

Material of foundation .. concrete ... Thickness, top .. 8 in bottom .. 8 in cellar .. yes

Kind of roof .. pitch ... Rise per foot .. 5/12 ... Roof covering .. asphalt shingles

No. of chimneys .. none ... Material of chimneys of lining Kind of heat fuel ..

Framing Lumber—Kind, spruce ... Dressed or full size? Corner posts .. 4 x 6 ... Sills .. 4 x 6 & 4 x

Size Girder Columns under girders Size Max. on cen' rs ..

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor .. 2 x 8 ... 2nd 3rd roof .. 2 x 8

On centers: 1st floor .. 16 ... 2nd 3rd roof .. 24

Maximum span: 1st floor .. 22 ... 2nd 3rd roof .. 12

If one story building with masonry walls, thickness of walls? height? ..

IF A GARAGE

No. cars now accommodated on same lot to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING: C.R. 19-3 3/23/79

Will there be in charge of the above work a person competent

BUILDING CODE:

to see that the State and City requirements pertaining thereto

Fire Dept.:

are observed?

Health Dept.:

Others:

Signature of Applicant

Phone # .. name ..

Type Name of above

Sherwood Merrill

1 2 3 4 Other
and Address



08/28/2018

May 24, 1979

Sherwood Merrill
73 DiBiase Street
Portland, Maine 04103

Re: 28 Wallwood Rd.

Dear Mr. Merrill:

Your permit application to construct an addition, at the above address, is hereby approved subject to the following:

- (1) Foundation walls shall be 10" thick.

If I may be of further assistance, please feel free to call.

Yours truly,

Walter W. Hilton
Chief of Building Inspections

WWE/k



Permit No. 79/396
 Location 287 Hollywood Blvd
 Owner C. F. Crawford
 Date of permit 5-23-79
 Approved 5-24-79

NOTES

May 24/79 Nothing started.

June 7/79 Same.

July 6/79 Had to place 10" concrete foundation.

July 20/79 All physical work in the exterior walls. Street men working.

July 30/79 Ready for clearing in.

Aug 17/79 About completed.

Aug 21/79 Completed; OK to issue the Co of O.



CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING

THE TOWN/CITY OF Burdett

No. **32721 IC**

Certificate of App. Number

DATE ISSUED
Month: 18 Day: 17 Year: 79

- Owner
1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burner/Man
 4. Employees of Public Utilities
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mechanic

Installer Code 2

LPI NUMBER 1123

TOWN/CITY CODE 05170

Installer's Name: JACOBS F.I. M.I. 6

Owner: Charles Jacobs

Address: 28 W. Main St. Street, Road Name

Subdivision

(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

OWNER'S COPY

Signature of LPI: Charles Jacobs

Date Inspected: AUG 20 1979

ORIGINAL - To be sent to: Department of Human Services,
Division of Health
Engineering, Augusta, Maine 04333

Department of Human Services,
 Division of Health
 Engineering, Augusta, Maine 04333



Permitting and Inspections Department
 Approved with Conditions
 08/28/2018

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code: 05170 LPI Number: 123 Date Issued: 8/17/79
 Installer's License No.: 1777 PERMIT NUMBER: No 32721 IP
 Address of Where Plumbing Is Done: 28 WELLSWOOD ROAD Subdivision: []
 Street/Road Name: []
 Name of Owner: BAZZARD Last Name: [] F.I. M.I. Mailing Address: [] Zip Code: []
 Installer Code: 2

1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employees of Public Utilities
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mach

Type of Construction: 1. New 3. Addition 5. Replacement of Hot Water Heater 7. Hook-up of Modular Home
 2. Remodeling 4. Remodelling & Addition 6. Hook-up of Mobile Home 8. Other (Specify) []
 Plumbing To Serve: 1. Single (Res) 3. Mobile Home 5. Commercial 7. Other (Specify) []
 2. Multi-Fam (Res) 4. Modular Home 6. School

Number of Fixtures or Hook-Ups: Sink(s) 2 Toilet(s) 1 Bath(s) 1 Lavatorie(s) 1 Shower(s) Uninal(s) []
 Clothes Washer(s) [] Dish-Washer(s) [] Hot Water Heater(s) [] Floor Drain(s) [] Hook-Up(s) []
 SCHEDULE OF "FEES":
 1-10 Fixtures \$2.00 each
 11-20 Fixtures \$1.00 each
 21 Fixtures on up \$.50 each
 Hook-Ups \$2.00 each
 Fixture Fee: 12.00
 Hook-Up Fee: 00
 Administrative Fee: 3.00
 Total Fee: []
 NOTE: Hotwater Heater (Tank or Tankless) is a Fixture!
 if Double Fee Check Box []

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained from the LPI.

TOWN'S COPY

Signature of LPI: [] AUG 17 1979

HHE-211 Rev



DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS



Date July 3, 1975
Receipt and Permit number A2987 19
Permitting and Inspections Department
Agreement with Licensees
08/28/2018

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 28 Wellwood Road

OWNER'S NAME: C. F. Bamford ADDRESS: same as above

OUTLETS: (number of)

Lights _____
Receptacles _____
Switches _____
Plugmold _____ (number of feet)
TOTAL _____

FEES

FIXTURES: (number of)

Incandescent _____
Fluorescent _____ (Do not include strip fluorescent)
TOTAL _____
Strip Fluorescent, in feet _____

SERVICES:

Permanent, total amperes _____
Temporary _____

METERS: (number of)

MOTORS: (number of)

Fractional _____
1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____
Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____
Oil or Gas (by separate units) _____
Electric (total number of kws) _____

APPLIANCES: (number of)

Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	

MISCELLANEOUS: (number of)

Branch Panels _____
Transformers _____
Air Conditioners _____
Signs _____
Fire/Burglar Alarms _____
Circus, Fairs, etc. _____ 2.00
Alterations to wires _____ 1
Repairs after fire _____
Heavy Duty, 220v outlets _____
Emergency Lights, battery _____
Emergency Generators _____

INSTALLATION FEE DUE:

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b)
FOR PERFORMING WORK WITHOUT A PERMIT (304-9) 2.00
TOTAL AMOUNT DUE: _____

INSPECTION:

Will be ready on _____ 19 _____ or Will Call

CONTRACTOR'S NAME: C. F. Bamford - homeowner (work being done by James Nicholas Electrical contractor)
ADDRESS: 28 Wellwood Rd., Portland
TEL.: 772-7411 (C.M.P. Office)
MASTER LICENSE NO.: 3352 (James Nicholas)
LIMITED LICENSE NO.: _____
SIGNATURE OF CONTRACTOR: C. F. Bamford
Homeowner



08/28/2018

ELECTRICAL INSTALLATIONS —

Permit Number A2981
 Location 28 Wellwood Rd
 Owner C.F. Bamford
 Date of Permit 7-3-75
 Final Inspection 7-22-75
 By Inspector Zilby
 Permit Application Register Page No. 20

INSPECTIONS: Service _____ by _____
 Service called in _____
 Closing-in _____ by _____

PROGRESS INSPECTIONS:

_____	/	/
_____	/	/
_____	/	/
_____	/	/
_____	/	/
_____	/	/

DATE: _____ REMARKS:

7-22-75 pb



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Permitting and Inspections Department
Approved with Conditions
08/28/2018

Date May 23, 19 79
Receipt and Permit number A24132

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 28 Wellwood Road
OWNER'S NAME: C.F. Bamford ADDRESS: same

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u>	5.00
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) <u>3</u> _____	3.00
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters _____	
Disposals _____	
Dishwashers _____	
Compressors _____	
Others (denote) _____	
TOTAL _____	1.50
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u> _____	1.00
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:	
TOTAL AMOUNT DUE:	10.50

INSPECTION: Will be ready on _____, 19 ____; or Will Call XX

CONTRACTOR'S NAME: Wayne Willette

ADDRESS: Lantern Lane, So. Windham

TEL.: 892-8984

MASTER LICENSE NO.: 3701

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Wayne Willette



ELECTRICAL INSTALLATIONS —

Permit Number 24132
Location 28 Wellwood R.
Owner C. Bamford
Date of Permit 5-23-79
Final Inspection 1-29-80
By Inspector Libby
Permit Application Register Page No. 25

INSPECTIONS: Service _____ by _____
Service called in 8-13-79 by Libby
Closing-in 6-27-79
PROGRESS INSPECTIONS:
7-9-79, consultation
8-3-79
8-16-79
8-23-79
1-29-80

CODE COMPLIANCE COMPLETED
DATE: 1-29-80

DATE: _____

REMARKS:

6-27-79 Just started on foundation.
8-3-79 Bed - living - kit
8-16-79 Hall - bath
8-23-79 kitchen
10-3-79 Check CFI - bath - ok



08/28/2018

