



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

August 14, 2014

Amy Louise Barnett
P.O. Box 15134
Portland, ME 04112

RE: 15-17 Gertrude Street – 402-B-18 & 19 (the "Property") – R-3 Zone

Dear Ms. Barnett,

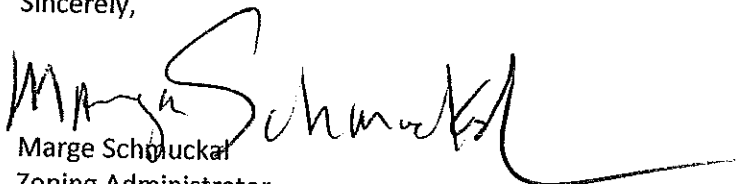
I am in receipt of your request for a determination letter concerning the Property that was submitted by your broker, David Gulick. The Property is located in an R-3 residential zone.

I have researched the Property in the Inspection Services microfiche and the Assessor's records. There is documentation from both searches that verify two buildings on the Property since prior to June 5, 1957, which is the bases of our current Land Use Zoning Ordinance. 15 Gertrude Avenue (the front building) is a single family dwelling. And 17 Gertrude Avenue (the rear building) is also a single family dwelling. Therefore the Property is recognized as a two residential unit property.

Please also note that the Property has recently been removed from the regulated FEMA Floodplain areas under a LOMR (Letter Of Map Revision) applied for by the City of Portland. As of March 20, 2014 the Property is no longer in a regulated flood zone. It is in a zone X on panel #7.

If you have any questions regarding this matter, feel free to contact me at (207) 874-8695.

Sincerely,


Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Cc: David Gulick, Broker
Keller Williams Realty
50 Sewall Street, Suite 2
Portland, ME 04102

August 11, 2014

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Subject: 15 Gertrude Street, Portland 04103
402-B-18-19
Is this property a legal two-unit?

R-3

MAP 7 - Zone X
in effect 3/20/14

RECEIVED
AUG 12 2014
Dept. of Building Inspections
City of Portland Maine

Dear Marge,

I am inquiring on behalf of the owner, Amy Louise Barnett. She has retained me to sell her property. The question that we need you to answer (as it has a significant impact on use and value), is whether this property may be classified as a two-unit.

In the Assessor's online database, there are two buildings. **Building 1** is a bungalow that was constructed in 1945. It has 4 bedrooms and one bath. **Building 2** is a ranch-style structure with two bedrooms and one bath that was constructed in 1940.

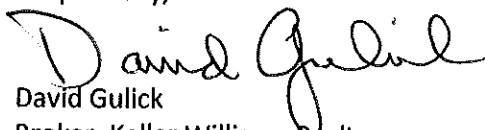
It appears this property has been used as a two-unit for an extended period of time, possibly since the bungalow was constructed in 1945.

We need Letter of Determination from you with your assessment of the situation. We need a simple statement from you that this property is or is not a legal two-unit and why. Please send your determination to Amy Louise Barnett at the subject property's address.

I have attached some supporting information with this inquiry. If you have any questions regarding this request, you may call me at 233-4054. If you wish to speak to the owner, her number is 653-6799.

Thank you for your assistance.

Respectfully,



David Gulick
Broker, Keller Williams Realty
50 Sewall Street, Suite 2
Portland, ME 04102

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

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- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL	402 B018001
Land Use Type	SINGLE FAMILY
Verify legal use with Inspections Division	
Property Location	15 GERTRUDE AVE
Owner Information	BARNETT AMY LOUISE PO BOX 15134 PORTLAND ME 04112
Book and Page	21343/208
Legal Description	402-B-18-19 GERTRUDE AVE 13-21
	11476 SF
Acres	0.2635

Current Assessed Valuation:

TAX ACCT NO.	41308	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$72,800.00	BARNETT AMY LOUISE
BUILDING VALUE	\$129,700.00	PO BOX 15134
HOMESTEAD EXEMPTION	(\$10,000.00)	PORTLAND ME 04112
NET TAXABLE - REAL ESTATE	\$192,500.00	
TAX AMOUNT	\$3,850.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built	1945
Style/Structure Type	OLD STYLE
# Stories	1
# Units	1
Bedrooms	4
Full Baths	1
Half Baths	1
Total Rooms	7
Attic	FULL FINSH
Basement	FULL
Square Feet	1391

[View Sketch](#) [View Map](#) [View Picture](#)

Building 2

Year Built	1940
Style/Structure Type	COTTAGE
# Stories	1
# Units	1
Bedrooms	2
Full Baths	1
Total Rooms	4
Attic	NONE
Basement	PIER/SLAB
Square Feet	612



(RC) GENERAL RESIDENCE ZONE . C
APPLICATION FOR PERMIT

PERMIT ISSUED
 927
 AUG 15 1945

Class of Building or Type of Structure Third

Portland, Maine, August 14, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Rear 15 Cortrude Avenue Within Fire Limit? no Dist. No. _____
 Owner's name and address WILVIN D. Pendleton, 15 Cortrude Avenue Telephone _____
 Expector and address Everett G. Duld, 43 Fossenden Street Telephone 2-0054
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans Yes No. of sheets 1
 Proposed use of building Dwelling No. families 1
 Last use Dwelling with one car attached garage No. families _____
 Material Wood No. stories 1 Height _____ Style of roof flat Roofing _____
 Other buildings on same lot Dwelling house on front of lot
 Estimated cost \$105.00

CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED

General Description of New Work

To demolish garage attached to dwelling and replace with one story shed 4' x 8'.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no
 Height average grade to top of plate 81'-6" Height average grade to highest point of roof 9'-6"
 Size, front 4' depth 8' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete post Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat Rise per foot 3" Roof covering Asphalt roofing class "C"
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind Second hand spruce Dressed or full size? _____
 Corner posts 4x4 Sills 4x8 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-10" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x8, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor 8', 2nd _____, 3rd _____, roof 4'

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

If a Garage

No. cars now accommodated on same lot 1, to be accommodated 0 number commercial cars to be accommodated _____

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

Miscellaneous

Will work require disturbing of any tree on a public street? no

APPROVED

930955

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 50.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner Brian Church Phone # _____
 Address 21 Berkeley St Ptd, ME 04103
 LOCATION OF CONSTRUCTION 15 Gertrude Ave (Rear)
 Contractor self Sub. _____
 Address _____ Phone # _____
 Est. Construction Cost 6,000.00 Proposed Use 1-fam w/int reno
 Past Use 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories _____ # Bedrooms _____ Lot Size _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Make Interior Renovations as per plans

For Official Use Only
 Date October 12, 1993 Subdivision _____
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost _____
 Permit # 930955
 Date OCT 15 1993

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date _____
 Planning Board Approval: Yes _____ No _____ Date _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size: _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes: _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size: _____
 7. Insulation Type: _____ Size: _____
 8. Sheathing Type: _____ Size: _____
 9. Siding Type: _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size: _____ Spacing _____
 2. Header Sizes: _____ Span(s) _____
 3. Wall Covering Type: _____
 4. Fire Wall if required: _____
 5. Other Materials: _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size: _____ Span _____
 2. Sheathing Type: _____ Size _____
 3. Roof Covering Type: _____

Chimneys:
 Type: _____ Number of Fire Places: _____

Heating:
 Type of Heat: _____

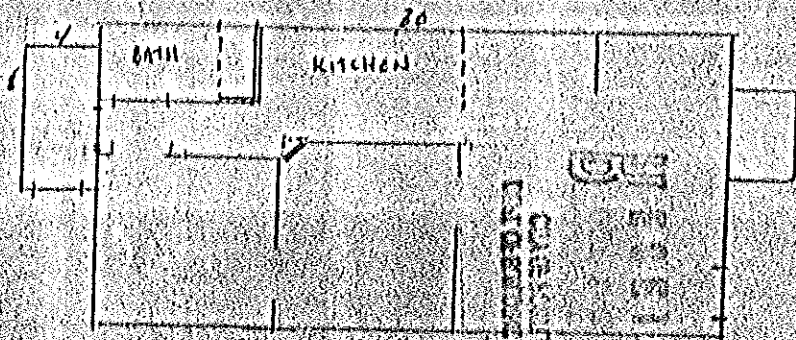
Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
 1. Approval of soil test if required: Yes _____ No _____
 2. No. of Tubs or Showers: _____
 3. No. of Flashes: _____
 4. No. of Lavatories: _____
 5. No. of Other Fixtures: _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik
 Signature of Applicant Charles Church Date Oct 12, 1993
 Signature of CEO _____ Date _____
 Inspection Dates _____

Brian's Charter Church



--- existing walls
— new wall ←

2 x 4-16" ON CENTER
WITH DRY WALL

15 Bernice Ave. R

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

PG 1

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	13-2521	Gertrude Ave		1 OF 2	17-18-19	11476	12		402	B	18 to 19	

TAXPAYER ADDRESS AND DESCRIPTION

PENDLETON CALVIN D & BESSIE B
OR SURVIVOR
15 GERTRUDE AVE CITY

LAND & BLDGS GERTRUDE AVE #13-25
LOTS 17-18-19 REC PL WADCO PARK
ASSESSORS PLAN 402-B-17 TO 19
AREA 17375 SQ FT

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Shaw, Carl F. & Jane E. or Sur</i>	1950	1990	390

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
165	105A1	5 ⁰⁰	102	510	1953	840
<i>EXCESS FR - 5%</i>						- 40
TOTAL VALUE LAND					800	800
TOTAL VALUE BUILDINGS					3730	3900
TOTAL VALUE LAND AND BUILDINGS					4530	4700
<i>5899 SQ. FT. TO-FROM CH. 402 BLK B LOT 17</i>						
<i>560</i>						

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						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1956	19
110	104	5	101	510	560	
TOTAL VALUE LAND					560	
TOTAL VALUE BUILDINGS					3900	
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

ASSESSMENT RECORD	INCREASE	DECREASE
1950	LAND 275	
	BLDGS. 2125	
	TOTAL 2400	
1951	LAND ✓ 475	
	BLDGS. ✓ 2250	
	TOTAL ✓ 2725	
1952	LAND ✓ 475	0
	BLDGS. ✓ 2350	100
	TOTAL ✓ 2825	100
1956	LAND ✓ 175	
	BLDGS. ✓ 2350	
	TOTAL ✓ 2525	300
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RECORD OF BUILDINGS

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

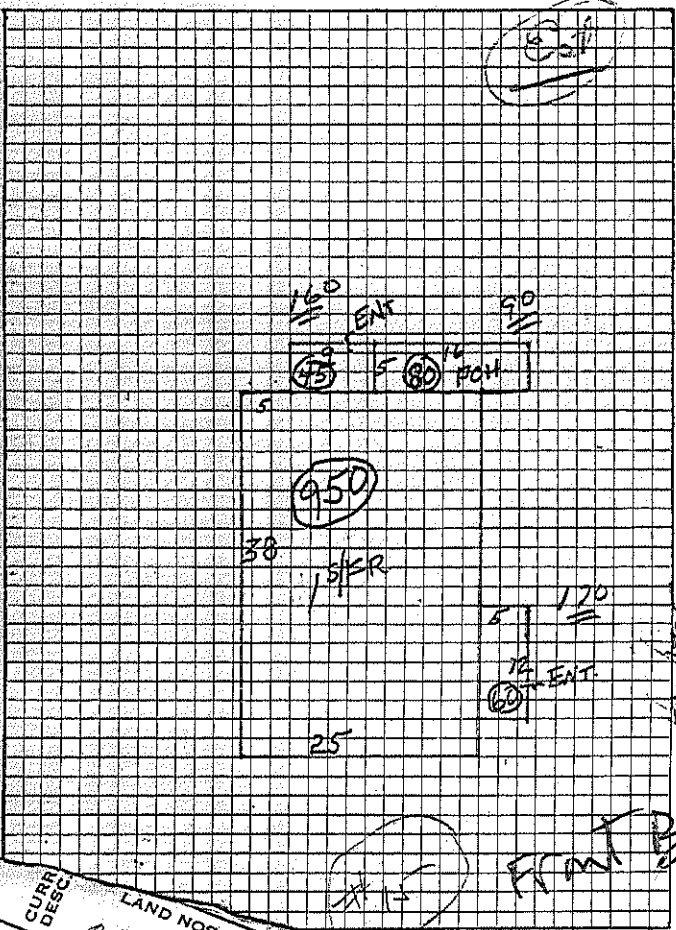
PG 2

YEAR 19

YEAR 19

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE <input checked="" type="checkbox"/>	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM <input checked="" type="checkbox"/>
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL <input checked="" type="checkbox"/>	FLOOR FINISH	KITCHEN SINK <input checked="" type="checkbox"/>
3/4 1/2 1/4	B 1 2 3	STD. WAT. HEAT <input checked="" type="checkbox"/>
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.
CLAPBOARDS	PINE	LAUNDRY TUBS
WIDE SIDING	HARDWOOD <input checked="" type="checkbox"/>	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES <input checked="" type="checkbox"/>		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS <input checked="" type="checkbox"/>	ELECTRIC <input checked="" type="checkbox"/>
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE <input checked="" type="checkbox"/>	BSMT. 2ND
SOLID BRICK	HARDWOOD	1ST 3RD
STONE VENEER	PLASTER <input checked="" type="checkbox"/>	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED <input checked="" type="checkbox"/>	SINGLE FAMILY <input checked="" type="checkbox"/>
	METAL CLG.	TWO FAMILY
TERRA COTTA		APARTMENT
VITROLITE	RECREAT. POOM	STORE
PLATE GLASS	FINISHED ATTIC <input checked="" type="checkbox"/>	THEATRE
INSULATION	FIREPLACE	HOTEL
WEATHERSTRIP	HEATING	OFFICES
ROOFING	PIPELESS FURNACE	WAREHOUSE
ASPH. SHINGLES <input checked="" type="checkbox"/>	HOT AIR FURNACE <input checked="" type="checkbox"/>	COMM. GARAGE
WOOD SHINGLES	FORCED AIR FURN.	GAS STATION
ASBES. SHINGLES	STEAM 1937 <input checked="" type="checkbox"/>	ECONOMIC CLASS
SLATE TILE	HOT WAT. OR VAPOR	OVER BUILT
METAL	NO HEATING	UNDER BUILT
COMPOSITION		DT. 16/1650 AR BR
ROLL ROOFING	GAS BURNER	LD. 20 PD. 30
INSULATION	OIL BURNER	MS. 6 CK. 10 A
	STOKER	

COMPUTATIONS			
UNIT	1951	1953	
950 S. F.	3600	3600	
S. F.			
ADDITIONS	+ 420	420	
1st bay	+ 60	60	
BASEMENT			
WALLS HTS	+ 200	200	
ROOF			
FLOORS			
ATTIC FIN	+ 400	400	
FINISH			
FIREPLACE			
HEATING	- 270		
PLUMBING			
TILING			
TOTAL	4410	4680	
FACT.			
REP. VAL.	4410	4680	



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
DWLG	A 1/2 S/ER	C	?		F	4410	35%	2870	A	2870	1725	51
	B					4680	35%	3040	B	3040	1825	52
	C				Consider			860	C	860	525	
	D								D			
	E								E			
	F								F			
	G								G			

YEAR	1953	1951 TOTAL BLDGS.	3730	Y250
TAX VAL.	2350	1953 2350		
OLD VAL.	2250			
CHANGE	1000			

CURR DESU
LAND NOS.
23-25
REAR

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

Page 2

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	23-25	GERTRUDE AVE		2 OF 2			1		402	B	17-18-19	

TAXPAYER ADDRESS AND DESCRIPTION

PENDLETON CALVIN D & BESSIE B.
OR SURVIVOR
15 GERTRUDE AVE. CITY

RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS	
						TOPOGRAPHY	IMPROVEMENTS
Shaw, Carl F. + Jennie. or Sur.			1980	1990	396	LEVEL	WATER
						HIGH	SEWER
						LOW	GAS
						ROLLING	ELECTRICITY
						SWAMPY	ALL UTILITIES
						STREET	
						PAVED	TREND OF DISTRICT
						SEMI-IMPROVED	IMPROVING
						DIRT	STATIC
						SIDEWALK	DECLINING
						TILLABLE	PASTURE
						WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
<i>See Card 1 of 2</i>						
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	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD INCREASE DECREASE

ASSESSMENT RECORD	INCREASE	DECREASE
1950 LAND		
1950 BLDGS.		
1950 TOTAL		
1951 LAND		
1951 BLDGS.		
1951 TOTAL		
1952 LAND		
1952 BLDGS.		
1952 TOTAL		
1953 LAND		
1953 BLDGS.		
1953 TOTAL		
1954 LAND		
1954 BLDGS.		
1954 TOTAL		
1955 LAND		
1955 BLDGS.		
1955 TOTAL		
1956 LAND		
1956 BLDGS.		
1956 TOTAL		
1957 LAND		
1957 BLDGS.		
1957 TOTAL		
1958 LAND		
1958 BLDGS.		
1958 TOTAL		
1959 LAND		
1959 BLDGS.		
1959 TOTAL		
1960 LAND		
1960 BLDGS.		
1960 TOTAL		

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			

LAND VALUE COMPUTATIONS AND SUMMARY

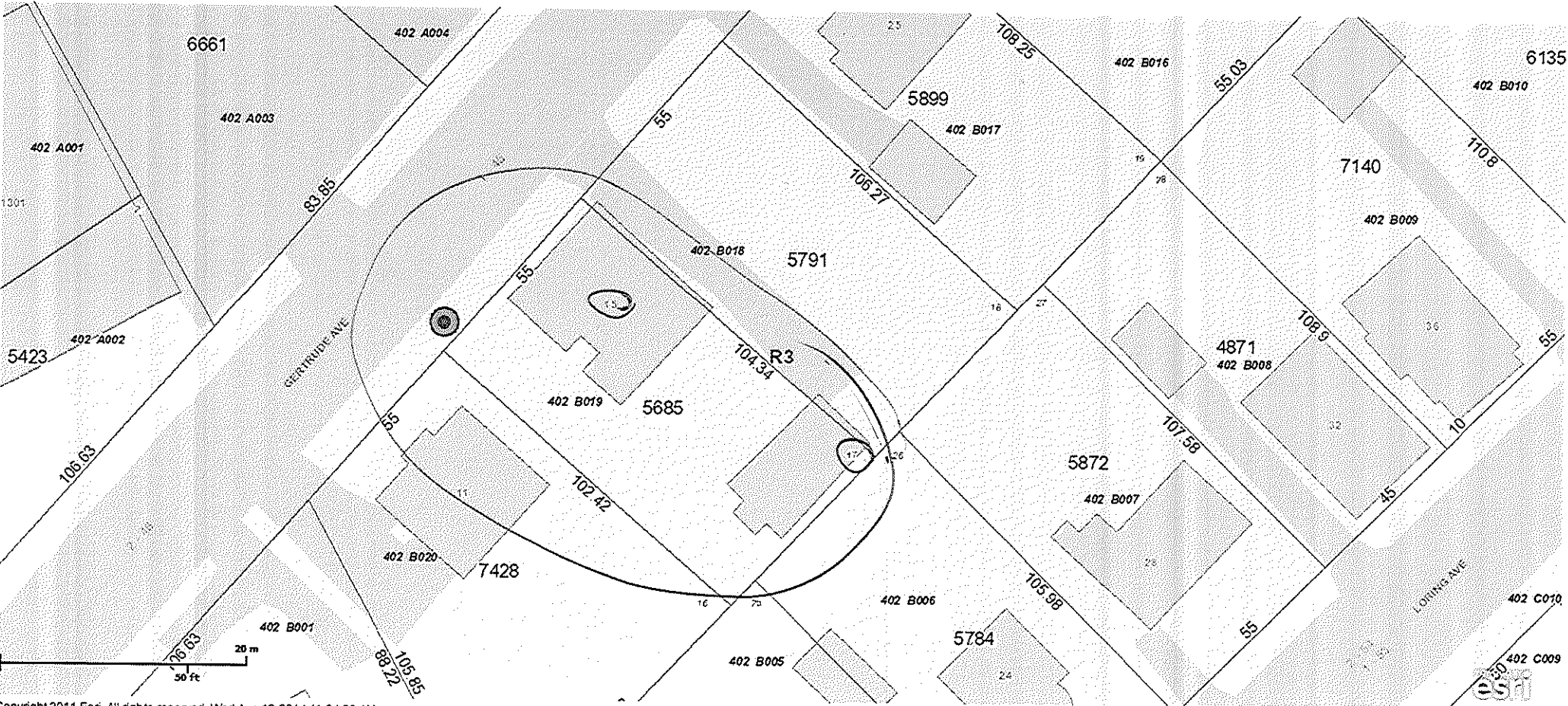
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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

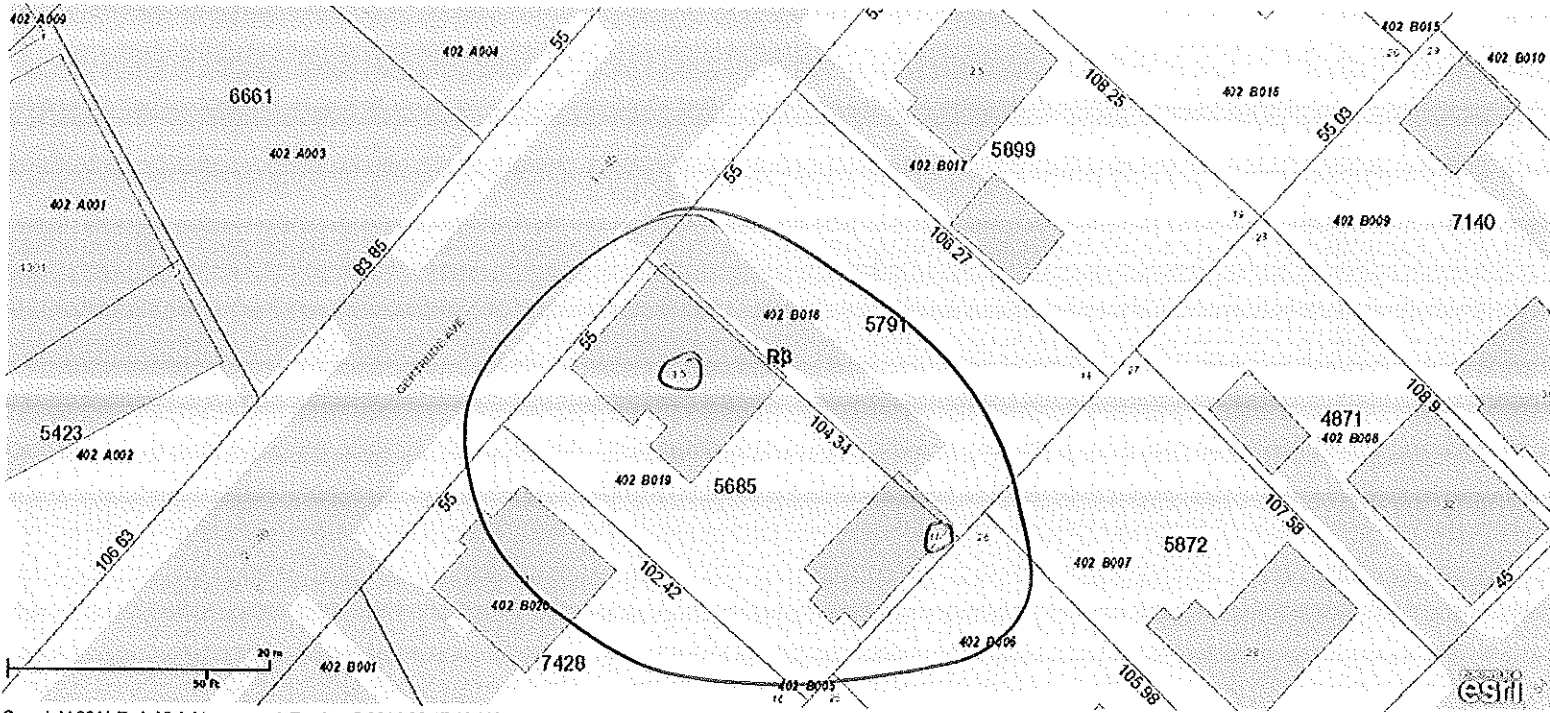




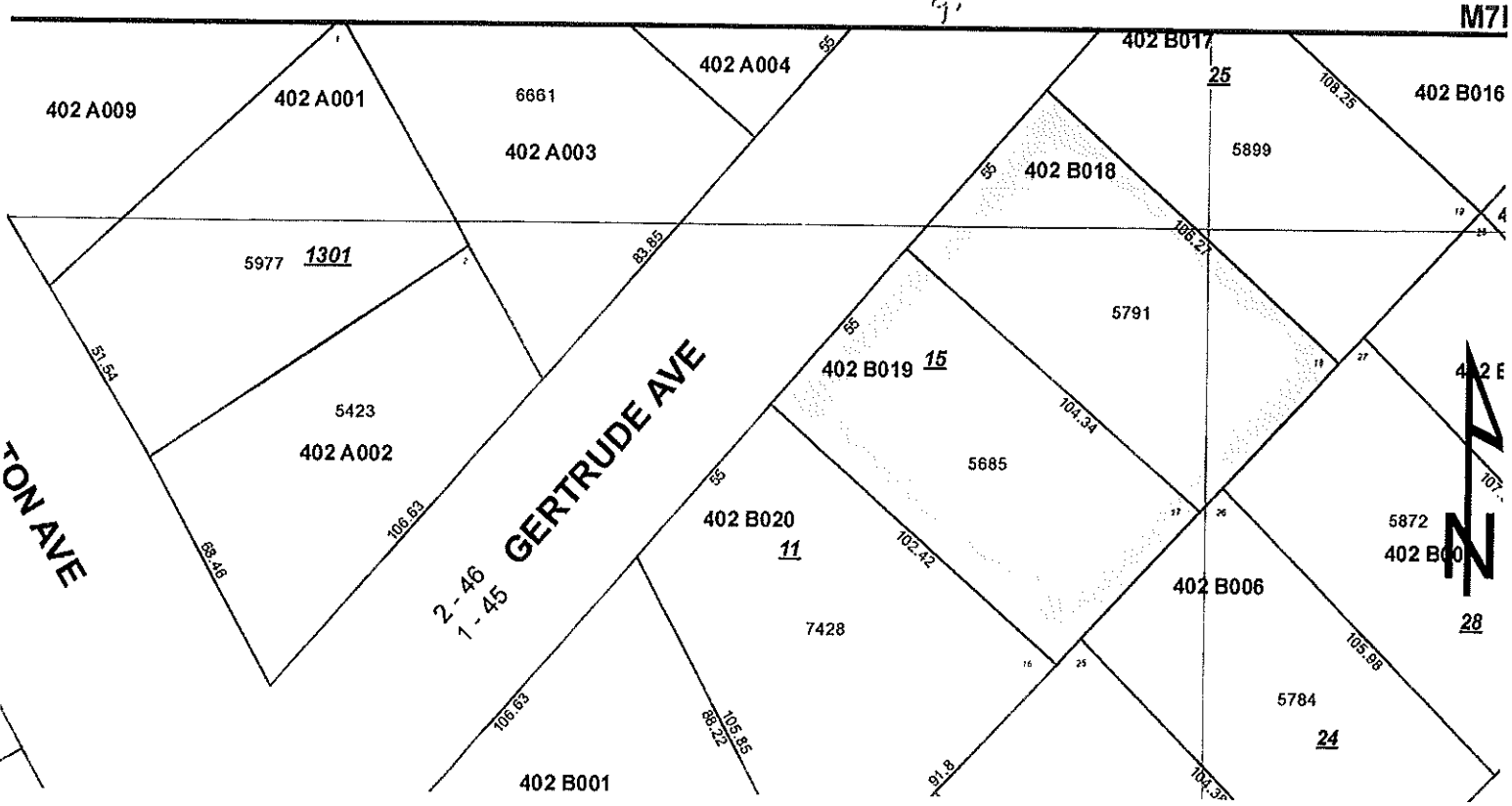
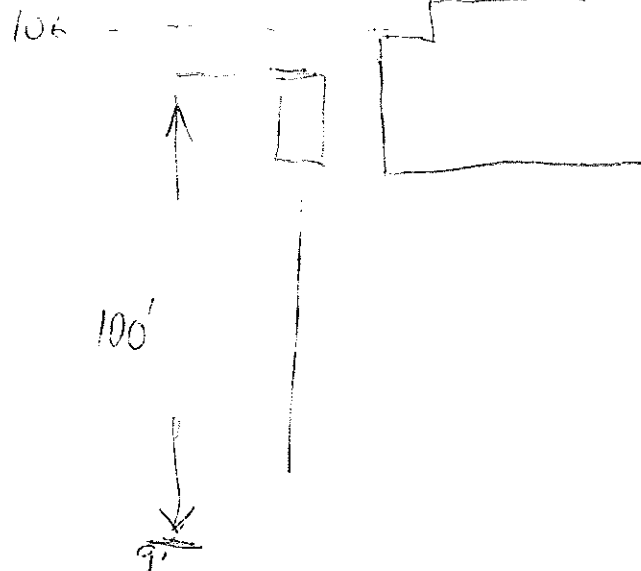
15 Gertrude



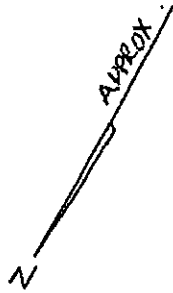
15 Gertrude



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MORTGAGE LOAN INSPECTION SKETCH

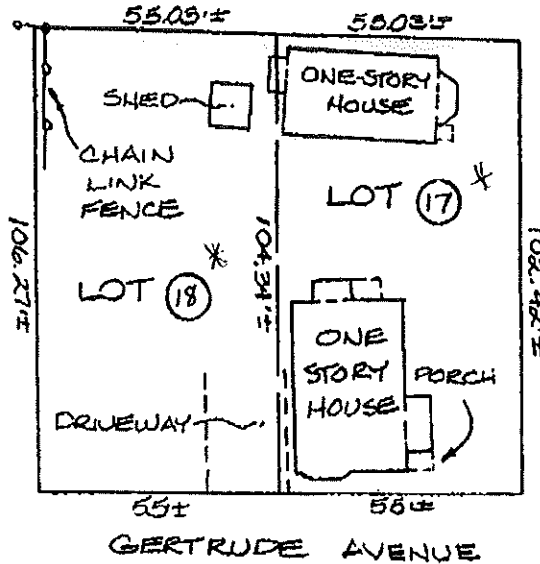


LOT (19)
 N/F
 GILLE
 18367/36

LOT (27)
 N/F
 MORIN
 17042/160

LOT (26)
 N/F
 FURMAN
 (PER MUNICIPAL RECORDS)

** Modern lot numbering is different*



LOT (16)
 N/F
 DEFORTE
 16516/332

*Michael A. Wells
 1 May 2004*

BARNETT ACQUISITION, 15 GERTRUDE AVENUE, PORTLAND, MAINE

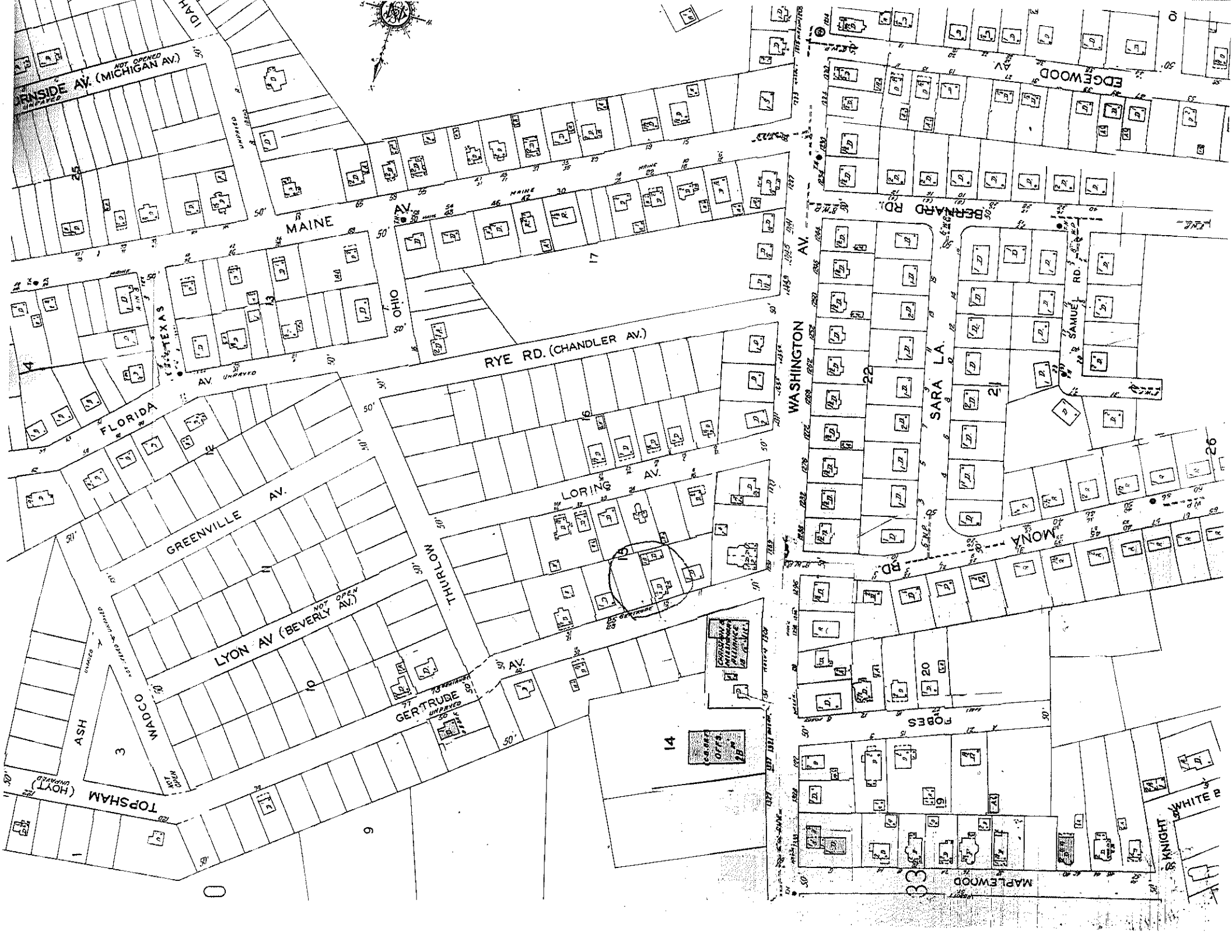
Scale: 1 Inch = 40 feet ± Date of Field Inspection: May 3, 2004 Project #040546

NOTES:

- 1.) This mortgage loan inspection sketch shows apparent property lines but does not constitute a complete boundary survey of the subject real property. It may not comply with the requirements set forth in "Standards of Practice, Rules and Regulations for the State Board of Registration for Land Surveyors" as adopted by the Maine State Board of Registration for Land Surveyors, and is not to be used for descriptive or recording purposes or for locating improvements or boundaries onto the face of the earth. It has been prepared for the exclusive use of the mortgagee and the title insurer listed below for the sole purpose of determining, for a pending mortgage only, whether buildings or other obvious improvements are within the apparent boundaries. The preparer is not liable for other use or to any other person or entity. This sketch is invalid without the surveyor's original embossed seal.
- 2.) Statements made hereon are not statements of warranty but are statements of opinion made to the best of this surveyor's knowledge, information and belief.
- 3.) This mortgage loan inspection sketch is based upon records provided by the mortgagee and is subject to any facts that may be disclosed by a title search or a complete boundary survey.
- 4.) Dimensions, lot numbers and boundaries shown hereon are based exclusively on markers observed, Book 14942, Page 284 and a plan titled "PLAN OF WADCO PARK", recorded in Plan Book 12, Page 17, Cumberland County Registry of Deeds. Any further determination of the boundaries of this parcel may require a complete boundary survey, which is recommended.
- 5.) The buildings depicted above are not located in a 100-year flood hazard zone according to HUD/FEMA flood maps.
- 6.) The buildings depicted above did conform with setback requirements of local zoning ordinances at time of construction.

THIS MORTGAGE LOAN INSPECTION IS NOT A BOUNDARY SURVEY BUT IS FOR MORTGAGE PURPOSES ONLY.

To: WELLS FARGO HOME MORTGAGE and its title insurer, exclusively: I hereby state to the best of my knowledge, information and belief for the purpose of a pending mortgage only that I have inspected or have caused to be inspected the premises shown hereon and the evident easements, encroachments and buildings depicted above are located on the ground as shown subject to the qualifications set forth in the "Notes" above and the premises shown hereon are based on Book 14942, Page 284, Cumberland County Registry of Deeds.



INSIDE AV. (MICHIGAN AV.)
NOT OPENED
UNPAVED

MAINE

RYE RD. (CHANDLER AV.)

WASHINGTON AV.

SARA LA.

LYON AV. (BEVERLY AV.)
NOT OPEN
UNPAVED

GREENVILLE AV.

LORING

GERTRUDE

THURLOW

14

17

22

33

FLORIDA

AV.

WADCO

TOPSHAM (HOYT)
UNPAVED

EDGEWOOD

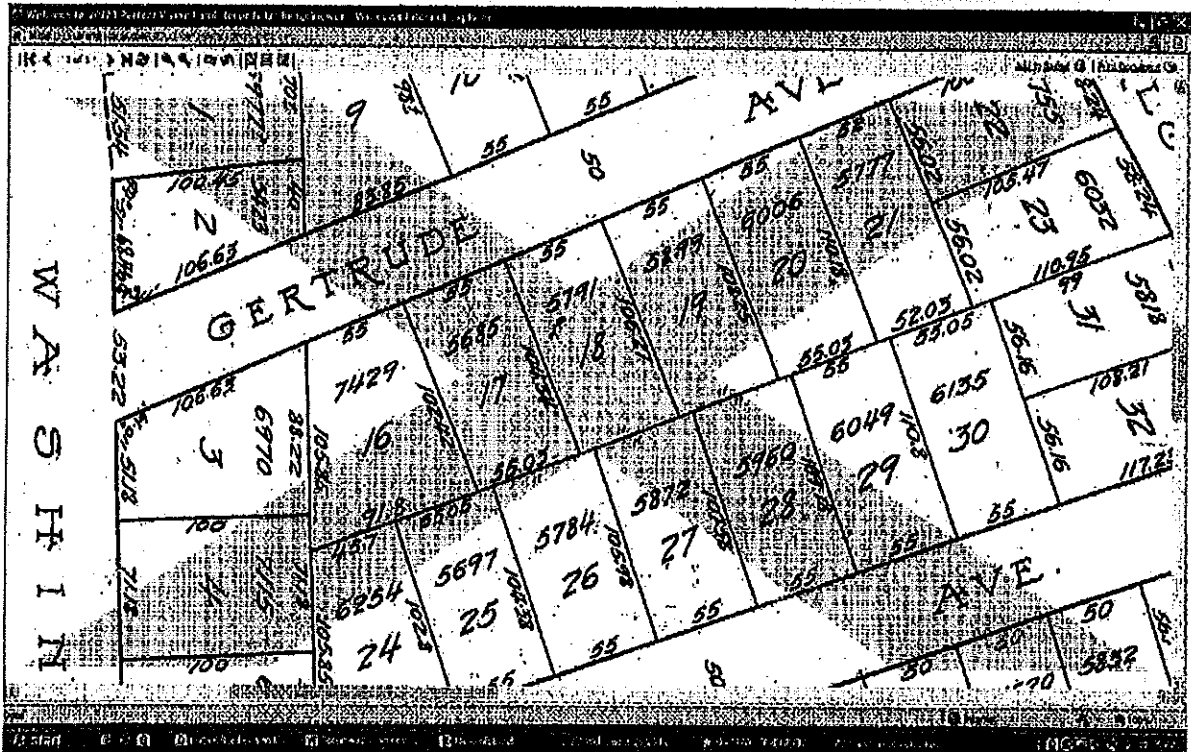
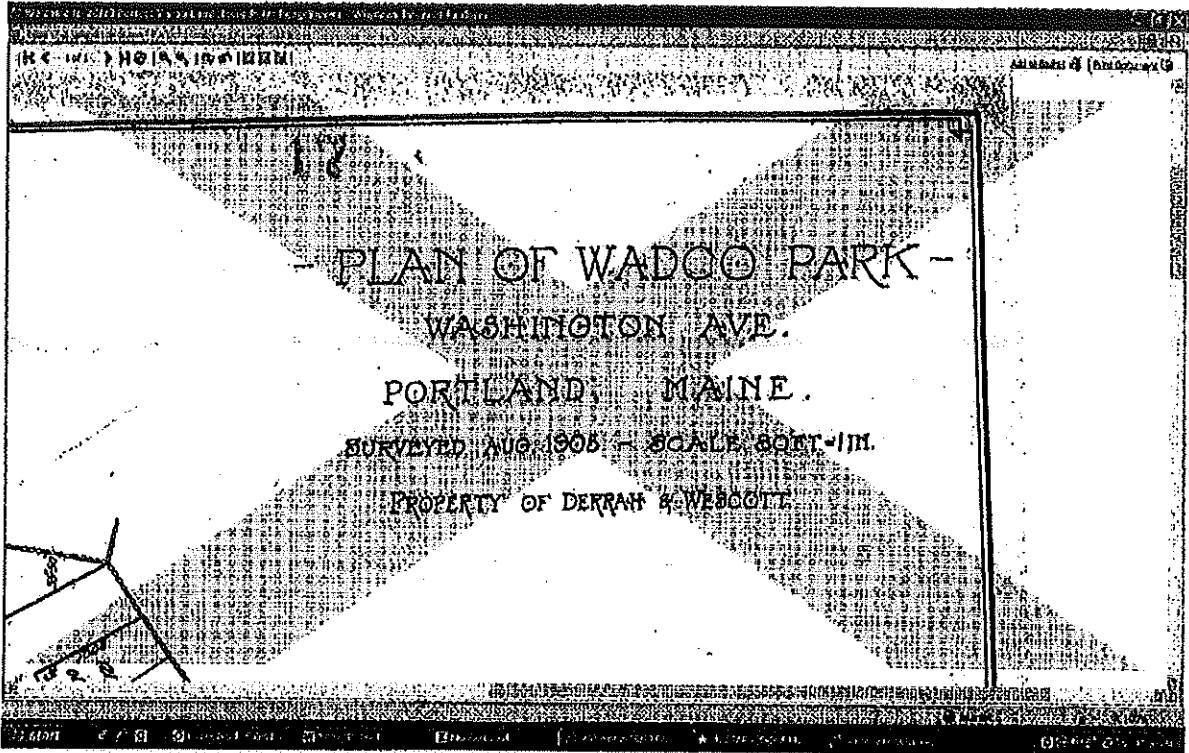
BERRARD RD.

MONA

SAMUEL RD.

WHITE P
KNIGHT

MAPLEWOOD



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2004	Applicant: BARNETT AMY LOUISE
Project Name: 15 GERTRUDE AVE	Location: 15 GERTRUDE AVE
CBL: 402 B018001	Application Type: Determination Letter
Invoice Date: 08/12/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 402 B018001
Bill To: BARNETT AMY LOUISE
 PO BOX 15134
 PORTLAND, ME 04112

Application No: 0000-2004
Invoice Date: 08/12/2014
Invoice No: 46115
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)