

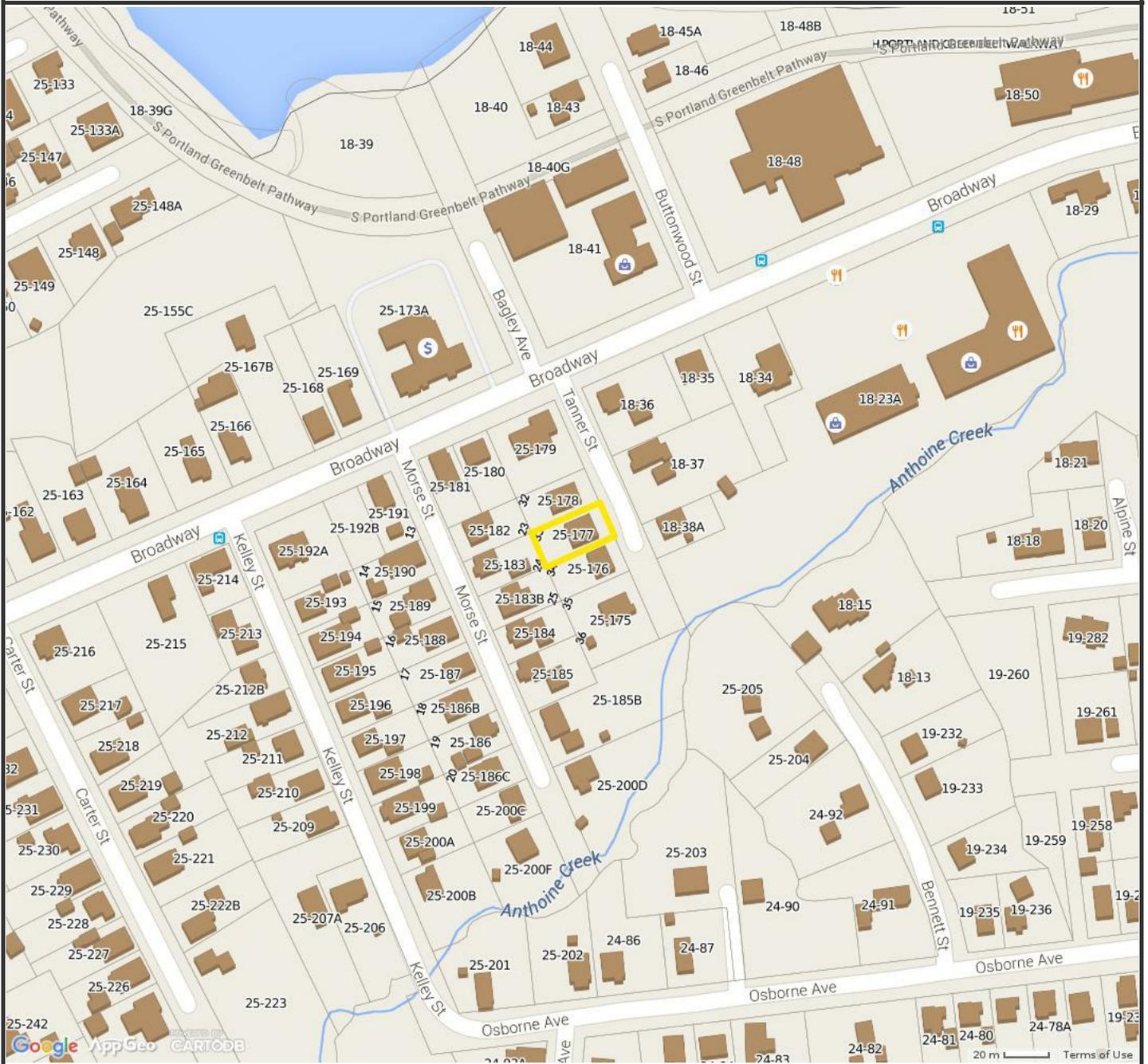
13 Tanner



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13 Tanner



Property Information

Property ID 025*0000*177*
Location 13 TANNER ST
Owner BANDA, GODGREY



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Parcels updated 4/1/2014
 Properties updated 4/1/2014

13 TANNER ST

Location 13 TANNER ST

Assessment \$229,800

Mblu 025/ / 177/ /

PID 4947

Owner BANDA, GODGREY

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$162,800	\$67,000	\$229,800

Owner of Record

Owner BANDA, GODGREY

Sale Price \$253,000

Co-Owner DHLIWAYO, FAITH

Certificate

Address 13 TANNER ST

Book & Page 32396/0203

SOUTH PORTLAND, ME 04106

Sale Date 06/30/2015

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BANDA, GODGREY	\$253,000		32396/0203	WD	06/30/2015

PALMER, DEBRA J.	\$235,000	29395/0073	WD	03/02/2012
TRITON CORPORATION	\$49,999	28940/0092	WD	08/22/2011
VANCISE, ELAINE J.	\$0	08099/0065		11/30/1987

Building Information

Building 1 : Section 1

Year Built: 2011
Living Area: 1411
Replacement Cost: \$162,635
Building Percent Good: 100
Replacement Cost Less Depreciation: \$162,600

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet

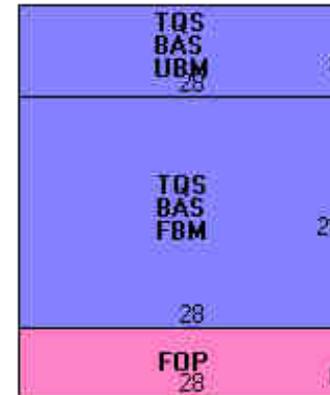
Building Photo



(<http://images.vgsi.com/photos/SouthportlandMEPhotos//\00\>)

Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5

Building Layout



Building Sub-Areas			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	784	784
TQS	Three Quarter Story	784	627
FBM	Basement, Finished	560	0
FOP	Porch, Open, Finished	168	0
UBM	Basement, Unfinished	224	0
		2520	1411

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone G
Neighborhood PL
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.11
Frontage 0
Depth 0
Assessed Value \$67,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD3	SHED POOR			40 S.F.	\$200	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$157,900	\$67,000	\$224,900
2013	\$157,900	\$67,000	\$224,900
2012	\$157,700	\$67,000	\$224,700

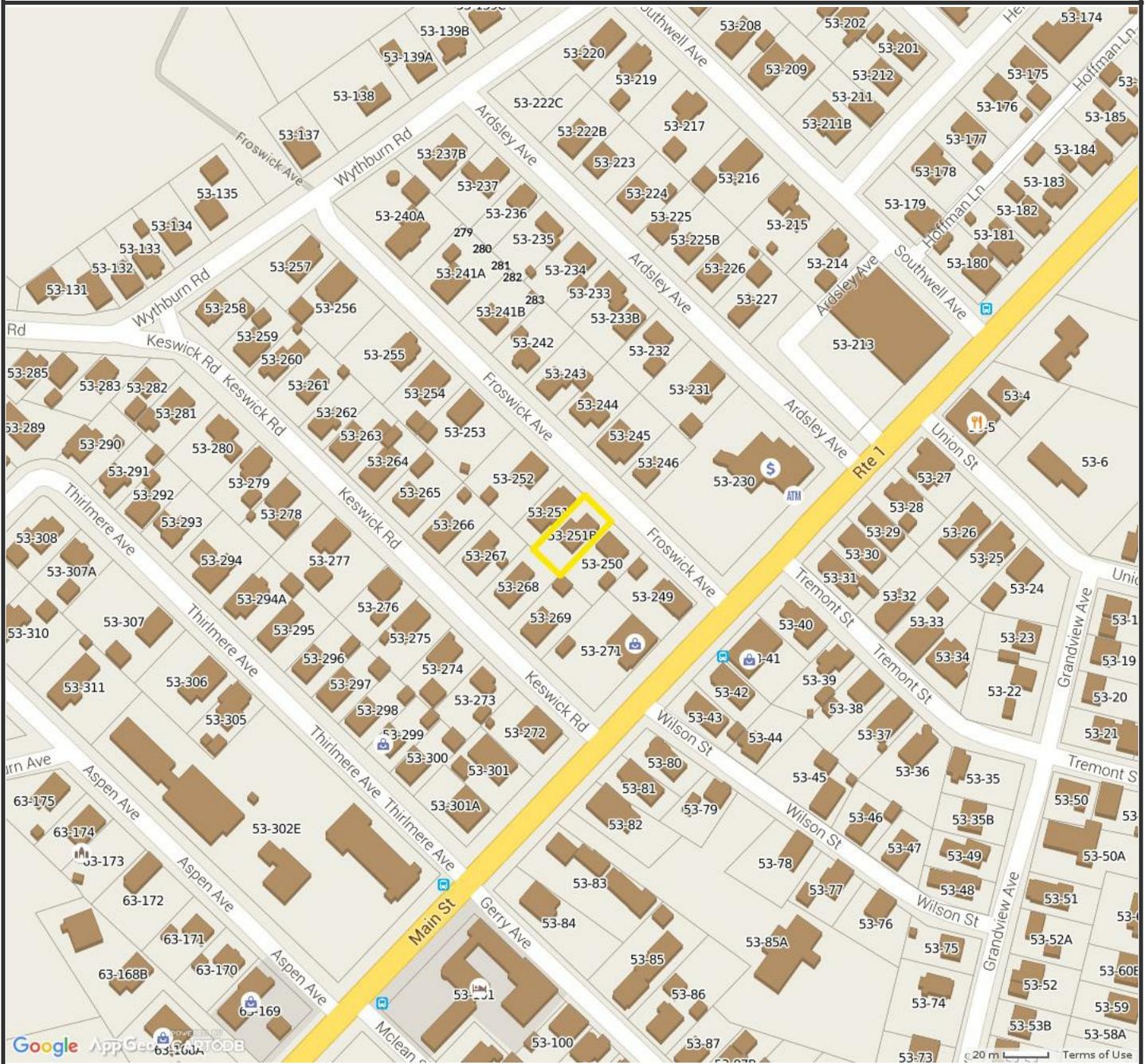
14 Froswick



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14 Froswick



Property Information

Property ID 053*0000*251B
Location 14 FROSWICK AV
Owner DIEP, MICHELLE M.



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Parcels updated 4/1/2014
 Properties updated 4/1/2014

14 FROSWICK AV

Location 14 FROSWICK AV

Assessment \$244,500

Mblu 053/ / 251/B /

PID 106134

Owner DIEP, MICHELLE M.

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$174,000	\$70,500	\$244,500

Owner of Record

Owner DIEP, MICHELLE M.

Sale Price \$254,000

Co-Owner DIEP, MUOI D.

Certificate

Address 14 FROSWICK AV

Book & Page 27042/0263

SOUTH PORTLAND, ME 04106

Sale Date 06/26/2009

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIEP, MICHELLE M.	\$254,000		27042/0263	WD	06/26/2009

Building Information**Building 1 : Section 1**

Year Built: 2009
Living Area: 1568
Replacement Cost: \$174,003
Building Percent Good: 100
Replacement Cost Less Depreciation: \$174,000

Building Attributes

Field	Description
Style	Colonial
Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood

Building Photo

(<http://images.vgsi.com/photos/SouthportlandMEPhotos//\00\>)

Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5

Building Layout



Building Sub-Areas			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	784	784	
FUS	Upper Story, Finished	784	784	
EAU	Attic, Expansion, Unfinished	400	0	
FGR	Garage, Framed	400	0	
FOP	Porch, Open, Finished	32	0	
UBM	Basement, Unfinished	784	0	
WDK	Deck, Wood	144	0	
		3328	1568	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	A
Neighborhood	TH
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.11
Frontage	0
Depth	0
Assessed Value	\$70,500

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$174,000	\$70,500	\$244,500

2013	\$174,000	\$70,500	\$244,500
2012	\$174,000	\$70,500	\$244,500

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2011	HE	HOMESTEAD	\$10,000

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14 Roberts



14 Roberts map



Property Information

Property ID 038*0000*028B
Location 14 ROBERTS ST
Owner BAIN, ALISTAIR T.



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Parcels updated 4/1/2015
 Properties updated 4/1/2015

14 ROBERTS ST

Location 14 ROBERTS ST

Mblu 038/ / 028/B /

Owner BAIN, ALISTAIR T.

Assessment \$230,800

PID 106034

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$159,300	\$71,500	\$230,800

Owner of Record

Owner BAIN, ALISTAIR T.

Sale Price \$255,000

Co-Owner BAIN, KRISTINA L.

Certificate

Address 14 ROBERTS ST

Book & Page 32134/0308

SOUTH PORTLAND, ME 04106

Sale Date 03/13/2015

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAIN, ALISTAIR T.	\$255,000		32134/0308	WD	03/13/2015
COHEN, LINDA	\$252,900		31535/0089	WD	05/30/2014
VOISINE, JENNIFER F.	\$239,900		27138/0220	WD	07/29/2009
STAR HOMES, INC	\$45,000		26764/0326	WD	03/31/2009
WEBSTER, HARLAN S	\$0		2147/0426		01/01/1950

Building Information

Building 1 : Section 1

Year Built: 2009

Living Area: 1,476

Replacement Cost: \$158,184

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$158,200

Building Attributes	
Field	Description
Style	Conventional

Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	762	762
BAS	First Floor	714	714
FBM	Basement, Finished	312	0
FOP	Porch, Open, Finished	156	0
UBM	Basement, Unfinished	402	0
WDK	Deck, Wood	144	0
		2,490	1,476

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood HCR
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.15
Frontage 0
Depth 0
Assessed Value \$71,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			120 S.F.	\$1,100	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$157,900	\$71,500	\$229,400
2013	\$155,300	\$71,500	\$226,800
2012	\$155,300	\$71,500	\$226,800

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15 Bodge



15 Bodge map



Property Information

Property ID 032*0000*062*

Location 15 BODGE ST

Owner GREIG, COLIN



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Parcels updated 4/1/2015
Properties updated 4/1/2015

15 BODGE ST

Location 15 BODGE ST

Mblu 032/ / 062/ /

Owner GREIG, COLIN

Assessment \$219,000

PID 5272

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$148,900	\$70,100	\$219,000

Owner of Record

Owner GREIG, COLIN

Sale Price \$30,000

Co-Owner

Certificate

Address 15 BODGE ST

Book & Page 31298/0227

SOUTH PORTLAND, ME 04106

Sale Date 01/21/2014

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GREIG, COLIN	\$30,000		31298/0227	WD	01/21/2014
MADDOX, AMY S.	\$87,000		16448/0287	PR	06/22/2001
KARANTZA, JAMES, ESTATE OF	\$0		02356/0216		

Building Information

Building 1 : Section 1

Year Built: 2014

Living Area: 1,622

Replacement Cost: \$148,738

Building Percent 95

Good:

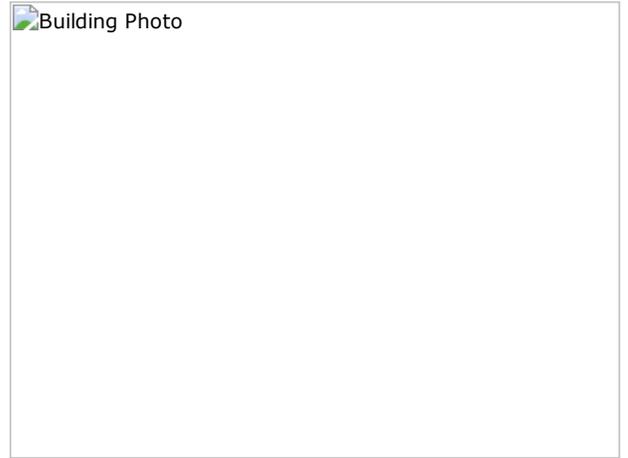
Replacement Cost

Less Depreciation: \$141,300

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	1 Story

Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	None
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2 Full
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	

Building Photo



(http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,048	1,048	
FHS	Half Story, Finished	704	422	
TQS	Three Quarter Story	190	152	
UBM	Basement, Unfinished	704	0	
WDK	Deck, Wood	203	0	
		2,849	1,622	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MS2	MINI SPLIT HEAT/AC 2	1 UNITS	\$6,700	1

Land

Land Use

Land Line Valuation

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood BH
Alt Land Appr Category No

Size (Acres) 0.19
Frontage 0
Depth 0
Assessed Value \$70,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE AVERAGE			768 S.F.	\$12,900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$13,200	\$70,100	\$83,300
2013	\$11,200	\$63,000	\$74,200
2012	\$68,900	\$63,000	\$131,900

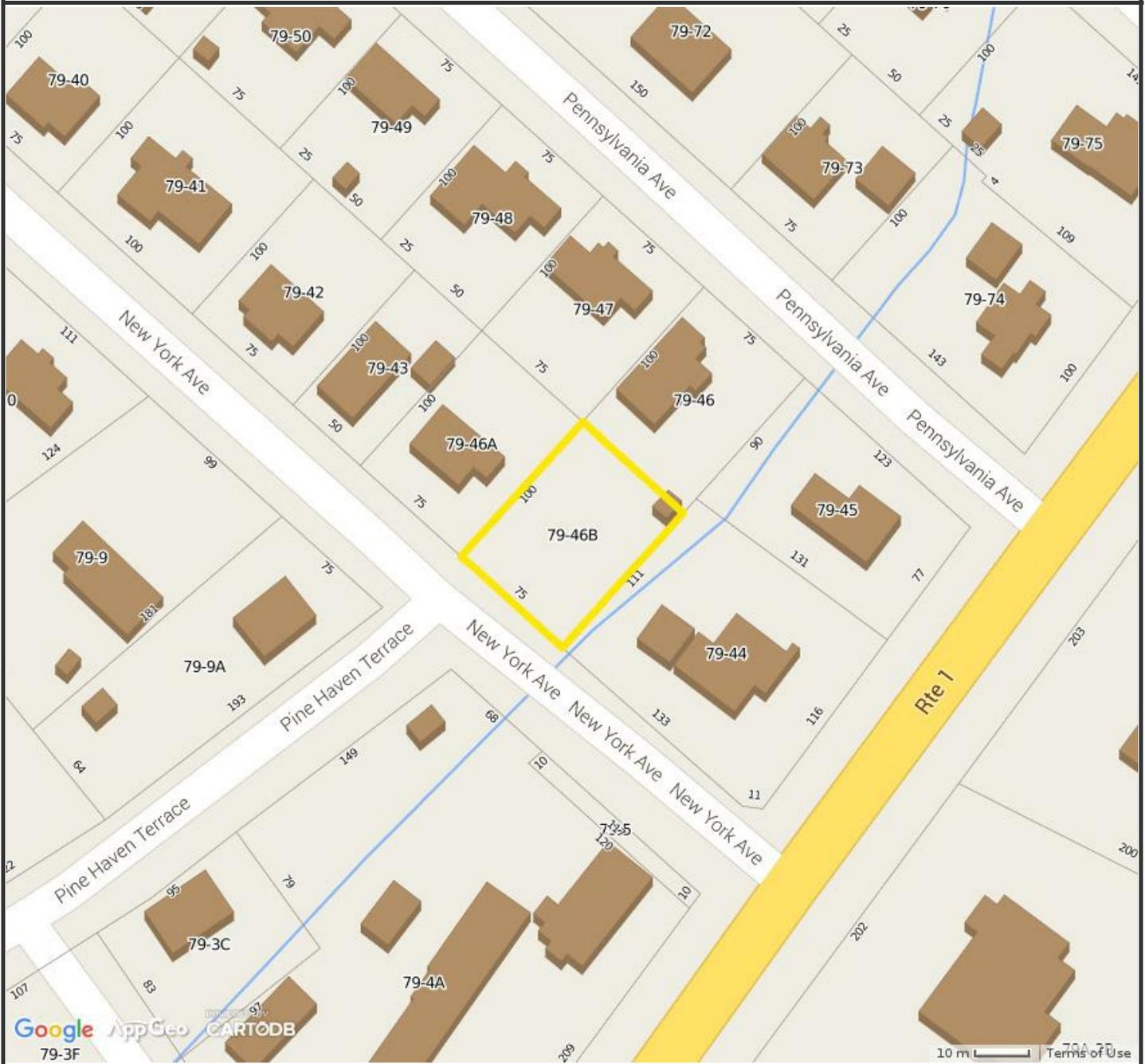
Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2016	HE	HOMESTEAD	\$15,000

15 New York



15 New York map



Property Information

Property ID 079*0000*046B
Location 15 NEW YORK AV
Owner ANASTASSOFF, ALEXANDER P. JR.



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Parcels updated 4/1/2015
 Properties updated 4/1/2015

15 NEW YORK AV

Location 15 NEW YORK AV

Mblu 079/ / 046/B /

Owner ANASTASOFF, ALEXANDER P. JR.

Assessment \$270,400

PID 107294

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$190,400	\$80,000	\$270,400

Owner of Record

Owner ANASTASOFF, ALEXANDER P. JR.

Sale Price \$60,000

Co-Owner

Certificate

Address PO BOX 2895

Book & Page 30250/0117

SOUTH PORTLAND, ME 04116

Sale Date 12/21/2012

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ANASTASOFF, ALEXANDER P. JR.	\$60,000		30250/0117	WD	12/21/2012
BROWN, CAROL ANN	\$0		3734/ 277		08/29/1975

Building Information

Building 1 : Section 1

Year Built: 2013
Living Area: 1,623
Replacement Cost: \$189,277
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$189,300

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential

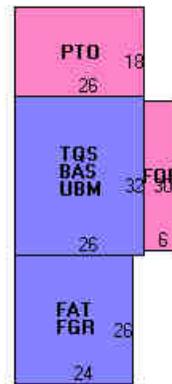
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	832	832	
TQS	Three Quarter Story	832	666	
FAT	Attic, Finished	624	125	
FGR	Garage, Framed	624	0	
FOP	Porch, Open, Finished	180	0	
PTO	Patio	468	0	
UBM	Basement, Unfinished	832	0	
		4,392	1,623	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
HTH	HEARTH	1 S.F	\$1,100	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood SPK
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.17
Frontage 0
Depth 0
Assessed Value \$80,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$187,500	\$80,000	\$267,500
2013	\$92,900	\$80,000	\$172,900

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16 Franklin

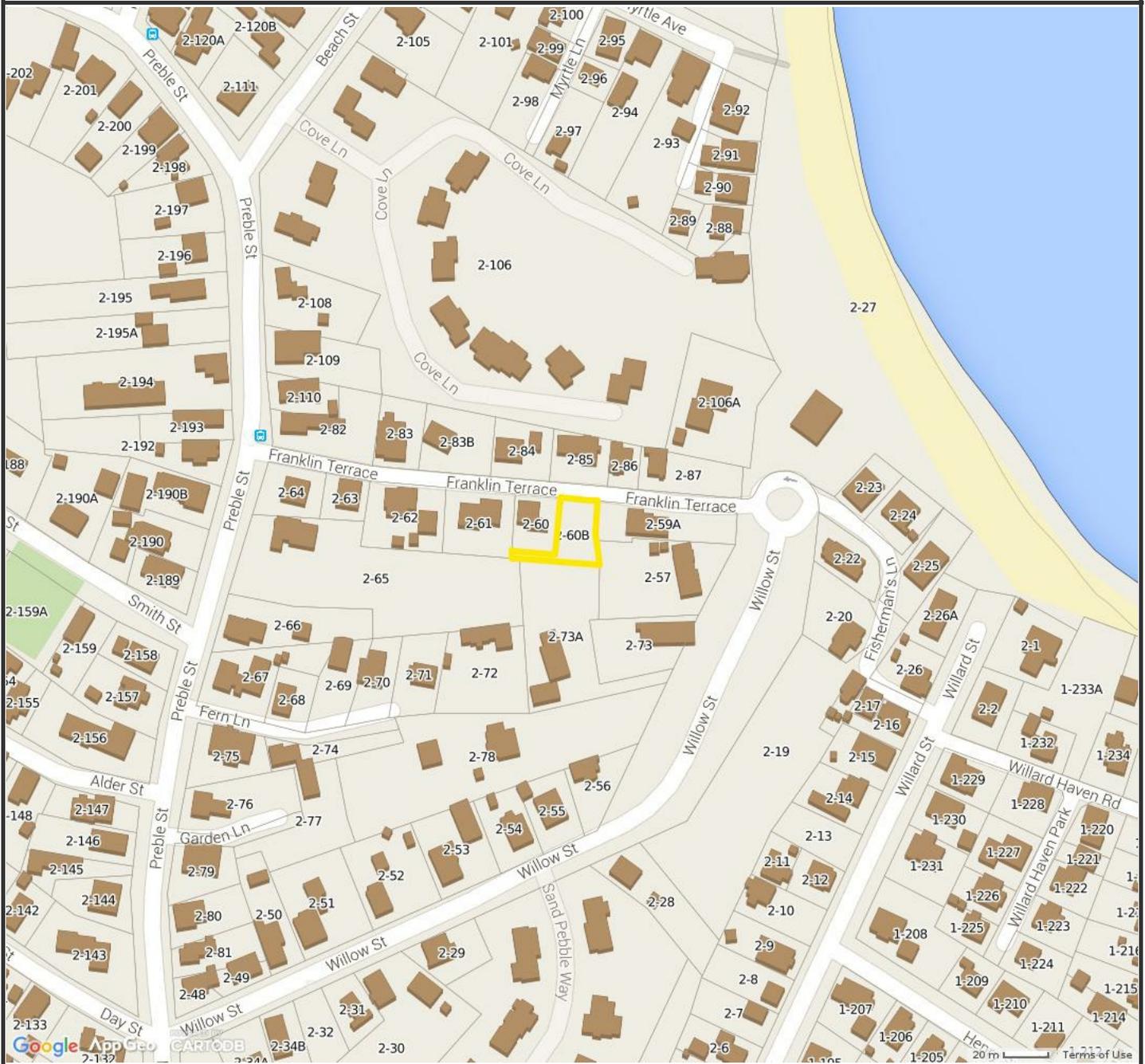


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16 Franklin



Property Information

Property ID 002*0000*060
Location 16 FRANKLIN TR
Owner LYDON, KATHERINE A.



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Parcels updated 4/1/2014
 Properties updated 4/1/2014

16 FRANKLIN TR

Location 16 FRANKLIN TR

Assessment \$325,100

Mblu 002/ / 060/B /

PID 107214

Owner LYDON, KATHERINE A.

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$167,500	\$157,600	\$325,100

Owner of Record

Owner LYDON, KATHERINE A.

Sale Price \$30,000

Co-Owner

Certificate

Address 16 FRANKLIN TR

Book & Page 31981/0088

SOUTH PORTLAND, ME 04106

Sale Date 12/03/2014

Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LYDON, KATHERINE A.	\$30,000		31981/0088	QC	12/03/2014
LYDON, KATHERINE A.	\$180,000		29721/ 106		07/27/2012

Building Information

Building 1 : Section 1

Year Built: 2012

Living Area: 1308

Replacement Cost: \$165,583

Building Percent Good: 100

Replacement Cost Less Depreciation: \$165,600

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding

Building Photo



(http://images.vgsi.com/photos/SouthportlandMEPhotos/\00\)

SHD1	SHED FRAME		24 S.F.	\$100	1
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Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$167,500	\$157,600	\$325,100
2013	\$167,500	\$157,600	\$325,100

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16 Sixth



← 6th St

South Portland, Maine

6th St

6th St

16 Sixth map



Property Information

Property ID 013*0000*223B
Location 16 SIXTH ST
Owner DEGIORGI, REMO D.



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Parcels updated 4/1/2015
 Properties updated 4/1/2015

16 SIXTH ST

Location 16 SIXTH ST

Mblu 013/ / 223/B /

Owner DEGIORGI, REMO D.

Assessment \$247,900

PID 106474

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$173,400	\$74,500	\$247,900

Owner of Record

Owner DEGIORGI, REMO D.

Sale Price \$300,000

Co-Owner DEGIORGI, CECILIA

Certificate

Address 16 SIXTH ST

Book & Page 31536/0106

SOUTH PORTLAND, ME 04106

Sale Date 05/30/2014

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEGIORGI, REMO D.	\$300,000		31536/0106	WD	05/30/2014
MAINE COASTAL HOMES, LLC	\$0		27535/0235		01/14/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 1,550
Replacement Cost: \$174,351
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$174,400

Building Attributes	
Field	Description
Style	Bungalow
Model	Residential
Stories:	1.5
Occupancy	1

Building Photo



Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2 Full
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	969	969
FHS	Half Story, Finished	969	581
FOP	Porch, Open, Finished	56	0
UBM	Basement, Unfinished	969	0
UST	Utility, Storage, Unfinished	24	0
WDK	Deck, Wood	280	0
		3,267	1,550

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	A
Neighborhood	MH
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.14
Frontage	0
Depth	0
Assessed Value	\$74,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$173,400	\$74,500	\$247,900
2013	\$173,400	\$74,500	\$247,900
2012	\$173,400	\$74,500	\$247,900

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2016	HE	HOMESTEAD	\$15,000

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17 Osborne



17 OSBORNE AV

Location 17 OSBORNE AV

Assessment \$236,300

Mblu 019/ / 245/ /

PID 3872

Owner CALKINS, DENISE F.

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$165,800	\$70,500	\$236,300

Owner of Record

Owner CALKINS, DENISE F.

Sale Price \$102,500

Co-Owner CALKINS, MARK D.

Certificate

Address 17 OSBORNE AV

Book & Page 15208/0081

SOUTH PORTLAND, ME 04106

Sale Date 12/06/1999

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CALKINS, DENISE F.	\$102,500		15208/0081	WD	12/06/1999
MICKIEWICZ, CAROLYN M	\$0		03000/0086		

Building Information

Building 1 : Section 1

Year Built: 2012

Living Area: 2190

Replacement Cost: \$184,174

Building Percent Good: 90

Replacement Cost Less Depreciation: \$165,800

Building Attributes	
Field	Description
Style	Modern/Contemp
Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard

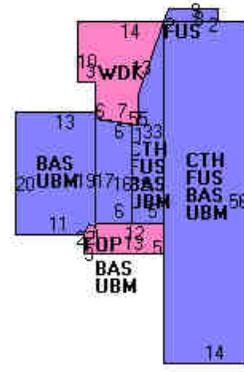
Building Photo



(http://images.vgsi.com/photos/SouthportlandMEPhotos/\00\

Exterior Wall 2	
Roof Structure:	Shed
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Radiant
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1265	1265
FUS	Upper Story, Finished	925	925
CTH	Cathedral Ceiling	908	0
FOP	Porch, Open, Finished	64	0
UBM	Basement, Unfinished	1265	0
WDK	Deck, Wood	170	0
		4597	2190

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	G
Neighborhood	HVP
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.11
Frontage	0
Depth	0
Assessed Value	\$70,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$165,800	\$70,500	\$236,300
2013	\$165,800	\$70,500	\$236,300
2012	\$0	\$63,500	\$63,500

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2001	HE	HOMESTEAD	\$10,000

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18 McLean



18 McLean



Property Information

Property ID 053*0000*103B
Location 18 MCLEAN ST
Owner TAVARES, CHRISTINA M.



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of South Portland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 4/1/2015
 Properties updated 4/1/2015

18 MCLEAN ST

Location 18 MCLEAN ST

Mblu 053/ / 103/B /

Owner TAVARES, CHRISTINA M.

Assessment \$209,600

PID 104465

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$146,600	\$63,000	\$209,600

Owner of Record

Owner TAVARES, CHRISTINA M.
Co-Owner MAIORANO, CHRISTINA M.
Address 18 MCLEAN ST
SOUTH PORTLAND, ME 04106

Sale Price \$236,750
Certificate
Book & Page 26285/0265
Sale Date 08/14/2008
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TAVARES, CHRISTINA M.	\$236,750		26285/0265	WD	08/14/2008
FRUSTACI, JOSEPH	\$30,000		26198/0086	WD	05/02/2008
V & C ENTERPRISES, INC.	\$0		23003/0109	SP	08/08/2005

Building Information

Building 1 : Section 1

Year Built: 2008
Living Area: 1,352
Replacement Cost: \$145,973
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$146,000

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Stories:	2

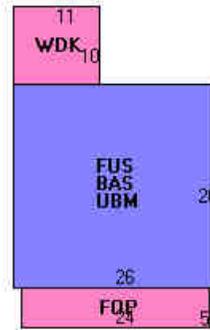
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	676	676
FUS	Upper Story, Finished	676	676
FOP	Porch, Open, Finished	120	0
UBM	Basement, Unfinished	676	0
WDK	Deck, Wood	110	0
		2,258	1,352

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood TH
Alt Land Appr No
Category

Size (Acres) 0.10
Frontage 0
Depth 0
Assessed Value \$63,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME		8X8	64 S.F.	\$600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$146,600	\$63,000	\$209,600
2013	\$146,600	\$63,000	\$209,600
2012	\$146,600	\$63,000	\$209,600

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2011	HE	HOMESTEAD	\$15,000

**CITY OF SOUTH PORTLAND
PLANNING BOARD FINDINGS OF FACT AND DECISION**

Date: 4/8/2008

RE: Site Plan – Non-conforming Residential Lot of Record – V & C Enterprise, Inc. – 18 Mclean St

The South Portland Planning Board issues the following findings of fact and decision based upon the application, all plans and submissions, and public hearing as of this date:

1. V & C Enterprises, Inc. had requested a site plan application review for the development of a nonconforming lot of record with less than 5,000 square feet of area. The applicant, V & C Enterprise, Inc., is proposing to construct a 26' x 26' two-story detached single-family home, located at 18 McLean Street. The parcel is 4,500 SF in area with 60 feet street frontage along McLean Street. Public utilities are available in the McLean Street right-of-way. The property is further identified as Assessor's Map 53, Lot 103B, located within the Residential District A.

Public hearing notices were mailed on March 13, 2008 to 110 property owners within 500 feet, and to the applicant, Conservation Commission, and the City Council.

This site plan submission will be reviewed under Chapter 27, Article III. Nonconformance, Article XVIII Site Plan Review, and in compliance with XII. Residential District A.

2. This submission is for a single-family dwelling on a nonconforming residential lot of record. Pursuant to Ordinance Section 27-18 (a) Separate unimproved nonconforming lots of record.

The residential lot was recorded in the Cumberland County Registry of Deeds by Albert McLean April 1920 in Plan Book 14, Page 83.

3. The applicant states that the traffic network can accommodate the additional single-family dwelling in the area.

Property access is via an existing curb cut from McLean Street. The existing paved driveway will be replaced with a new paved driveway. The driveway can accommodate at least two (2) vehicles, meeting the City parking standards for a detached single-family dwelling.

4. The proposed new structure will be served by a 4" sanitary sewer line which will be tied into the City's 8" sanitary sewer main, located in the McLean Street right-of-way (ROW).

The proposed single-family home will generate 270 GPD of sanitary sewer flow (90 GPD/bedroom for a 3 bedroom home).

Water service will be through a ¾" line that will be connected to the 2" public water line within the City's ROW. Portland Water District has provided a letter of service for the proposed home and a statement that the structure is within 500' of a fire hydrant.

5. The applicant is proposing grading contours for the single-family house such that the stormwater will have a positive drainage away from the new structure and all existing structures. The majority of the site will be graded to drain to the rear of the site where an open bottom catch basin (drywell) will be located. The applicant states that stormwater runoff impacts are not anticipated due to high permeability of the existing soils. The drywell will be the proposed outfall for the discharge of the basement sump pump.

A satisfactory level one erosion and sedimentation control program and maintenance proposal was submitted.

6. The applicant has not provided a landscape plan and is proposing to landscape the property per the future owner requirements. Lighting will be by conventional lighting fixtures found on single-family home.
7. The applicant anticipates no potential nuisances will be generated by with this project. The project is not anticipated to generate noise impacts above those permitted by Chapter 30, Control of Noise from New Development.
8. The applicant has submitted proof of right, title, and interest; corporate status; financial capability; and technical capability to complete the project.
9. Per Ordinance Section 27-18 (g) (2) (i), the proposed structure is front yard setback will be aligned with existing homes on the same side of McLean Street.

Per Ordinance Section 27-18 (g) (2) (ii), the width of the proposed structure will be 26 feet, which is consistent with the width of the existing homes in the neighborhood.

Per Ordinance Section 27-18 (g) (2) (iii), the submitted building elevations, photo simulation, and grading by orientating the ridgeline perpendicular to McLean Street with a 12" roof line overhangs on all four (4) sides.

Per Ordinance Section 27-18 (g) (2) (iv), the existing building height vary in the neighborhood from 28 to 30 feet. The proposed building will be a two (2) story home with a building height of 27 feet.

Per Ordinance Section 27-18 (g) (2) (v), the appearance of the existing buildings facing the McLean Street shows a covered porch with stylized railings and porch posts, a pitched roof line, a front entrance, and multiple windows with shutters. The applicant revised the proposed building's porch to include.

Per Ordinance Section 27-18 (g) (2) (vi), the proposed building's exterior building materials will be consistent with the homes in the neighborhood consisting of asphalt roof shingles, vinyl clapboard siding, and window shutters. The proposed building color will be "Parchment with white trim", pursuant to Ordinance Section 27-376. H Materials & Colors.

10. The submitted building elevations and floor plans show a two (2) story three (3) bedroom Greek Revival single-family dwelling with a covered front porch. The applicant will install a window on home's east elevation, where practical, and all windows on the home will be six over six window panes.

The applicant is proposing foundation drain to interior drainage pump to discharge into drywell catch basin located northeast of the structure on the parcel. The site is graded to direct stormwater runoff generated by the development into the catch basin.

4/8/2008

18 Mclean St

V & C Enterprise, Inc.

Site Plan Non-conforming Residential Lot of Record

With the inclusion of the condition of approval, all-applicable site plan standards are met by this submission.

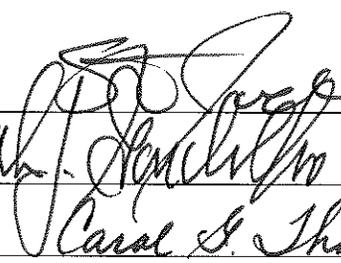
DECISION:

Approve the application for a site plan of an nonconforming residential lot of record dated January 30, 2008 through March 14, 2008; drawings dated January 8, 2008 through March 12, 2008 for V & C Enterprises, Inc., located at 18 McLean St, is hereby

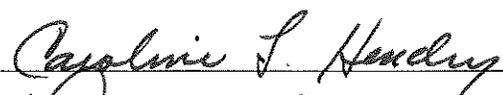
DENIED APPROVED WITH CONDITION (6-0) (Schrieber absent)
as follows:

CONDITIONS

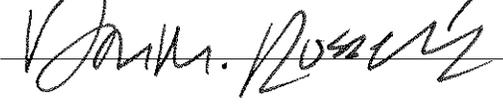
1. Planning Board Regulation #5, standard condition of approval.
2. Prior to issuing building permits, the applicant shall provide to the Planning and Development Director the recorded Certificate of Approval and Finding of Facts for the development in the Cumberland County Registry of Deeds (CCRD). The applicant shall sign a Level One Contractor's Erosion and Sediment Control Certification.
3. Prior to issuing the certificate of occupancy, the applicant shall complete all improvements in accordance with the approved site plan, and said improvements shall have been inspected and found satisfactory by the City's Engineer or other duly designated person.
4. Prior to issuing the certificate of occupancy, the applicant shall provide to the Planning and Development Director a certified "as-built" grading plan meeting the City's G.I.S. requirements; grades will not be modified without first obtaining a Planning Board approval.
5. The stormwater system, including the catch basin/drywell, is required to be maintained by homeowner to ensure that it continues to perform its intended stormwater management function.



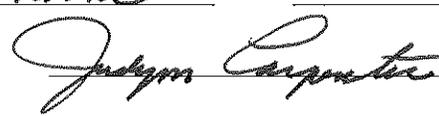
 Carol S. Thorne



 Carolyn S. Hendry



 Dawn M. Ross



 Judyann Carpenter

20 Dawson

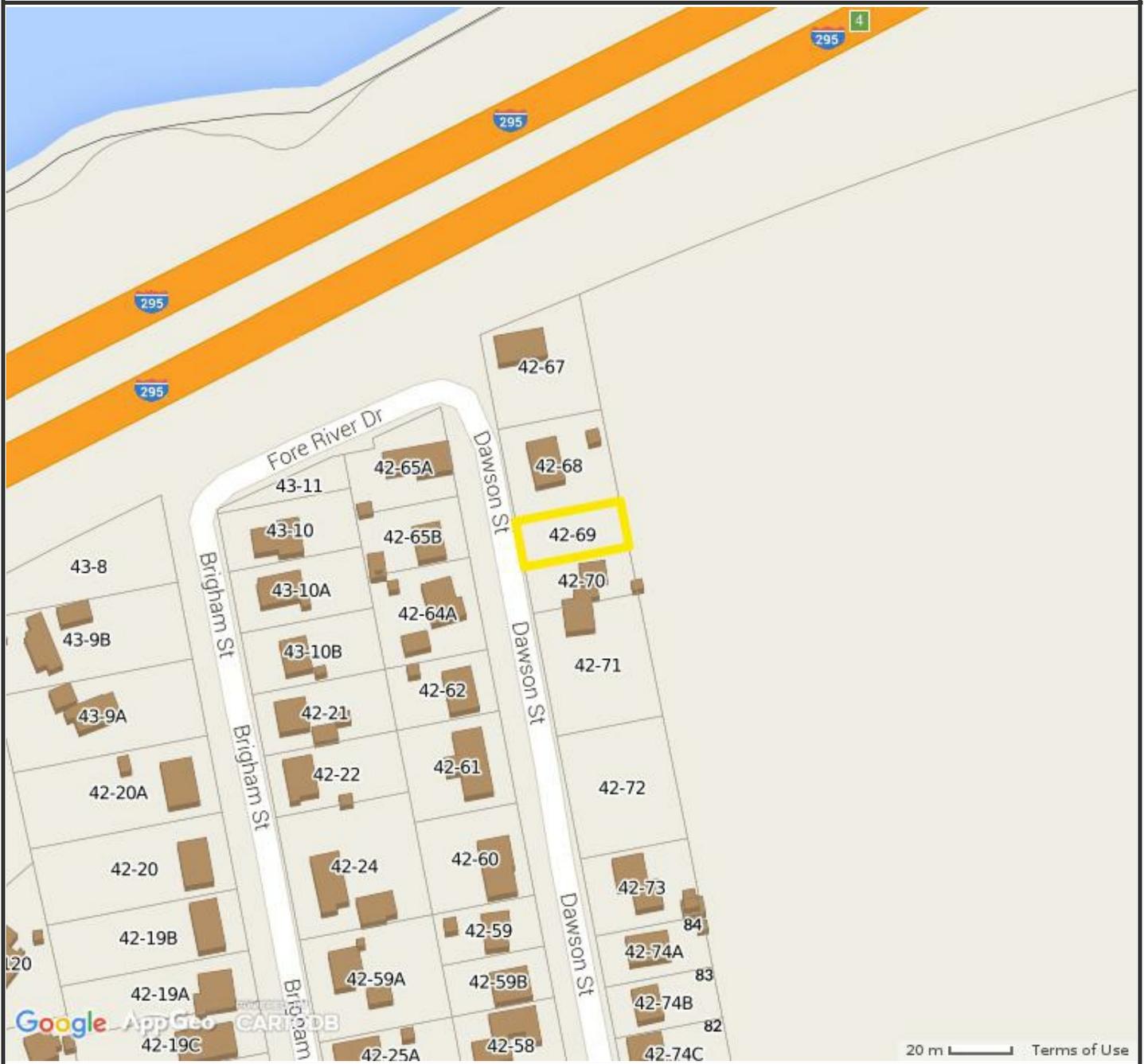


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Google earth

20 Dawson



Property Information

Property ID 042*0000*069*

Location 20 DAWSON ST

Owner VEV MANY, UDOM



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of South Portland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 4/1/2015
Properties updated 4/1/2015

20 DAWSON ST

Location 20 DAWSON ST

Mblu 042/ / 069/ /

Owner VEVMany, UDOM

Assessment \$205,300

PID 6848

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$139,000	\$66,300	\$205,300

Owner of Record

Owner VEVMany, UDOM

Sale Price \$246,000

Co-Owner CHOUP, SARY

Certificate

Address 20 DAWSON ST

Book & Page 32584/0240

SOUTH PORTLAND, ME 04106

Sale Date 02/18/2015

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VEVMANY, UDOM	\$246,000		32584/0240	WD	02/18/2015
PIERRE-JACQUES, YOANDREE	\$236,400		30643/0337	WD	05/14/2013
AAAL BUILDERS, LLC	\$36,000		30567/0311	WD	04/15/2013
H & L PROPERTIES, LLC	\$0		24779/0183	IC	01/22/2007
HAASE, PAUL A.	\$91,000		23141/0220	02	08/25/2005

Building Information

Building 1 : Section 1

Year Built: 2013

Living Area: 1,248

Replacement Cost: \$138,965

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$139,000

Building Attributes	
Field	Description
Style	Colonial

Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	624	624	
FUS	Upper Story, Finished	624	624	
FOP	Porch, Open, Finished	105	0	
UBM	Basement, Unfinished	624	0	
WDK	Deck, Wood	100	0	
		2,077	1,248	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Land Line Valuation

Use Code	1010	Size (Acres)	0.10
Description	SINGLE FAM MDL-01	Frontage	0
Zone	A	Depth	0
Neighborhood	CC	Assessed Value	\$66,300
Alt Land Appr Category	No		

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$139,000	\$66,300	\$205,300
2013	\$138,400	\$66,300	\$204,700
2012	\$0	\$6,600	\$6,600

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**CITY OF SOUTH PORTLAND
PLANNING BOARD FINDINGS OF FACT AND DECISION**

Date: 9/25/2012

RE: Site Plan for a Non Conforming Lot of Record – Single Family Residential House – AAAL, LLC – 20 Dawson Street

The South Portland Planning Board issues the following findings of fact and decision based upon the application, all plans and submissions, and public hearing as of this date:

1. AAAL, LLC had requested a site plan application review to develop a non-conforming residential lot. The applicant proposes to develop a nonconforming lot of record that is 4,604 square feet in area and located 20 Dawson Street. The applicant is proposing to construct a 676 SF footprint, two-story Colonial home. The parcel is served by public utilities available in the Dawson ROW. The property is further identified as Assessor's Tax Map 42, Lot 69 located in the Residential District A.

Public hearing notices were mailed on September 18, 2012 to 57 property owners within 500 feet, and to the applicant, Conservation Commission, and the City Council.

This site plan submission was reviewed under Chapter 27, Article III. Nonconformance, Article XVIII Site Plan Review, and in compliance with Article XII. Residential District A.

2. This submission is for a single-family dwelling on a nonconforming residential lot of record. Pursuant to Ordinance Section 27-304 (a) Separate unimproved nonconforming lots of record.

The residential lot of record was created by deed and conveyed from Paul A. Haase to H & L Properties, LLC, dated January 22, 2007. This lot was created by combining Lot #97 and a portion Lot #96 of the Cash Corner Heights Subdivision plan which was recorded in 1923 and found in the Cumberland County Registry of Deeds in Plan Book 15, Page 1923.

3. The applicant states that the traffic network can accommodate the minor amount of traffic generated by the additional single-family dwelling in the area.

Property access is via a new curb cut from Dawson Street. The applicant has designed the driveway to accommodate parking for at least two (2) vehicles, meeting the City's parking standards for a detached single-family dwelling.

4. The proposed new structure will be connected to the sanitary sewer via a 4" PVC line to an 8" VCP City owned sanitary sewer main located in the Dawson Street Right-Of-Way (ROW).

The proposed single-family home will generate 270 GPD of sanitary sewer flow (90 GPD per bedroom for 3 bedrooms). The applicant has provided an "Ability to Serve" letter from the Director of Water Resource Protection

The applicant is proposing to provide a foundational force main drainpipe to convey the sump pump discharge into an open bottom catch basin located northwest corner of the property. The soils on the site are permeable and suitable for infiltration.

Water service will be conveyed through a 1" copper line that will be connected to the 8" public water line within the City's ROW. Portland Water District has provided a letter of service for the proposed home and a statement that the structure is within 500' of a fire hydrant.

A new 4" gravity sanitary sewer line will be extended from the northwest side of the new structure connecting to new sanitary pump station to a 1 1/4" force main tying into the City's sanitary sewer system with the Harding Street ROW.

New overhead electric and telephone/CATV will tie into existing overhead service from an existing pole along Harding Street ROW (See waiver request Ordinance Section 24-39 (F)(1)).

5. The applicant has submitted a stormwater runoff plan that meets the City's ordinance requirements of Sec. 27-1536(e), Standards for a Drainage Plan. The site will be graded to sheet flow stormwater runoff to drain away from the new structure to the rear yard area. The applicant is proposing to capture the runoff from the drive to a crush stone trench located between the drive and property's southerly boundary. A small amount of runoff will sheet flow to the Dawson Street ROW and will be captured downstream in two (2) catch basins tied into the City's separated storm drain system. The drainage plan proposes grading contours will slight grassy swales, directing the stormwater runoff away from the home. A proposed "dry well" catch basin will be install at the west of swale are for the discharge of the foundation pump and stormwater infiltration purposes. The applicant agrees to maintain drainage swales by providing a "record drawing" prior to scheduling a Certificate of Occupancy inspection.

A satisfactory level one erosion and sedimentation control and maintenance program has been submitted.

6. The applicant is not proposing any landscaping and will install landscaping plant for the future property owner. Lighting will be through conventional lighting fixtures found on a single-family home.
7. The project is not anticipated to generate noise impacts above those permitted by Chapter 30, Control of Noise from New Development.
8. The applicant has submitted proof of right, title, and interest, corporate status, and technical capability to complete the project.
9. Per Ordinance Section 27-304 (g) (2) (i), the proposed 27' front yard setback of the proposed home's front porch and is consistent with immediate neighboring buildings along the same side of the street.

Per Ordinance Section 27-304 (g) (2) (ii), the width of the proposed structure will be 26 feet, which is consistent with the width of the existing homes in the neighborhood.

Per Ordinance Section 27-304 (g) (2) (iii), the new home will have a gable roof with the ridgeline parallel to the street.

Per Ordinance Section 27-304 (g) (2) (iv), the existing homes in the neighborhood vary from one to two story homes in the neighborhood. The proposed home will be two (2) stories with a height of 27 feet.

Per Ordinance Section 27-304 (g) (2) (v), the front façade of the home shows a front entrance facing the street with a front “Farmer’s” porches. The applicant’s architectural survey shows variety of façades in neighborhood. Some of the homes have front “Farmer’s” porches or porticos.

Per Ordinance Section 27-304 (g) (2) (vi), the home will have asphalt roof shingles gray in color, moss colored vinyl clapboard siding, and white shutters. All windows will have six-light panes throughout the home, which is consistent with the other homes in the neighborhood.

Per Ordinance Section 27-304 (g) (2) (vii), the landscaped open space will cover 67% of the lot.

10. The submitted building elevations and floor plans show a two (2) story-three (3) bedroom Colonial single-family dwelling with a covered front porch and with a rear deck off the dining area.

9/25/2012

20 Dawson Street
AAAL, LLC

Site Plan for a Non Conforming Lot of Record

With the inclusion of the condition of approval, all-applicable site plan standards are met by this submission.

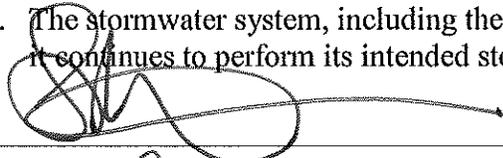
DECISION:

The approved site plan application of AAAL, LLC to build a single family home on a nonconforming lot of record, located at 20 Dawson Street, dated from August 24, 2012 through September 18, 2012; drawings dated August 6, 2012 through September 17, 2012; is hereby

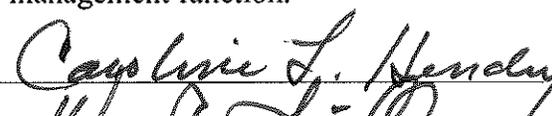
DENIED APPROVED WITH CONDITION (60) (District #2 vacant)
as follows:

CONDITIONS

1. **Planning Board Regulation #5, standard condition of approval as read by the Planning Board Chair:** This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. No project, plan or development previously approved by the Planning Board may be altered or modified without securing prior approval of the Planning Board in the form of an amended approval; provided, however, that, if at any time it becomes necessary or desirable to make modifications to the project, plan or development, the Planning Director may approve modifications determined by the Planning Director to be de minimis in that they (i) do not amount to a waiver or substantial alteration of any condition or requirement set by the Planning Board; (ii) do not affect any approval standard; (iii) meet all applicable ordinances and laws; (iv) are reviewed and approved by all appropriate City staff and consultants; and (v) do not involve any change to lot lines. De minimis changes include only the modifications listed in Sec. 24-27 of the Subdivision Ordinance and Sec. 27-140 or the Zoning Ordinance.
2. **Prior to issuing building permits,** the applicant shall provide evidence to the Planning and Development Director the recorded Certificate of Approval and Finding of Facts for the development in the Cumberland County Registry of Deeds (CCRD) and the signed Level One Contractor's Erosion and Sediment Control Certification.
3. **Prior to issuing the certificate of occupancy,** the applicant shall complete all improvements in accordance with the approved site plan, and said improvements shall have been inspected and found satisfactory by the City's Engineer or other duly designated person.
4. **Prior to issuing the certificate of occupancy,** the applicant shall provide to the Planning and Development Director a certified "as-built" grading plan meeting the City's G.I.S. requirements; grades will not be modified without first obtaining a Planning Board approval.
5. **The stormwater system, including the catch basin/drywell,** is required to be maintained to ensure that it continues to perform its intended stormwater management function.



Tony Cullen



Carolyn L. Hendry



Wm. R. Fidelity