



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

November 20, 2013

Kimberly Sweatt
Drummond Woodsum
84 Marginal Way, Suite 600
Portland, ME 04101-2480

RE: 413 Presumpscot Street – 419-A-002 – (the "Property") - I-M Zone

Dear Ms. Sweatt,

I am in receipt of your request of a determination letter concerning the Property. The Property is located entirely in an I-M Zone which allows repair services, including all types of automotive repair services [section 14-247(g)]. Such automotive repair services may allow ancillary retail sales associated with permitted uses [section 14-249(b)]. Retail sale is prohibited as a principal use.

I am not aware of any existing zoning violations concerning the Property. There are no current or contemplated legal actions regarding the Property. To the best of my knowledge there are no outstanding zoning, building or life safety code violations regarding to the Property.

I have enclosed copies of permits and certificates of occupancy for the Property. If you have any questions regarding this matter, please feel free to call me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

I - M

City of Portland
Code of Ordinances
Sec. 14-246


Land Use
Chapter 14
Rev. 3-4-13

provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure.

Industrial uses in the moderate impact industrial zones may require separation from higher impact uses, which should be directed to the high impact industrial zone.
(Ord. No. 164-97, § 7, 1-6-97)

Sec. 14-247. Permitted uses.

The following uses are permitted whether provided by private or public entities in the I-M moderate impact industrial zone, the I-Ma and the I-Mb zone:

- (a) Low impact industrial uses, including but not limited to bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, musical instruments, precision instruments, watchmakers, toys and sporting goods, wood products, jewelry, assembly of electrical components, tool and die shops and the packaging of food.
- (b) Research and development and back office uses.
- (c) Building contractors and construction and engineering services.
- (d) Wholesale trade.
- (e) Warehousing and distribution facilities, including outdoor storage.
- (f) Intermodal transportation facilities and transportation terminals.
-  (g) Repair services, including all types of automotive repair services.
- (h) Indoor amusement or recreational centers.
- (i) Plant and tree nurseries, including associated recycling

prepared and stamped by a licensed professional engineer to the Board of Appeals with their application for conditional use, which demonstrates how the proposed temporary wind anemometer tower is safe in terms of strength, stability, security, grounding, icing impacts and maintenance; and

5. The applicant shall provide evidence of commercial general liability insurance, such insurance to be satisfactory to Corporation Counsel and cover damage or injury resulting from construction, operation or dismantling of any part of the temporary wind anemometer tower; and
6. Towers and associated guy wires shall be sited to minimize their prominence from and impacts on public ways (including pedestrian ways); and
7. Towers shall be used for installing anemometers and similar devices at a range of heights from the ground to measure wind characteristics (speed, direction, frequency) and related meteorological data, but shall not be used for any other purpose; and
8. A performance guarantee shall be required for the cost of removal of the tower, guy wires and anchors. This requirement may be satisfied by surety bond, letter of credit, escrow account or by evidence, acceptable to the City, or the financial and technical ability and commitment of the applicant or its agents to remove the facility at the end of the use period.

(b) Wind energy systems, as defined and allowed in Article X, Alternative Energy.

(Ord. No. 29-09/10, 8-3-09, emergency passage; Ord. No. 33-11/12, 1-18-12)

Sec. 14-249. Prohibited uses.

Uses that are not expressly enumerated herein as permitted

uses are prohibited. Those uses that are prohibited shall include, but are not limited to, the following:

- (a) Residential uses.
- (b) Retail trade that is not ancillary to a permitted use.

- (c) Restaurant uses.
- (d) Junk yards.
- (e) Amusement parks.
- (f) Crematoriums.
- (g) Mining and drilling operations.
- (h) Refining of petroleum or its products, including tar distillation.
- (i) Petroleum tank farms.
- (j) Commercial excavation of building or construction materials other than in the normal course of building or construction or site preparation.
- (k) Distillation of bones; fat rendering; glue, soap, or fertilizer manufacture.
- (l) Dumping, disposal, incineration, or reduction of garbage, sewage, offal, dead animals, or refuse.
- (m) Stockyard or slaughtering of animals.
- (n) Smelting of iron, copper, tin, zinc, or any other ore.
- (o) Manufacture of primary chemicals.
- (p) Manufacture of cement, lime, gypsum, or plaster of paris.
- (q) Manufacture of bleaching powder, matches, paper, or rubber.
- (r) Manufacture of explosives or fireworks. Bulk storage of explosives or fireworks is also prohibited unless such

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant D. M. HARDY
 Mailing Address 46 GRAY RD
 Proposed Use of Site DIST. CENTER
 Acreage of Site 7.30 / Ground Floor Coverage 116,200

Date 9/17/74
 Address of Proposed Site 395-479 PRESUMPSCOT ST.
 Site Identifier(s) from Assessors Maps 419-A-2 & 420-A-5
 Zoning of Proposed Site R-2

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
 Total Floor Area 16200

Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW Sept. 16, 1974
 (Date Received)

- Major Development — Requires Planning Board Approval; Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X	X	X	N.R.	X	N.R.	N.R.
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: * Not required in minor developments.

(Attach Separate Sheet if Necessary)

Serald A. Kottenhoff
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, August 19, 1974

PERMIT SEP 18 1974 CITY OF PORTLAND

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 395-479 219 Presumcott, St. Fire District #1 [] #2 []
1. Owner's name and address Nissen Baking Co, Presumcott, St. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address D.M. Hardy Inc, Falmouth, Maine Telephone 797-5630
4. Architect Specifications Plans yes No. of sheets 8
Projected use of building distribution center No. families
Last use No. families
Material metal No. stories 1 Heat none Style of roof pitch Roofing
Other buildings on same lot none
Estimated contractual cost \$ 152,000.00 Fee \$ 608.00

FIELD INSPECTOR - Mr. Hugh Irving GENERAL DESCRIPTION

This application is for: @ 775-5451 to construct a 100' x 162' metal distribution building per plan.
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions (PLAN FILED IN OTHER ROOM)

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 [x] 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? no If not, what is proposed for sewage? mound sewerage system
Septic tank notice been sent? yes Form notice sent? yes
Height average grade to top of plate Height average grade to highest point of roof
Depth front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
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 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
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
BUILDING INSPECTION - PLAN EXAMINER
ZONING: C.R. M.F. 9/10/74
BUILDING CODE: C.R. 2.B. 9/18/74
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION **395-479 Presumpscott St.**

Date of Issue **April 30, 1975**

Issued to **Niscon Baking Company**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **74/873**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
entire

APPROVED OCCUPANCY
distribution center.

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

4/30/75

(Date)

A. K. King
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ~~ought to be transferred from~~ owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

294

W. Hissen Baking Company
 Applicant
Washington Avenue, Portland, Maine
 Mailing Address
Repair Garage
 Proposed Use of Site
7.3 / 6120 sq. ft.
 Area of Site / Ground Floor Coverage

October 20, 1982
 Date

395-467 Presumpscot Street
 Address of Proposed Site
419-A-2
 Site Identifier(s) from Assessors Maps
I-2
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

Use does NOT comply with Zoning Ordinance
 Requires Board of Appeals Action
 Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance --- Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC 21)	USE	SEWER DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

Malcolm G. Ames 10/26/82
 SIGNATURE OF REVIEWING STAFF/DATE

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP *B*

NOV 8 1982

B.O.C.A. TYPE OF CONSTRUCTION *2c* D1001

ZONING LOCATION *F-2* PORTLAND, MAINE Oct. 18, 1982

CITY of PORTLAND

To the CHIEF 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 *413 Presumpscot St.* Fire District #1 #2

1. Owner's name and address *John J. Niessen Baking Co., 59 Washington Ave.* Telephone *773-0246*

2. Lessee's name and address *P. O. Box 1158* Telephone *773-0246*

3. Contractor's name and address *F. W. Cunningham & Sons, P. O. Box 1140 04104* Telephone *773-0246*

Proposed use of building *.....* No. of sheets *.....*

Last use *.....* No. families *.....*

Material *.....* No. stories *.....* Heat *.....* Style of roof *.....* Roofing *.....*

Other buildings on same lot *.....*

Estimated contractual cost \$ *165,000*

FIELD INSPECTOR—Mr. *.....* Appeal Fees \$ *.....*

@ 775-5451

site plan review base fee *200.00*

Late Fee app/site plans *100.00*

TOTAL *735.00*

Major site plan review
To construct *60' x 100'* steel building
to be used for truck repairs as per plans.
5 sheets of plans.

Stamp of Special Conditions

**PERMIT ISSUED
WITH LETTER**

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

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? *no* If not, what is proposed for sewage? *septic system*

Has septic tank notice been sent? *existing* Form notice sent? *.....*

Height average grade to top of plate? *21' 6"* Height average grade to highest point of roof? *22' 6"*

Size, front *100* depth *60* No. stories *1* solid or filled land? *filled* earth or rock? *earth*

Material of foundation *concrete* Thickness, top *8"* bottom *8"* cellar *.....*

Kind of roof *steel* Rise per foot *1-24* spread footing *steel* Roof covering *gas propane*

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

Framing Lumber—Kind *.....* Dressed or full size? *.....* Corner posts *.....* Sills *.....*

Size Girder *.....* Columns under girders *.....* Size *.....* Maxi on centers *.....*

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 *.....* 2nd *.....* 3rd *.....* roof *.....*

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

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

1 c 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: *.....* 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 *Robert A. Gullman* Phone # *same*



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 413 Presumpscot Street

Issued to John J Nisson Baking Co.

Date of Issue March 17, 1983

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-1001, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Truck Repairs

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT # _____ PORTLAND BUILDING PERMIT APPLICATION DATE 6/19/87 **PERMIT ISSUED**
 128 JUN 23 1987
 City Of Portland

I. GENERAL INFORMATION
 Location/address of construction 413 Presumpscot Street
 1. Owner's name John V. Nissen Bakery Co. Tel. 775-3461
 Address 59 Hannington Avenue
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name Frank DiNatale Tel. _____
 Address _____
 4. Is this a legally recorded lot? yes _____ no _____

II. DESCRIPTION OF WORK:
 to construct 12x22 cement building to used for storage
 as per plans
 permit to #1 06104

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____
IV. ZONE _____ street frontage _____ Zoning board approval: no yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval: no yes date _____
V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces:
 site plan _____ #. subdivision _____ shore _____ foodplan mgmt _____ enclosed outdoors _____
VI. FEES:
 base fee _____ other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL \$115.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	11. BEDROOM WINDOWS: height _____ width _____ all height egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
3. HEAT: type _____ fuel _____	10. If 1-story building w/ masonry walls: wall thickness _____ height _____	12. NEW OR PHASED SUBDIVISION REFERENCE: Name _____ lot _____ block _____
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input checked="" type="checkbox"/>		
VIII. OFFICE USE: TAX MAP # _____ LOT # _____ VALUE/STRUCTURE _____ PERMIT EXPIRATION _____		
CODE: If other, explain _____	Separate _____ Condominium _____ Apartment _____	
X. PROPOSED USE: <u>R-37</u> _____		
XI. FACTORY _____		
XII. OWNERSHIP: PUBLIC _____ PRIVATE _____		
XIII. EST. CONSTRUCTION COST: <u>15,700</u>	XIV. OR. EJECT. OR LOT BUILDING _____	

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY # NEW DWELLING UNITS WITH _____ # EXISTING DWELLING UNITS WITH _____	BEDROOMS: 1 BDRM. _____ 2 BDRMS _____ 3 BDRMS _____	XVI. RESIDENTIAL UNITS # NEW DWELLINGS _____ # EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
APPROVALS BY: DATE _____ BUILDING INSPECTION PLAN EXAMINER _____ ZONING _____ C.E.O. _____ FIRE DEPT. _____	MISCELLANEOUS Will work require disturbing of any tree on a public street? Will there be in charge of the above work a person competent to see that the state and city requirements pertaining thereto are observed?	

NOTE TO APPLICANT: separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical work.

DrummondWoodsum

Kimberly Sweatt

(207) 772-1941

(207) 772-3627 Fax

(800) 727-1941

kswlatt@dwmlaw.com

84 Marginal Way, Suite 600
Portland, ME 04101-2480

www.dwmlaw.com

Daniel Amory*
David J. Backer*
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Thomas R. Watson*
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Reade E. Wilson*
Gerald M. Zelint

Consultants

Ann S. Chapman
Policy & Labor Relations

Stephen M. Jakubowski
Labor Relations

Roger P. Kelley
Labor Relations &
Conflict Management

Michael J. Opuda Ph.D.
Special Education

Penelope Wheeler-Abbott
Policy & Human Resources

Of Counsel

Joseph L. DeLafeld III*
Robert L. Gips*
Donald A. Kopp*
Hugh G. E. MacMahon*
Harold E. Woodsum, Jr.*

* Admitted in Maine

November 7, 2013

Ms. Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Re: 413 Presumpscot Street, Portland, Maine
CBL - 419 A002001

RECEIVED

NOV - 8 2013

Dept. of Building Inspections
City of Portland Maine

I-M

Dear Ms. Schmuckal:

We represent Pete's Tire Barn, Inc. which plans to purchase the above noted property. We kindly request that you prepare a zoning determination letter to address any land use or zoning issues which may currently exist.

Specifically we would like to verify the use as a facility for the sale of vehicle tires and related automotive goods and services is lawful and there are no outstanding zoning, building or life safety code violations. In addition please provide copies of any certificates, permits, approvals or violations which pertain to the property.

I am enclosing a firm check in the amount of \$150.00 for your services. Thank you for your assistance in this matter.

Sincerely,



Kimberly Sweatt
Paralegal

Enclosure

MERITAS

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1823	Applicant: IBC SALES CORPORATION
Project Name: 419 PRESUMPSCOT ST	Location: 419 PRESUMPSCOT ST
CBL: 419 A002001	Application Type: Determination Letter
Invoice Date: 11/08/2013	

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
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 419 A002001
Bill to: IBC SALES CORPORATION
 12 EAST ARMOUR BLVD
 KANSAS CITY, MO 64111

Application No: 0000-1823
Invoice Date: 11/08/2013
Invoice No: 43303
Total Amt Due: \$0.00
Payment Amount: \$150.00

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/planning/permitstatus.asp>

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 574-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 419 A002001
Land Use Type WAREHOUSE & STORAGE
Verify legal use with Inspections Division
Property Location 419 PRESUMPCOT ST
Owner Information IBC SALES CORPORATION
 12 EAST ARMOUR BLVD
 KANSAS CITY MO 64111
Book and Page 26627/263
Legal Description 419-A-2
 PRESUMPCOT ST 395-427

Tax Roll 215628 SF
Acres 4.9501

Current Assessed Valuation:

[browse city services a-z](#)

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

TAX ACCT NO. 42768 **OWNER OF RECORD AS OF APRIL 2013**
 IBC SALES CORPORATION
LAND VALUE \$405,100.00 **12 EAST ARMOUR BLVD**
BUILDING VALUE \$1,059,400.00 **KANSAS CITY MO 64111**
NET TAXABLE - REAL ESTATE \$1,464,500.00
TAX AMOUNT \$28,425.96



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

Building Information:

Best viewed at 800x600, with Internet Explorer

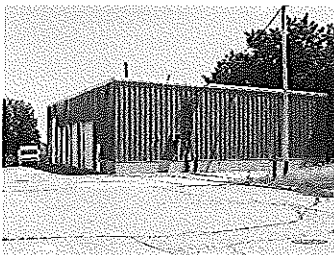
Building 1
Year Built 1974
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - NISSEN WAREHOUSE
Square Feet 16300

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



Building 2
Year Built 1974
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - NISSEN BREAD
Square Feet 6000

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



Exterior/Interior Information:

Building 1
Levels 01/01
Size 16300
Use WAREHOUSE
Height 16
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Building 2
Levels 01/01
Size 6000
Use WAREHOUSE

413 Presumpscot



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JJ Nissen