

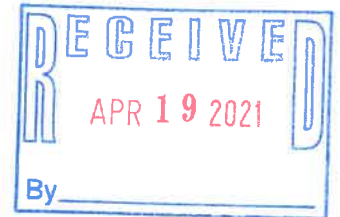
RAINBOTH, MURPHY & LOWN, PA
ATTORNEYS AT LAW • PROFESSIONAL ASSOCIATION



April 14, 2021

MICHAEL P. RAINBOTH *†
KENNETH D. MURPHY **
BRADLEY M. LOWN †‡
JAMES E. COUGHENOUR, JR. †*

City of Portsmouth
Planning Department
1 Junkins Ave.
Portsmouth, NH 03801
ATTN: Nick Cracknell



RE: Owner: Marcie Shearman
Property Address: 635 Lincoln Ave., Portsmouth, NH
Account Number 34572
Tax Map/Lot: 0148/0038/0000

Dear Nick,

I represent Marcie Shearman, the owner of the above property. She and her husband (Dr. John Sherman) purchased the property on July 1, 1985 and the deed is recorded at Book 2552 Page 0829 in the Rockingham County Registry of Deeds. Dr. Shearman, then conveyed his interest in the property to my client by deed dated June 28, 1989 and that deed is recorded at Book 2798, Page 0917 in the Rockingham County Registry of Deeds. I enclose copies of the deeds, and as you can see, the two (2) lots were separately referenced in both deeds

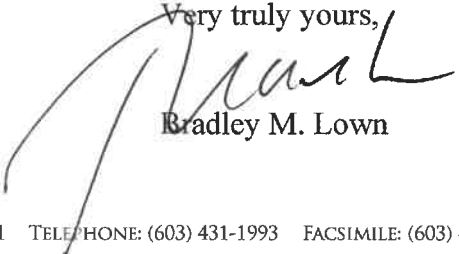
I enclose copies of the Property Assessment Records that show that the subject parcel originally consisted of two (2) different lots designated as 40/2 and 40/3, the latter being the Eastern lot on which the house and tennis court are located. I enclose a copy of the tax map showing the garage in the rear of the property, and it is not clear to me whether any portion of the garage is sitting on lot 40/2.

Pursuant to NH RSA 674:39 –aa, please consider this letter a request that the two (2) lots, combined in the deed to my client, be preserved as separate lots of record and “unmerged” pursuant to the statute. The two (2) lots were merged in 1972, as is shown on the Property Assessment Record.

My clients have taken no voluntary overt action to merge these lots.

As I understand it, the Portsmouth City Council has the jurisdiction to “unmerge” the lots. I look forward to hearing from you, and thank you for your help.

Very truly yours,


Bradley M. Lown

:aar
Enclosures
cc: Dr. John and Marcie Shearman

02552 P0829..

KNOW ALL MEN BY THESE PRESENTS, That we, JOHN E. PATERSON and DAVID C. PATERSON, as Co-Trustees of the FRANK E. PATERSON TRUST "B", of Plains Avenue, Portsmouth, County of Rockingham, State of New Hampshire, and also individually as the sole heirs-at-law of FRANK E. PATERSON

for consideration paid, grant to JOHN SHEARMAN, M.D. and MARCIE SHEARMAN of Portsmouth, County of Rockingham, and State of New Hampshire, as joint tenants with rights of survivorship, of 635 Lincoln Ave, Portsmouth, County of Rockingham, New Hampshire

with hereby conveying to JOHN SHEARMAN, M.D. and MARCIE SHEARMAN, the following described premises:

A certain parcel of land in Portsmouth, County of Rockingham, and State of New Hampshire, bounded and described as follows:

West by land now or formerly of the Estate of Daniel Mason, Rugg, and Susan E. Christie. East by land now or formerly of Edward L. Paterson, South by Lincoln Avenue, and North by said land of said named Christy.

Said parcel of land being No. 18 on the plan on file at the Register of Deeds in Exeter, made by Civil Engineer William A. Grover, August, 1909.

Being the same premises conveyed to Frank E. Paterson by Deed of Frank E. Paterson, Administrator of the Estate of Edward L. Paterson dated June 12, 1973, and recorded in the Rockingham County Registry of Deeds in Book 2204, Page 1319.

The Grantors herein are the only children of Frank E. Paterson, deceased and the sole remaindermen of Frank E. Paterson Trust "B", as established under the Will of Frank E. Paterson. See Rockingham County Probate Record No. 53593, Muriel E. Paterson, surviving spouse of Frank E. Paterson and mother of the Grantors herein.

spouse of Frank E. Paterson and mother of the Grantors herein, deceased on January 19, 1985.

Also conveying a certain parcel of land in Portsmouth, County of Rockingham, and State of New Hampshire known as Lot 17 on a plan of lots made August 1909 by William A. Grover which said plan is recorded in the Rockingham County Registry of Deeds. Said lot is bounded and described as follows:

On the north by one Call forty-five feet and eight inches; on the east by Lot No. 22 on said plan fifty-four feet and six inches and by Lot No. 16 on said plan one hundred and sixty feet; on the south by Lincoln Avenue so-called, fifty feet; on the west by Lot No. 18 two hundred and five feet, seven and one-half inches and on the northwest by land of one Dawns nine feet.

Being the same premises conveyed to FRANK E. PATERSON by Quitclaim Deed of FRANK E. PATERSON, Administrator of the Estate of EDWARD L. PATERSON dated June 12, 1973, and recorded in the Rockingham County Registry of Deeds in Book 2204, Page 1321.

29125
Jul 3 8 00 AM '85
Rockingham County
Registry of Deeds

THIS IS NOT HOMESTEAD PROPERTY

XX

Signed this 1st day of July, 1985

FRANK E. PATERSON TRUST "B"

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
PA. JUL-375 660.00
1989

BY: [Signature] L.S.
David C. Paterson, Co-Trustee &
Individually

BY: [Signature] L.S.
John E. Paterson, Co-Trustee &
Individually

25 1st A. D. 1985

State of New Hampshire

Rockingham ss.:

Personally appeared David C. Paterson and John E. Paterson, Co-Trustees
of the Frank E. Paterson Trust "B"
known to me, or satisfactorily proven, to be the persons whose names

subscribed to the foregoing instrument and acknowledged that they executed the same
for the purposes therein contained.

Before me,

[Signature]
Justice of the Peace — ~~Notary Public~~

CONSIDERATION LESS THAN \$4,000.00

BK2798 P0917

KNOW ALL MEN BY THESE PRESENTS, That I, JOHN M. SHEARMAN, of 635 Lincoln Avenue, Portsmouth, County of Rockingham, State of New Hampshire

for consideration paid, grant to MARCIA J. SHEARMAN, of 635 Lincoln Avenue, Portsmouth, County of Rockingham, State of New Hampshire

with Quitclaim Covenants

SEE ATTACHED EXHIBIT A

27503

JAN 28 10 43 AM '70

STATE OF NEW HAMPSHIRE
PAY AN UNDEER STATE TAX

Grantor herein being the husband ~~XXXXXXXXXXXXXXXXXXXX~~ grantee herein
said grantee ~~husband~~ ~~with~~ ~~of~~ ~~and~~ ~~XXXXXX~~ release to
all rights of homestead and other interests therein.

Signed this 27th day of June, 1989

John M. Shearman
JOHN M. SHEARMAN

State of New Hampshire
ROCKINGHAM, ss.

June 27th A. D. 1989

Personally appeared JOHN M. SHEARMAN

known to me, or satisfactorily proven, to be the person whose name is
subscribed to the foregoing instrument and acknowledged that he executed the same
for the purposes therein contained.

Before me *R. P. Blanchard*
Justice of the Peace - Notary Public

EXHIBIT A

BK2798 P09

PARCEL I:

A certain parcel of land with the buildings thereon, if any, situate in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

West by land now or formerly of the Estate of Daniel Mason, Rugg, and Susan E. Christie. East by land now or formerly of Edward L. Patterson, South by Lincoln Avenue, and North by said land of said name Christy.

Said parcel of land being NO. 18 on the plan on file at the Registry of Deeds in Exeter, made by Civil Engineer William A. Grover, August 1909.

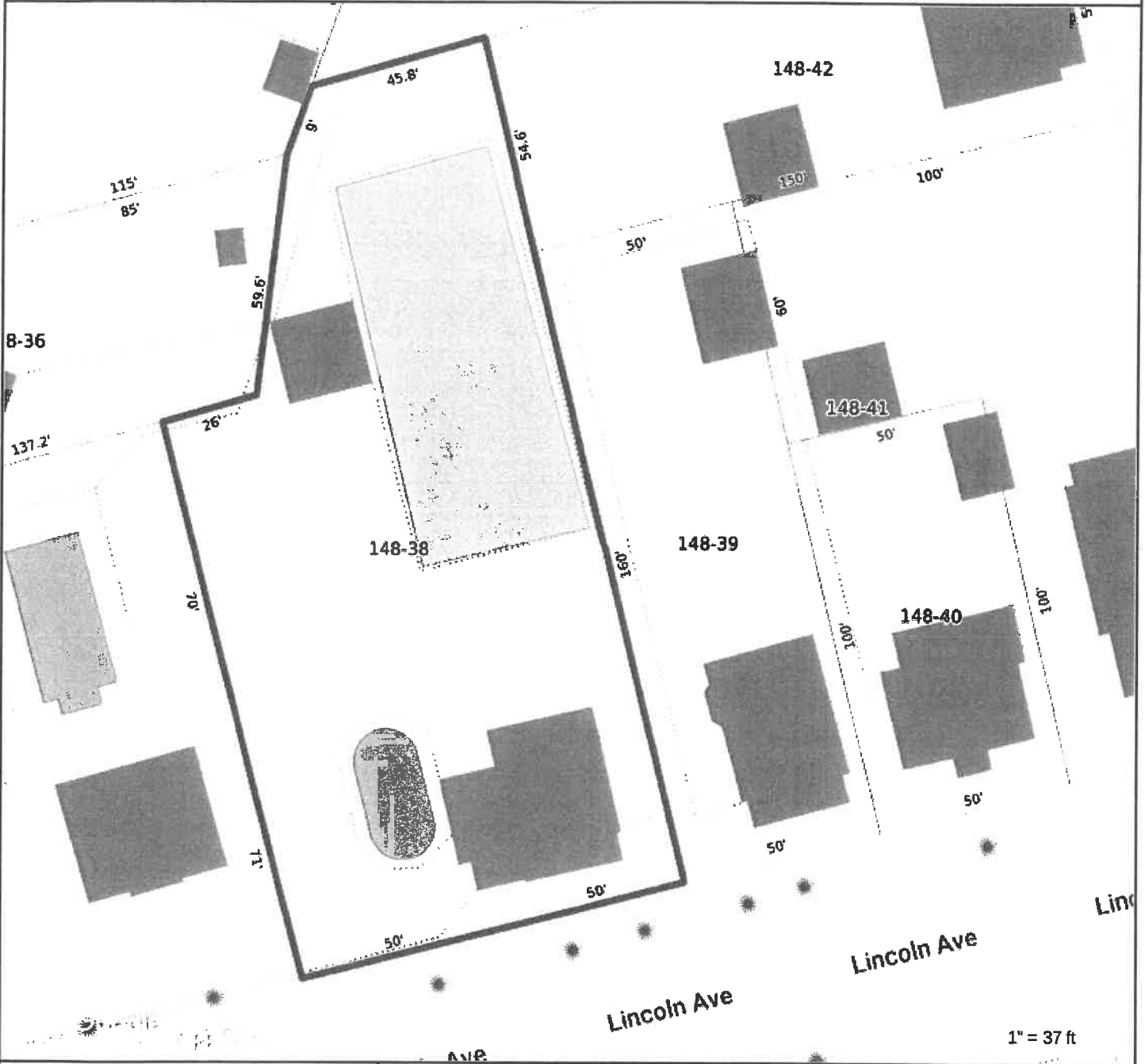
PARCEL II:

Also conveying a certain parcel of land with the buildings thereon, if any, situate in Portsmouth, County of Rockingham, and State of New Hampshire known as NO. 17 on a plan of lots made August 1909 by William A. Grover which said plan is recorded in the Rockingham County Registry of Deeds. Said lot is bounded and described as follows:

On the north, now or formerly, by one Call forty-five feet and eight inches; on the east by Lot No. 22 and said plan fifty-four feet and six inches and by Lot No. 16 on said plan one hundred and sixty feet; on the south by Lincoln Avenue so-called, fifty feet; on the west by Lot No. 18 two hundred five feet, seven and one-half inches and on the northwest by land now or formerly of one Dawns nine feet.

The above parcels I and II being the same premises conveyed by deed of John E. Paterson and David C. Paterson, Co-Trustees of the Frank E. Paterson Trust "B", dated July 1, 1985 and recorded with the Rockingham County Registry of Deeds, Book 2552, Page 0829.

635 Lincoln Ave



Property Information

Property ID 0148-0038-0000
Location 635 LINCOLN AVE
Owner SHEARMAN MARCIA J



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

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

Geometry updated 4/1/2019
Data updated 7/17/2019

PROPERTY USE CODE	AMOUNT
107	13300
60	60800
19	74100
TOTAL	13300
89	13300
19	69600
TOTAL	82900
19	13300
19	71600
TOTAL	84900

BOOK-PAGE	DATE	AMOUNT
2370/1778	07/79	
2552/0829	7/01/85	88,000
2798/917	6-28-89	none

MAILING ADDRESS

PORTSMOUTH NH 03801

635 Lincoln Ave., Portsmouth, N.H. 03801

635 Lincoln Ave

NAME	LAND VALUE
ATERSON FRANK E TR 'B'	12000
Shearman, John M.D. & Marcie	1320
Shearman Marcia J	13300

LAND VALUE COMPUTATIONS AND SUMMARY			
SO. FT. DESC.	CODE	SIZE	RATE
1 PRIMARY SITE	1	6000	2.00
2 SECONDARY SITE	4	13165	.10
3 UNDEVELOPED			
4 TILLABLE			
5 PASTURE			
6 WOODLAND			
7 WASTELAND			
8 HOMESITE			
9 FRONTAGE-ROAD			
0 FRONTAGE-WATER			
1 REAR			
2 ACRAGE-DEPR.			
TOTAL ACREAGE			

MEMORANDA

1st call 9/5/85

left card 1/20/87

No show for scheduled e.o. 3/3/82 E.O.

2988 - June 8, 1988 - Deck & 9' x 100' house, \$15,000

789 Assmt notice sent

4761 - 11/13/91 - INSTALL BOW WINDOW - \$2,000

4828 - 1/24/92 - DOCUMENT GREENHOUSE SETBACK - 10

SALES DATA							
DATE	NO.	TYPE	SALE PRICE	SOURCE		VALIDITY	
				1 BUYER	2 SELLER	3 FEE	4 AGENT
		1 2		1 2 3 4	1 2		
		1 2		1 2 3 4	1 2		
		1 2		1 2 3 4	1 2		

OCCUPANCY		INTERIOR FINISH			COMMERCIAL COMPUTATIONS		OCCUPANCY	
1	2	3	B	1	2	3	EXTERIOR WALL CODES	SINGLE FAMILY
VAC. LOT	DWELLING	OTHER					1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE 2 FRAME 4 BLOCK 6 TILE	MULTI FAMILY
1.0	1.5	2.0	2.5	3.0			EXTERIOR WALLS	APARTMENTS
							EFF. PERIMETER	STORES
							PERIM. AREA RATIO %	OFFICES
							NO. OF UNITS	
							AVG. UNIT SIZE	
							BASEMENT SIZE	
							SCHEDULE	
							HT.	
							BASEMENT	
							FIRST	
							SECOND	
							BASE PRICE	
							B. P. A.	
							SUBTOTAL	
							LIGHTING	
							HTG./AIR CON.	
							SPRINKLER	
							PARTITIONS	
							INTERIOR FINISH	
							SF/CF PRICE	
							AREA CUBE	
							SUBTOTAL	
							SPECIAL FEATURES*	
							ADDITIONS	
							TOTAL BASE	
							GRADE FACTOR	
							REPLACEMENT COST	
							FUNCTIONAL DEPRECIATIONS FACTORS	
							SURPLUS CAP	
							ENCROACHMENTS	
							COMM. LOCATION	
							ECONOMIC	
							TYPE	
							NO.	
							CONSTRUCTION	
							SIZE	
							DEPR.	
							REPLACEMENT COST	
							TRUE VALUE	

OCCUPANCY		INTERIOR FINISH			COMMERCIAL COMPUTATIONS		OCCUPANCY	
1	2	3	B	1	2	3	EXTERIOR WALL CODES	SINGLE FAMILY
VAC. LOT	DWELLING	OTHER					1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE 2 FRAME 4 BLOCK 6 TILE	MULTI FAMILY
1.0	1.5	2.0	2.5	3.0			EXTERIOR WALLS	APARTMENTS
							EFF. PERIMETER	STORES
							PERIM. AREA RATIO %	OFFICES
							NO. OF UNITS	
							AVG. UNIT SIZE	
							BASEMENT SIZE	
							SCHEDULE	
							HT.	
							BASEMENT	
							FIRST	
							SECOND	
							BASE PRICE	
							B. P. A.	
							SUBTOTAL	
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							SPRINKLER	
							PARTITIONS	
							INTERIOR FINISH	
							SF/CF PRICE	
							AREA CUBE	
							SUBTOTAL	
							SPECIAL FEATURES*	
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							TOTAL BASE	
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							FUNCTIONAL DEPRECIATIONS FACTORS	
							SURPLUS CAP	
							ENCROACHMENTS	
							COMM. LOCATION	
							ECONOMIC	
							TYPE	
							NO.	
							CONSTRUCTION	
							SIZE	
							DEPR.	
							REPLACEMENT COST	
							TRUE VALUE	

OCCUPANCY		INTERIOR FINISH			COMMERCIAL COMPUTATIONS		OCCUPANCY	
1	2	3	B	1	2	3	EXTERIOR WALL CODES	SINGLE FAMILY
VAC. LOT	DWELLING	OTHER					1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE 2 FRAME 4 BLOCK 6 TILE	MULTI FAMILY
1.0	1.5	2.0	2.5	3.0			EXTERIOR WALLS	APARTMENTS
							EFF. PERIMETER	STORES
							PERIM. AREA RATIO %	OFFICES
							NO. OF UNITS	
							AVG. UNIT SIZE	
							BASEMENT SIZE	
							SCHEDULE	
							HT.	
							BASEMENT	
							FIRST	
							SECOND	
							BASE PRICE	
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							SUBTOTAL	
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							SPRINKLER	
							PARTITIONS	
							INTERIOR FINISH	
							SF/CF PRICE	
							AREA CUBE	
							SUBTOTAL	
							SPECIAL FEATURES*	
							ADDITIONS	
							TOTAL BASE	
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							REPLACEMENT COST	
							FUNCTIONAL DEPRECIATIONS FACTORS	
							SURPLUS CAP	
							ENCROACHMENTS	
							COMM. LOCATION	
							ECONOMIC	
							TYPE	
							NO.	
							CONSTRUCTION	
							SIZE	
							DEPR.	
							REPLACEMENT COST	
							TRUE VALUE	

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 CUU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

PROPERTY ASSESSMENT RECORD, - CITY OF PORTSMOUTH, N.H.

RECORD OF OWNERSHIP				DATE OF TRANSFER			SALE PRICE IF KNOWN			ASSESSMENT RECORD			
PLAT	LOT	ADDRESS	DESCRIPTION	NO. OF ACRES	RATE	TOTAL	OWNERS NAME	DATES	ASSESSMENTS	LAND	BLDG.	TOTAL	
40	3	635 Middle St.	H-Bldg 06-L									5600	
												6200	
												6500	
												7200	
												10000	
												6500	
												7500	
												2000	
												13000	
												15000	
												3000	
												13000	
												1400	
RURAL PROPERTY													
LAND VALUE COMPUTATIONS AND SUMMARY				OWNERS PREVIOUS TO 1981									
TOPOGRAPHY	LEVEL	ROLLING	LEDGE	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	NAME	DATES	ASSESSMENTS	LAND	BLDG.	TOTAL
SOIL TYPE	LOAM	SAND	CLAY	TILLABLE				CHAPMAN					
LAND CLASS	GOOD	FAIR	POOR	PASTURE									
DRAINAGE	GOOD	FAIR	POOR	WOODED									
WATER SUPPLY	GOOD	FAIR	POOR	WASTE LAND									
FENCES	GOOD	FAIR	NONE	TOTAL ACREAGE									
ELECTRICITY	YES	NO		TOTAL VALUE LAND									
TELEPHONE	YES	NO		TOTAL VALUE BUILDINGS									
ROAD	PAVED	IMPR.	DIRT	TOTAL VALUE LAND & BUILDINGS									
REMARKS													
URBAN PROPERTY													
PROPERTY FACTORS				LAND VALUE COMPUTATIONS AND SUMMARY									
TOPOGRAPHY	IMPROVEMENTS	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT PRICE	TOTAL						
LEVEL	WATER	50	210	15	122	18.50	900						
HIGH	SEWER												
LOW	GAS												
ROLLING	ELECTRICITY												
SWAMPY	ALL UTILITIES												
	GARBAGE DISPOSAL												
TREND OF DISTRICT													
PAVED	IMPROVING												
SEMI-IMPROVED	STATIC												
DIRT	DECLINING												
SIDEWALK													
TOTAL VALUE LAND		900											
TOTAL VALUE BUILDINGS		5000											
TOTAL VALUE LAND & BUILDINGS		6500											

EST. CHARLOTTE M. ROBERTSON
 CHARLOTTE M. ROBERTSON
 Sept 1961
 9/17/1969
 46/34

F.W. Hartland 1900 1700

214.6
 2057
 18673

50

PROPERTY ASSESSMENT RECORD, - CITY OF PORTSMOUTH, N. H.

PLA.	ADDRESS	RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN	ASSESSMENT RECORD	
					1951	1952
40	635 LINCOLN AVE.				LAND	800
	DESCRIPTION LAND				BLDGS.	800
					TOTAL	1600
					LAND	1600
					BLDGS.	200
					TOTAL	200
RURAL PROPERTY						
	CHARLOTTE M. PALETSOY EST. 1953				LAND	200
	CHARLOTTE M. PALETSOY 4/22/16				BLDGS.	200
					TOTAL	200
LAND VALUE COMPUTATIONS AND SUMMARY						
	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	OWNERS PREVIOUS TO 1951	DATES ASSESSMENTS
	TILLABLE					
	PASTURE					
	WOODED					
	WASTE LAND					
	TOTAL ACREAGE					
	TOTAL VALUE LAND					
	TOTAL VALUE BUILDINGS					
	TOTAL VALUE LAND & BUILDINGS					
URBAN PROPERTY						
	FRONTAGE	AVG DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT-FEET PRICE	TOTAL
	51	140	15.00	113	7.70	856
	TOTAL VALUE LAND					800
	TOTAL VALUE BUILDINGS					-
	TOTAL VALUE LAND & BUILDINGS					800
LAND VALUE COMPUTATIONS AND SUMMARY						
	TOPOGRAPHY	IMPROVEMENTS				
	LEVEL	WATER				
	HIGH	SEWER				
	LOW	GAS				
	ROLLING	ELECTRICITY				
	SWAMPY	ALL UTILITIES				
		GARBAGE DISPOSAL				
	STREET	TREND OF DISTRICT				
	PAVED	IMPROVING				
	SEMI-IMPROVED	STATIC				
	DIRT	DECLINING				
	SIDEWALK					



RECORD OF BUILDINGS

NOTES—SPECIAL EQUIPMENT

Large empty grid area for notes and special equipment details.

Table with columns: OCCUPANCY, CONSTRUCTION, FLOORS, COMPUTATIONS (1951), UNIT, S.F., 1ST, 2ND, 3RD.

Table with columns: OCCUPANCY, TYPE, GRADE, AGE, DATE REMOD., COND., REPL. VAL., PHYS. DEPR., FUNCT. DEPR., SOUND VALU.

SUMMARY OF BUILDINGS

Summary table with columns: DATE, LISTED, MEAS., AREA, PRICED, 19, TOTAL VALUE BUILDINGS, 19, TOTAL VALUE BUILDINGS.

VERY CHEAP

PATERSON FRANK E TRUST "B"
 PO BOX 448
 PORTSMOUTH NH 03801

448

REMARKS-1
 ALSO INCLUDES LOT 2

LISTER NOTES
 1-BASEMENT WET

PROPERTY LOCATION		SIDE		LOCATION CODE	
635 LINCOLN AVE		N		/ / /	
CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR		TYPE	PROJECT	CONTROL NO	CARD
RECORD OF TRANSFER		DATE	BOOK	PAGE	AMOUNT
1 N/A		N/A	N/A	N/A	
2 Paterson Edward L Est					
3 Paterson Charlotte M Est		6/12/73	2204	1319	
4 Paterson Frank E Est		7/11/79	2370	1778	
5					
6					
7					

LAND FACTORS		LAND IMPROVEMENTS				SUMMARY
TOPOGRAPHY-1 LEVEL	LOCATION GOOD					19 72
IMPROVEMENTS-1 C WATER	DRAINAGE GOOD					LAND
-2 SEWER	ZONING 03					BLDG
-3 ELEC	NEIGHBORHOOD					TOTAL
STREET/RD-2 IMPROVE	SOIL-1 SANDY					19
	LOAM					LAND
						BLDG
						TOTAL

ACREAGE COMPUTATION						
TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	ASSESSMENT
1 H-LOT 48 A	.230	12000	5760		5760	100
2 REAR	.230	2000	460		460	100
3						
4						
5						
6						
ACREAGE TOTAL					6220	100
-460					6220	100
LOT COMPUTATION						
FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	TOTAL	ASSESSMENT
1						
2						
3						
4						
LOT TOTAL						
LAND TOTAL						

19 72
 LAND 6300
 BLDG 16500
 TOTAL 22800

19 LAND 6300
 BLDG 16500
 TOTAL 22800

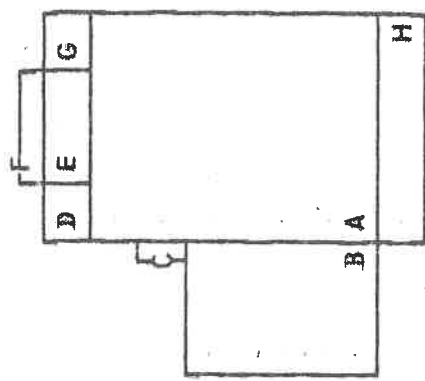
19 LAND 6300
 BLDG 16500
 TOTAL 22800

19 LAND 6300
 BLDG 16500
 TOTAL 22800

OUT BUILDINGS		PRICE
ITEM	1 2 3 4 5 6	
FOUNDATION	X	19320
EXT WALLS	X	
INSULATION	X	
ROOF	X	
BASEMENT	X	
FLOORS	X	
INT FIN	X	
SKIDS		
SGLE SDG		
DBL SDG	XX	
SHING WALLS		
CONC BLOCK		
BRICK		
STONE		
FLOOR	WC	
INT FINISH		
PLUMB		
ELEC		

SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS
A	3025-30-25				
B	01	1.0	FRAM	3	14-18-14-18
C	04	2.0	FRAM	3	3-7-3-7
D	04	1.0	FRAM	3	7-6-7-6
E	04	2.0	FRAM	3	7-13-7-13
F	04	1.0	FRAM	3	2-13-2-13
G	30	1.0	FRAM	3	7-6-7-6
H	30	1.0	FRAM	3	7-23-7-23

SCALE = 20 FT./IN.



OCUPANCY	CONSTRUCTION	CLASS	AGE	REMOD	COND	REPLACEMENT VALUE	PHYS DEPR	PHYSICAL VALUE	FUNC -DEPR	ACTUAL VALUE	EQ	ASSESSMENT	SALE PRICE	DATE MO/YR
DWLG 1 FAM	2.05 FR B A	3	1915+	NO	F+	32064	55	14429		14429	100	14400		
1-G BLDG55	1.05 FR 2	4.50	OLD		F	2106	45	1158	25	869	100	900		
2-DT GAR33	1.05 FR 2	3	OLD		F	2160	45	1188		1188	100	1200		
SUB TOTAL												32064		
BUILDING TOTAL												16486	100	16500

UNITED APPRAISAL CO. ©

LISTED DATE 01/14/72
 SIGNATURE
 REVIEW 3416
 2 SIGNED 2612



CITY OF PORTSMOUTH

Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Dexter Legg, Chair Planning Board
Cc: Karen S. Conard, City Manager
From: Rosann Lentz, City Assessor *Rosann Lentz*
Date: May 10, 2021
RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 635 Lincoln Ave

At its meeting on May 4, 2021, the City Council considered a request from Bradley M. Lown, Esq. of Rainboth, Murphy & Lown, PA, on behalf of the property owner Marcie Shearman, requesting the restoration of involuntarily merged lots at 635 Lincoln Ave to their pre-merger status pursuant to NH RSA 674:39-aa. These lots are represented as historical lot numbers 2 and 3. The Council voted to refer to the Planning Board and Assessor for report back.

Description

Current assessment records identify the parcel as having .44 +/- acres with a 3 bedroom 3.5 bath single family dwelling built around 1896 located on the parcel. Older assessment records dating back to the 50's identified the parcel as 2 separate lots until 1972.

History

Deeds: According to the deeds researched back to 1909 Book 646 Page 344 and 1916 Book 707 Page 274 two vacant lots were deeded individually to Lottie M. Paterson and the other to Charlotte Paterson. In proceeding years these two lots were deeded separately until 1985 when they appear in one deed; book 2552 page 829.

Property Assessment Records: Between 1953 and 1971 property assessment records show Plan 40 Lots 2 and 3 separately assessed. Assessment records for Tax Year 1972 show one assessment for both lots (See Enclosures).

Building Inspection/Planning Records

In 1998, John & Marica Sherman applied for a building permit for a deck and greenhouse to be attached to the dwelling located at 635 Lincoln Ave. As part of the permitting process, a sketch was submitted along with a plot plan and a survey of the lot with the placement of the dwelling indicated on the survey (See Enclosures).

Court Decisions

Upon review of various court decisions concerning the denial of restorations of lots, the State of New Hampshire Supreme Court case of Charles A. Roberts v. Town of Windham; Rockingham 165 N.H.186 (2013), agreed with the lower court's decision of voluntary merger. This decision in part looked at the use of the property in its entirety by reviewing a lots physical characteristics and the changes that occurred over time to the placement of buildings, driveways, outbuildings etc. The totality of changes can reasonably support that

lots by predecessors or current owners were voluntarily merged when facts show the primary and accessory buildings, access, etc. work as a unit.

Summary

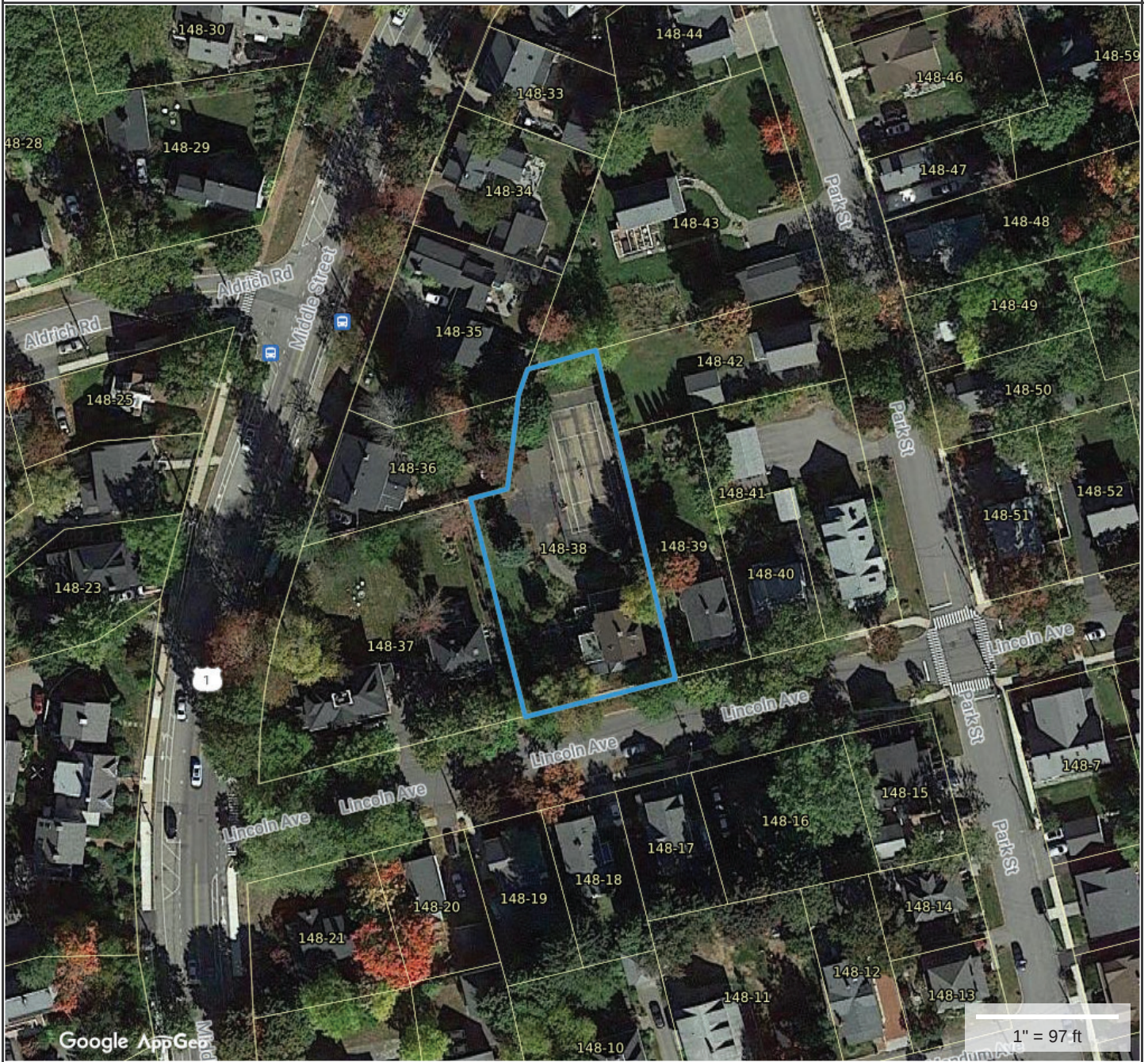
Upon review of the Map Geo 2020 Ariel and of the boundary survey which was submitted to the building inspection office June 8, 1988, it is clear that the dwelling was constructed sometime in 1900's straddling the property lines of the two lots identified above (See Enclosures). Additionally, the greenhouse and the deck that were added to the dwelling in 1988 also straddled Lots 2 and 3.

No written request for voluntary merger was found. The New Hampshire Municipal Association has interpreted the above court decision to mean, "Governing bodies and zoning boards of adjustment now know they should review requests to unmerge lots based upon all of the circumstances of actual use of the property, and that the lack of a request to voluntarily merge the lots by the current or former owner will not, standing alone, support such a request").

The taxpayers have requested lots 17 and 18 also identified as Plan 40 Lots 2 and 3 to be unmerged to their premerger boundaries. Based upon my research, it is recommended this request be denied as it is clear the property in its totality works as a unit and cannot be separately assessed or unmerged.

Cc: file

Attachments:



Property Information

Property ID 0148-0038-0000
Location 635 LINCOLN AVE
Owner SHEARMAN MARCIA J



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

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

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PROPERTY ASSESSMENT RECORD

LOCATION 635 LINCOLN AVE
 MAP U48 LOT 038 CARD 01 OF 01 (GLD M/L# 040 003)

ZONING GR CLASS B
 PROPERTY USE CODE 02

ROUTING NO 29
 ASSESSMENT RECORD

RECORD OF OWNERSHIP					NBHD ID
NAME	MAILING ADDRESS	BOOK-PAGE	DATE	AMOUNT	
PATERSON FRANK E TR 'B'	PO BOX 448 PLAINS AVE.	2370/1778	07/79		107
	PORTSMOUTH NH 03801				
Shearman, John M.D. & Marcie	635 Lincoln Ave., Portsmouth, N.H. 03801	2552/0829	7/01/85	88,000	89
Shearman Marcia J	635 Lincoln Ave	2798/917	6-28-89	none	19

LAND VALUE COMPUTATIONS AND SUMMARY					
SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	6000	2.00		12000
2 SECONDARY SITE	4	13165	.10		1320
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT					
	T	19165			13300

MEMORANDA

1st call
9:55
left card
1/20/82

all with.

1st/5
2nd/5

No show for scheduled a.B. 5/3/82 G.D.

2988 - June 8, 1988 - Deck + greenhouse, \$15,000
789 Assmt Notice sent

4761 - 11/13/91 - INSTALL BOW WINDOW - \$2,000

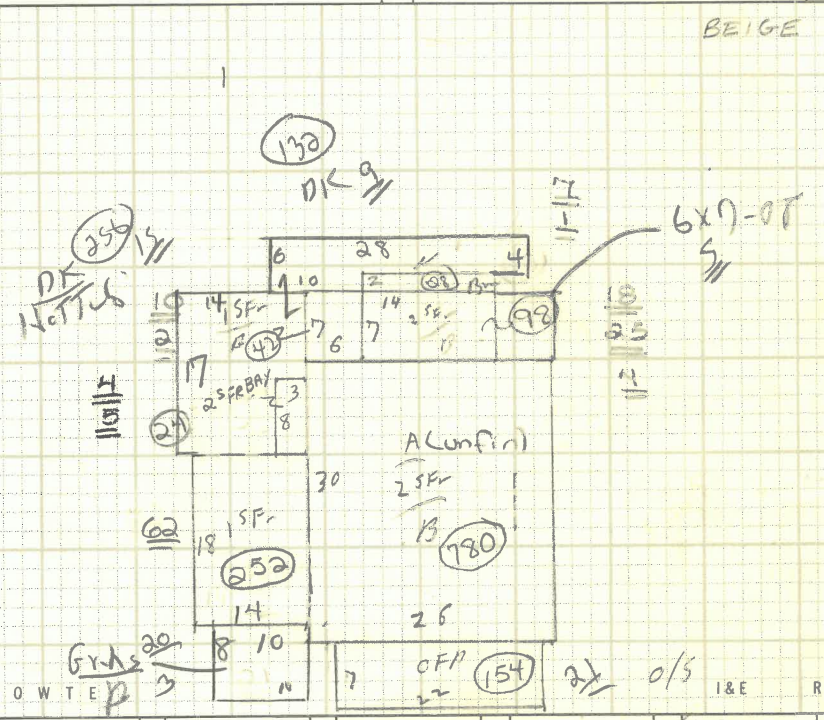
4828 - 1/24/92 - DOCUMENT GREENHOUSE SETBACK - \$0

SALES DATA						
DATE		TYPE	SALE PRICE	SOURCE		VALIDITY
MO.	YR.	1 LAND 2 L & B		1 BUYER 2 SELLER	3 FEE 4 AGENT	1 YES 2 NO
		1 2		1 2 3 4	1 2	
		1 2		1 2 3 4	1 2	
		1 2		1 2 3 4	1 2	

INSPECTION
 WITNESSED BY:

OCCUPANCY				INTERIOR FINISH				COMMERCIAL COMPUTATIONS				OCCUPANCY				
1 VAC. LOT	2 DWELLING	3 OTHER		DRYWALL PLASTER	B	1	2	3	1 BRICK	3 GLASS	5 STUCCO	7 STONE	9 CONCRETE	SINGLE FAMILY	STORES	
				WOOD PANELING					2 FRAME	4 BLOCK	6 TILE	8 METAL	0 ENAM. STL.	MULTI FAMILY	OFFICES	
STORY HEIGHT				LIVING ACCOMMODATIONS				EXTERIOR WALLS				APARTMENTS				
1.0	1.5	2.0	3.0	NO. OF UNITS	TOTAL ROOMS	BED ROOMS	FAMILY ROOMS	EFF. PERIMETER	A		B					
BASEMENT				OTHER FEATURES				NO. OF UNITS								
1 NONE	2 CRAWL	3 PART	4 FULL	PART MASONRY WALLS	YEAR	HEATING	YEAR	PERIM. AREA RATIO %	AVG. UNIT SIZE		BASEMENT SIZE					
HEATING				REMODELING DATA				SCHEDULE								
1 NONE	2 BASE	3 AIR CON		KITCHEN		GENERAL		HT.	BASE PRICE		BASEMENT					
WARM AIR - F OR G				DWELLING COMPUTATIONS				SUBTOTAL								
HOT WATER/STEAM				ERECTED				LIGHTING								
ELECTRIC				AGE				HTG./AIR CON.								
FLOOR/WALL FURNACE				CDU RATING				SPRINKLER								
UNIT HEATERS				2.0 STORY				PARTITIONS								
PLUMBING				2.0				INTERIOR FINISH								
PLUMBING POINTS				2.0				SF/CF PRICE								
STANDARD				2.0				AREA CUBE								
BATHROOM				2.0				SUBTOTAL								
HALF BATH				2.0				SPECIAL FEATURES*								
SINK/LAVATORY				2.0				ADDITIONS								
WATER CLOSET/URINAL				2.0				TOTAL BASE								
NO PLUMBING				2.0				GRADE FACTOR								
ATTIC				2.0				REPLACEMENT COST								
1 NONE	2 UNFIN	3 PT. FIN		TOTAL				FUNCTIONAL DEPRECIATIONS FACTORS								
4 FULL FIN	5 FULL FIN/WH			TOTAL				SURPLUS CAP								
ROOF				TOTAL				ENCROACHMENTS								
SHINGLE-ASP./ASB./WOOD				TOTAL				COMM. LOCATION								
SLATE/TILE/METAL				TOTAL				ECONOMIC								
COMP. ON WOOD FRAME				TOTAL				TOTAL SPECIAL FEATURES*								
COMP. ON STEEL FRAME				TOTAL				SUMMARY OF OTHER BUILDINGS								
WALLS				TOTAL				TYPE								
FRAME SIDING ALUM./VINYL/STUCCO				TOTAL				NO.								
SHINGLE-ASP./ASB./WOOD				TOTAL				CONSTRUCTION								
CONCRETE BLOCK				TOTAL				SIZE								
BRICK VENEER/STONE				TOTAL				RATE								
PLATE GLASS FRONT				TOTAL				GRADE								
FLOORS				TOTAL				ERECTED								
CONCRETE				TOTAL				CDU								
WOOD				TOTAL				REPLACEMENT COST								
TILE				TOTAL				DEPR.								
CARPET				TOTAL				TRUE VALUE								
WD./STL. FRAME				TOTAL												
REINF. CONC.				TOTAL												

SPECIAL FEATURES FOR COMMERCIAL BUILDINGS											
CONTEMPORARY	SPLIT LEVEL	RANCH	COLONIAL								
7			CAPE								
QTY.	ITEM DESCRIPTION	A	PRICE								
	PLUMBING FIXTURES										
	STORE FRONT										
TOTAL SPECIAL FEATURES*											
SUMMARY OF OTHER BUILDINGS											
TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPLACEMENT COST	DEPR.	TRUE VALUE	
GARAGE	1	2 nd FL	22x27	484.5	C	1900	PR	6150	75	1500	
BARN											
SHED						1992				2000	
POOL											
COMM BLDG.											
LISTED	D.K.	DATE	1/20/82	TOTAL OF CARDS THRU							3500 1500
TOTAL VALUE ALL BUILDINGS										60800	



GRADE DENOTES QUALITY OF CONSTRUCTION: A - EXCELLENT; B - GOOD; C - AVERAGE; D - CHEAP; E - VERY CHEAP
 CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

71600 PRC-078B
 69600

TLA 2126

PATERSON FRANK E TRUST "B"
 PO BOX 448
 PORTSMOUTH NH 03801

448

PROPERTY LOCATION	SIDE	LOCATION CODE	PLAN LOT
635 LINCOLN AVE	N	/ / / /	040 003
CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO
	RESID	31001	2611040000300
			CARD
			1 OF 1

REMARKS-1
 ALSO INCLUDES LOT 2

LISTER NOTES
 1-BASEMENT WET

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 N/A	N/A	N/A	N/A		
2 Paterson Edward L Est					
3 Paterson Charlotte M Est	6/12/73	2204	1319		
4 Paterson Frank E Est	7/11/79	2370	1778		
5					
6					
7					

LAND FACTORS	LAND IMPROVEMENTS	SUMMARY
TOPOGRAPHY-1 LEVEL IMPROVEMTS-1 C WATER -2 SEWER -3 ELEC	LOCATION GOOD DRAINAGE GOOD ZONING 03 NEIGHBORHOOD STATIC SOIL-1 SANDY -2 LOAM	19 72 LAND BLDGS TOTAL 6300 16500 22800
STREET/RD-2 IMPROVE	VALUE EQ ASSESSMENT	19 LAND BLDGS TOTAL

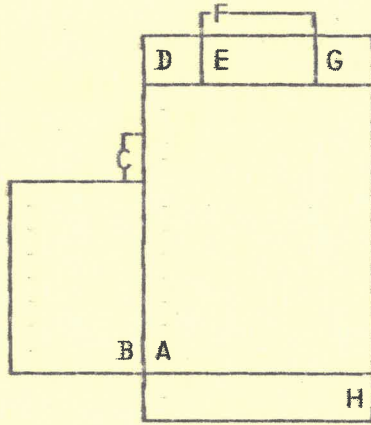
ACREAGE COMPUTATION									
TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT	19 LAND BLDGS TOTAL	
1 H-LOT 48 A	.230	12000	5760		5760	100	5800	19 LAND BLDGS TOTAL	
2 REAR 2	.230	2000	460		460	100	500	19 LAND BLDGS TOTAL	
3								19 LAND BLDGS TOTAL	
4								19 LAND BLDGS TOTAL	
5								19 LAND BLDGS TOTAL	
6								19 LAND BLDGS TOTAL	
		.460	ACREAGE TOTAL		6220	100	6300	19 LAND BLDGS TOTAL	

LOT COMPUTATION													
FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT	19 LAND BLDGS TOTAL
1													19 LAND BLDGS TOTAL
2													19 LAND BLDGS TOTAL
3													19 LAND BLDGS TOTAL
4													19 LAND BLDGS TOTAL
LOT TOTAL													19 LAND BLDGS TOTAL
LAND TOTAL										6220	100	6300	19 LAND BLDGS TOTAL

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CONTROL NO.	STRUCTURE VALUE
261 1040000300	STRUCTURAL ELEMENTS PRICE
OUT BUILDINGS	BASE. A 750SF 19320
ITEM 1 2 3 4 5 6	FOUNDATION. 1/2 BRICK WALLS 1/2 STONE WALLS EXT WALLS. FRAME CLAPBOARDS INSULATION. NONE ROOF. GABLE ASPH SHG BASEMENT. FULL CONCRETE FLOOR FLOORS. 1 HARDWD -200 2 PINE INT FIN. 1 PLASTR 2 PLASTR LAYOUT G COND G ROOMS. 1-4 2-3 ATTIC. FULL AT STAIR FULL FLR 380 HEAT. 1 H-W CAST 1720 2 H-W CAST FIREPLACES. 1 STACKS 1 1090 PLUMBING. BATH 1 TOILET R 1 390 SINK 1 TILE. BATH -1 WN-1 WL- FL- PLS DORMERS. 1 8 LIN FT 220 SEG. B ADDITION 252SF 3301 C BAY WINDOW 21SF 300 D U-BSMT, ADD 42SF 964 E U-BSMT, ADD 91SF 2780 F U-BSMT, ADD 26SF 664 G OPEN-PORCH 42SF 298 H OPEN-PORCH 161SF 837
SIZE	
1- 18X 26 2- 20X 20	
AREA	
1- 468 SF 2- 400 SF	
	SUB TOTAL FACTOR 32064
OCCUPANCY	CONSTRUCTION CLASS AGE REMOD COND REPLACEMENT VALUE PHYS DEPR PHYSICAL VALUE FUNC DEPR ACTUAL VALUE EQ ASSESSMENT SALE PRICE DATE MO/YR
DWLG 1 FAM 1-G BLDG55 2-DT GAR33	2.0S FR B A 3 1915± NO F+ 32064 55 14429 25 14429 100 14400 1.0S FR 2 4.50 OLD F 2106 45 1158 100 900 1.0S FR 2 3 OLD F 2160 45 1188 100 1200

12



SCALE = 20 FT./IN.

A 3025-30-25					
SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS
B	01	1.0	FRAM	3	14-18-14-18
C	11	2.0	FRAM	3	3-7-3-7
D	04	1.0	FRAM	3	7-6-7-6
E	04	2.0	FRAM	3	7-13-7-13
F	04	1.0	FRAM	3	2-13-2-13
G	30	1.0	FRAM	3	7-6-7-6
H	30	1.0	FRAM	3	7-23-7-23

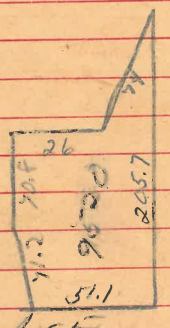
BUILDING TOTAL	VALUE	EQ	ASSESSMENT
	16486	100	16500

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01/14/72 3416
 SIGNATURE REVIEW
 2 SIGNED 2612

PROPERTY ASSESSMENT RECORD. — CITY OF PORTSMOUTH, N. H.

PLAN **40** LOT **2**
 ADDRESS **635 LINCOLN AVE.**
 DESCRIPTION **LAND**
 RECORD OF OWNERSHIP
 DATE OF TRANSFER
 SALE PRICE IF KNOWN
 ASSESSMENT RECORD



CHARLOTTE M. PATERSON EST.
 CHARLOTTE M. PATERSON

1953
 4/22/16

1951	LAND	
	BLDGS.	
	TOTAL	500
53	LAND	800
	BLDGS.	
	TOTAL	800
70	LAND	1600
	BLDGS.	
	TOTAL	1600
71	LAND	2000
	BLDGS.	
	TOTAL	2000

RURAL PROPERTY

707/274

PROPERTY FACTORS				LAND VALUE COMPUTATIONS AND SUMMARY				OWNERS PREVIOUS TO 1951		
TOPOGRAPHY	LEVEL	ROLLING	LEDGE	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	NAME	DATES	ASSESSMENTS
SOIL TYPE	LOAM	SAND	CLAY	TILLABLE						
LAND CLASS	GOOD	FAIR	POOR	PASTURE						
DRAINAGE	GOOD	FAIR	POOR	WOODED						
WATER SUPPLY	GOOD	FAIR	POOR	WASTE LAND						
FENCES	GOOD	FAIR	NONE	TOTAL ACREAGE				E. W. Hartford	1908	275
ELECTRICITY	YES	NO		TOTAL VALUE LAND						
TELEPHONE	YES	NO		TOTAL VALUE BUILDINGS						
ROAD	PAVED	IMPR.	DIRT	TOTAL VALUE LAND & BUILDINGS						
REMARKS										

URBAN PROPERTY

PROPERTY FACTORS			LAND VALUE COMPUTATIONS AND SUMMARY						
TOPOGRAPHY	IMPROVEMENTS		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL	
LEVEL	WATER		51	140	15.00	113	17 ⁰⁰	856	
HIGH	SEWER								
LOW	GAS								
ROLLING	ELECTRICITY								
SWAMPY	ALL UTILITIES								
	GARBAGE DISPOSAL								
STREET	TREND OF DISTRICT								
PAVED	IMPROVING							800	
SEMI-IMPROVED	STATIC								
DIRT	DECLINING								
SIDEWALK								800	

1951	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RECORD OF BUILDINGS

CONSTRUCTION				FLOORS				NOTES—SPECIAL EQUIPMENT						
OCCUPANCY				B	1	2	3	COMPUTATIONS						
SINGLE FAMILY				CEMENT				UNIT		1951				
TWO FAMILY				EARTH				1ST S.F. @						
APARTMENT				PINE				2ND S.F. @						
STORE				HARDWOOD				S.F. @						
THEATRE				ATTIC FL. & STRS.										
HOTEL				INTERIOR FINISH										
OFFICES				B	1	2	3							
WAREHOUSE				PINE										
COMM. GARAGE				HARDWOOD				ADDITIONS						
GAS STATION				PLASTER				BASEMENT						
FOUNDATION				UNFINISHED				WALLS						
CONCRETE				METAL CLG.				ROOF						
CONCRETE BLOCK				RECREAT. ROOM				FLOORS						
BRICK OR STONE				FINISHED ATTIC				ATTIC						
PIERS				FIREPLACE				FINISH						
CELLAR AREA FULL	1/4	1/2	3/4	PLUMBING				FIREPLACE						
NO. CELLAR				BATHROOM				HEATING						
EXTERIOR WALLS				TOILET ROOM				PLUMBING						
CLAPBOARDS				WATER CLOSET				TILING						
WIDE SIDING				KITCHEN SINK				TOTAL						
DROP SIDING				STD. WAT. HEAT				FACTOR						
NO SHEATHING				AUTO. WAT. HEAT				REPL. VAL.						
WOOD SHINGLES				ELECT. WAT. SYST.										
ASBES. SHINGLES				LAUNDRY TUBS										
STUCCO ON FRAME				NO PLUMBING										
STUCCO ON TILE				TILING										
BRICK VENEER				BATH FL. & WCOT.										
BRICK ON TILE				TOILET FL. & WCOT.										
SOLID BRICK				LIGHTING										
STONE VENEER				ELECTRIC										
CONC. OR CIND. BL.				NO LIGHTING										
ROOFING				NO. OF ROOMS										
ASPH. SHINGLES				BSMT.	2ND.			DATE	LISTED	MEAS.	AREA	PRICED	19	TOTAL VALUE BUILDINGS
WOOD SHINGLES				1ST.	3RD.								19	TOTAL VALUE BUILDINGS
ASBES. SHINGLES														
SLATE														
TILE														
METAL														
COMPOSITION														
ROLL ROOFING														
INSULATION														

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

PROPERTY ASSESSMENT RECORD - CITY OF PORTSMOUTH, N. H.

✓

PLAN **40** LOT **3**

ADDRESS **635 Lincoln Ave.**

DESCRIPTION **H-Bldg DG-L**

50

205.7
146.23
214.6

RECORD OF OWNERSHIP

Est. Charlotte M. Paterson
CHARLOTTE M. PATERSON

646/344

DATE OF TRANSFER

Sept. 1952
9/27/1909

SALE PRICE IF KNOWN

ASSESSMENT RECORD

1951	LAND	
	BLDGS.	
	TOTAL	5600
53	LAND	
19	BLDGS.	
	TOTAL	6200
55	LAND	
19	BLDGS.	
	TOTAL	6500
57	LAND	
19	BLDGS.	
	TOTAL	7200
60	LAND	1000
19	BLDGS.	6500
	TOTAL	7500
70	LAND	2000
19	BLDGS.	13000
	TOTAL	15000
71	LAND	3000
19	BLDGS.	13000
	TOTAL	16000
19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT
REMARKS			

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

EL. J. C. M. PATERSON

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
F. W. Hartford	1908	1700

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
	GARBAGE DISPOSAL
STREET	TREND OF DISTRICT
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	

LAND VALUE COMPUTATIONS AND SUMMARY

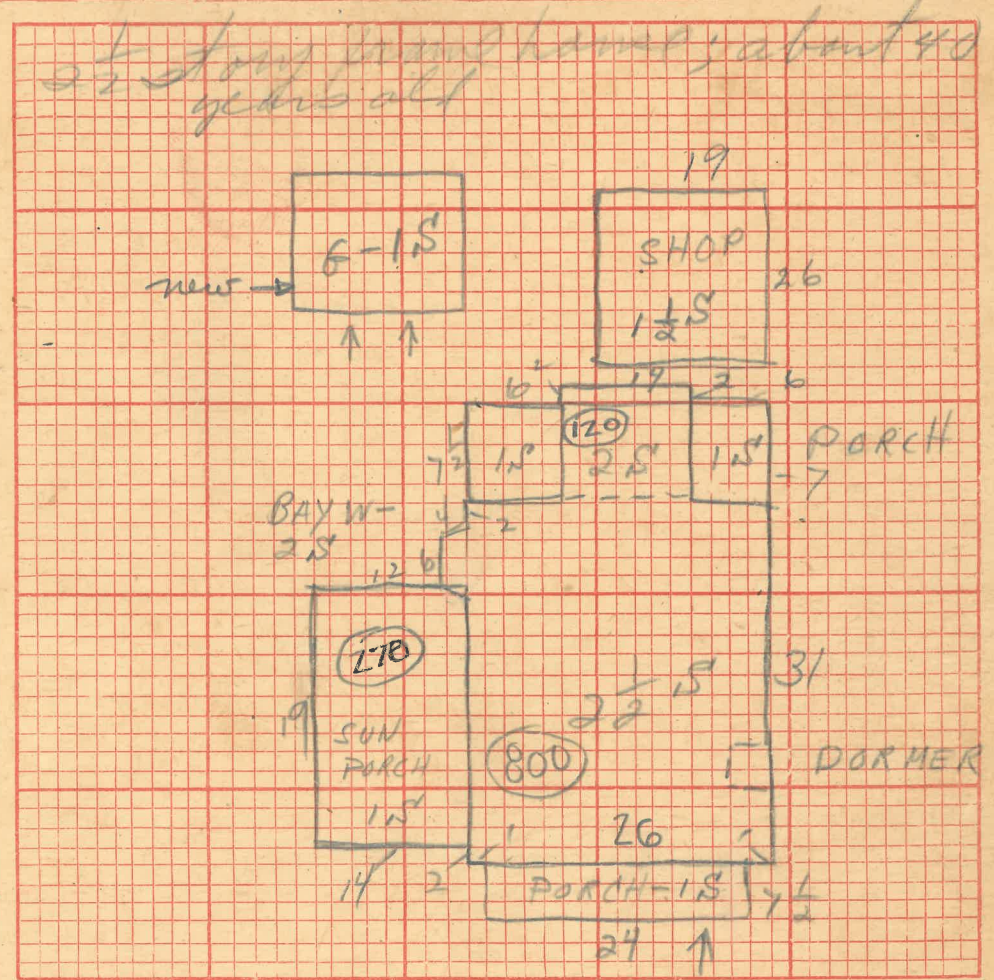
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
50	210	15.	122	18.50	900
TOTAL VALUE LAND					900
TOTAL VALUE BUILDINGS					5600
TOTAL VALUE LAND & BUILDINGS					6500

ASSESSMENT RECORD

19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	
19	LAND	
19	BLDGS.	
	TOTAL	

RECORD OF BUILDINGS

CONSTRUCTION				NOTES—SPECIAL EQUIPMENT			
OCCUPANCY		FLOORS		COMPUTATIONS			
SINGLE FAMILY	✓	B	1	UNIT	1951		
TWO FAMILY				1st 950 S.F. @ 4	3600		
APARTMENT				2nd 900 S.F. @ 4	3600		
STORE				450 S.F. @ 2	900		
THEATRE				Bays	200		
HOTEL				1 Story Cl	200		
OFFICES				Front Porch	200		
WAREHOUSE				Sun Porch	1000		
COMM. GARAGE				ADDITIONS SHOP	1500		
GAS STATION				Gor.	800		
FOUNDATION				BASEMENT			
CONCRETE				WALLS			
CONCRETE BLOCK				ROOF			
BRICK OR STONE				FLOORS			
PIERS				ATTIC			
CELLAR AREA FULL				FINISH			
NO. CELLAR				FIREPLACE	100		
EXTERIOR WALLS				HEATING			
CLAPBOARDS				PIPELESS FURNACE			
WIDE SIDING				HOT AIR FURNACE			
DROP SIDING	✓			FORCED AIR FURN.			
NO SHEATHING				STEAM			
WOOD SHINGLES				HOT WAT. OR VAPOR	✓		
ASBES. SHINGLES				NO HEATING			
STUCCO ON FRAME				PLUMBING			
TRUCCO ON TILE				BATHROOM			
BRICK VENEER				TOILET ROOM			
BRICK ON TILE				WATER CLOSET			
SOLID BRICK				KITCHEN SINK			
STONE VENEER				STD. WAT. HEAT			
CONC. OR CIND. BL.				AUTO. WAT. HEAT			
ROOFING				TILING			
ASPH. SHINGLES	✓			BATH FL. & WCOT.			
WOOD SHINGLES				TOILET FL. & WCOT.			
ASBES. SHINGLES				LIGHTING			
SLATE				ELECTRIC	✓		
TILE				NO LIGHTING			
METAL				NO. OF ROOMS			
COMPOSITION				BSMT.	1	2ND.	4
ROLL ROOFING				1ST.	5	3RD.	1
INSULATION				DATE	LISTED	MEAS.	AREA
							PRICED



SUMMARY OF BUILDINGS												
OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR. *	SOUND VALUE		
S.F.	SHOP	C	50		C	12,500	50%	6300	10%	5600		
* Excess Size for 1 Fam.												
		19	TOTAL VALUE BUILDINGS									
		19	TOTAL VALUE BUILDINGS									

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

BUREAU OF INSPECTORS
700 ISLINGTON STREET
PORTSMOUTH, NH 03801

BUILDING PERMIT

DEPT. FILE COPY

PAID

VALIDATION

DATE June 8, 19 88

PERMIT NO. 2988

APPLICANT John & Marcia Shearman ADDRESS 635 Lincoln Ave Lee Nickerson
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO deck & greenhouse (1) STORY residential NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)

AT (LOCATION) 635 Lincoln Avenue ZONING DISTRICT GR
(NO.) (STREET)
BETWEEN _____ AND _____
(CROSS STREET) (CROSS STREET)

SUBDIVISION _____ LOT 038 Plan U48 LOT SIZE 20,260
~~Block~~

BUILDING IS TO BE see plans FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 5B USE GROUP B BASEMENT WALLS OR FOUNDATION concrete
(TYPE)

REMARKS: None.

AREA OR VOLUME _____ ESTIMATED COST \$ 15,000.00 PERMIT FEE \$ 60.00
(CUBIC/SQUARE FEET)

OWNER Marcia Shearman BUILDING DEPT. BY R.W. Clump
ADDRESS _____ CHK#102

(Affidavit on reverse side of application to be completed by authorized agent of owner)

FORM NO. BOCA - BP 1969

RECEIVED MAY 23 1988

Please Print In Ink -- Complete All Blanks Or Use N/A

Application For [X] Building Permit Application Received 5/23/88
Change In Land Use Accepted Planning 5/24/88 (LET)

Est. Cost of All Construction \$15,000.- Fee \$60.00 Paid 6/8/88 Cash
Check # 102

1. Owner John + Marcia Shearman 2. Applicant SAME
Address 635 Lincoln Ave. Address Portsmouth
Phone 431-1026 Phone

3. Lessee N/A Address Phone

4. Location of Work Same as above Plan # 048 Lot # 038
Zoning District GR Historic A Historic B

5. Lot: Area 20,260 Front Boundary 202.1 Rear Boundary 154
Left Boundary 142.1 Right Boundary 214

6. Existing Use of Land or Building Single family

7. Proposed Use of Land or Building Same

8. Residential - Total No. of Dwelling Units Existing 1 Total S.F. 2020
Total No. of Dwelling Units Proposed 0 Total S.F. 0

9. Commercial/Other - Total No. of Structures Existing N/A Total S.F. N/A
Total No. of Structures Proposed Total S.F.

10. Size of All Existing Structure(s) - (For 3 Or More Structures Please Attach Sheet)
House Structure 1 25 x 30, Bldg. Footprint Area 750, Stories 2.5, Basement [X]
Porch Structure 2 14 x 18, Bldg. Footprint Area 252, Stories, Basement

11. Size of All Proposed Structure(s) - (For 3 Or More Structures Please Attach Sheet)
Greenhouse Structure 1 8 3/8 x 9 1/2, Bldg. Footprint Area 80 3/8, Stories 1, Basement NO
Deck Structure 2 8 1/8 x 10 1/4, Bldg. Footprint Area 80, Stories 1, Basement NO

12. Proposed Yard Setbacks Greenhouse: Front 24 Rear 22 Left 97 Right N/A
2: Front Rear Left Right

13. Provide complete Description of Work to be Done (Be Specific, Attach Sheet If Req'd.)

Build exterior greenhouse per attached sheet
and also build exterior deck as per same sheet.

14. Contractor: Lee Nickerson Address: 117 Belle Marsh Rd. Phone: (207) 384-
South Berwick
Maine

15. Existing Building Data: (Check Applicable Type(s)) NA _____
 Foundation: Stone , Block _____, Conc. _____, Other Brick
 Floor Framing: Wood , Steel _____, Conc. _____
 Wall Framing: Wood , Block _____, Metal _____, Conc. _____
 Roof Framing: Wood , Steel _____, Conc. _____
 Fire Detection System: No _____ Yes (Local or Master), Contractor _____
 Sprinkler System: No Yes _____ (Wet or Dry), Contractor _____

16. Proposed Building/Addition/Renovation Data: (Check Applicable Types(s))
 Foundation: Block _____, Conc. , Other _____, Depth Below Grade _____
 Floor Framing: Wood _____, Steel _____, Conc. _____, Joist Size _____
 Joist Spacing _____, Max Span _____
 Wall Framing: Wood _____, Steel + glass, Block _____, Conc. _____,
 Stud Spacing _____, Stud Size _____
 Ceiling/Roof Framing: Wood _____, Steel + glass, Conc. _____, Rafter Size _____,
 Rafter Spacing _____, Max Span _____
 Lumber Species Used: Spruce _____, Hem/Fir _____, Other (Specify) _____
 Insulation Amount: Walls _____, Ceiling _____, Floors _____
 Fire Detection System: No , Yes _____ (Local or Master) Heat Detectors _____,
 Smoke Detectors _____, Contractor _____
 Sprinkler System: No , Yes _____ (Wet, Dry), Contractor _____

17. Plumbing Work: No , Yes _____, Contractor _____

18. Sewerage System: City N/A, Subsurface _____, State Permit Number _____

19. Electrical Work: No _____, Yes , Contractor Jim Streeter

20. Plans Submitted: Site , Framing , Floor _____, Elec. _____,
 Plumbing _____, Eng. Site _____, Rolled Plans _____,
 Other _____

21. I certify that the information given is true and correct to the best of my knowledge. No change from the above information will be made without approval of the Building Inspector. Construction activities shall not commence until the Building Permit is issued.

I realize that when all necessary approvals have been acquired, a Building Permit may be granted by the Chief Building Inspector to allow construction or change in land use in conformance with this application and those plans/specifications submitted in support thereof only.

I further acknowledge that the proposed structure or improvements shall not be occupied or otherwise utilized without the issuance of a Building Permit Certificate of Occupancy by the Chief Building Inspector.

Marcelo Leon 5/18/1988 _____
 Signature of Applicant Date If Not Owner, State Relationship

FOR CITY USE ONLY - BUILDING REVIEW PROCESS

This project is subject to the following reviews and approvals prior to the issuance of a Building Permit:

Site Review Committee - Result _____

Zoning Board of Adjustment - Result _____

Historic District Commission - Result _____

Building Code Board of Appeals - Result _____

Other _____

BUILDING USE GROUP R-3, BUILDING CONSTRUCTION CLASSIFICATION SB

	Initials	Date Denied	Date Approved
Building Inspector	<u>lee</u>	_____	<u>6/6</u>
Comment	<u>None</u>	_____	_____

Fire Department	_____	_____	_____
Comment	_____	_____	_____

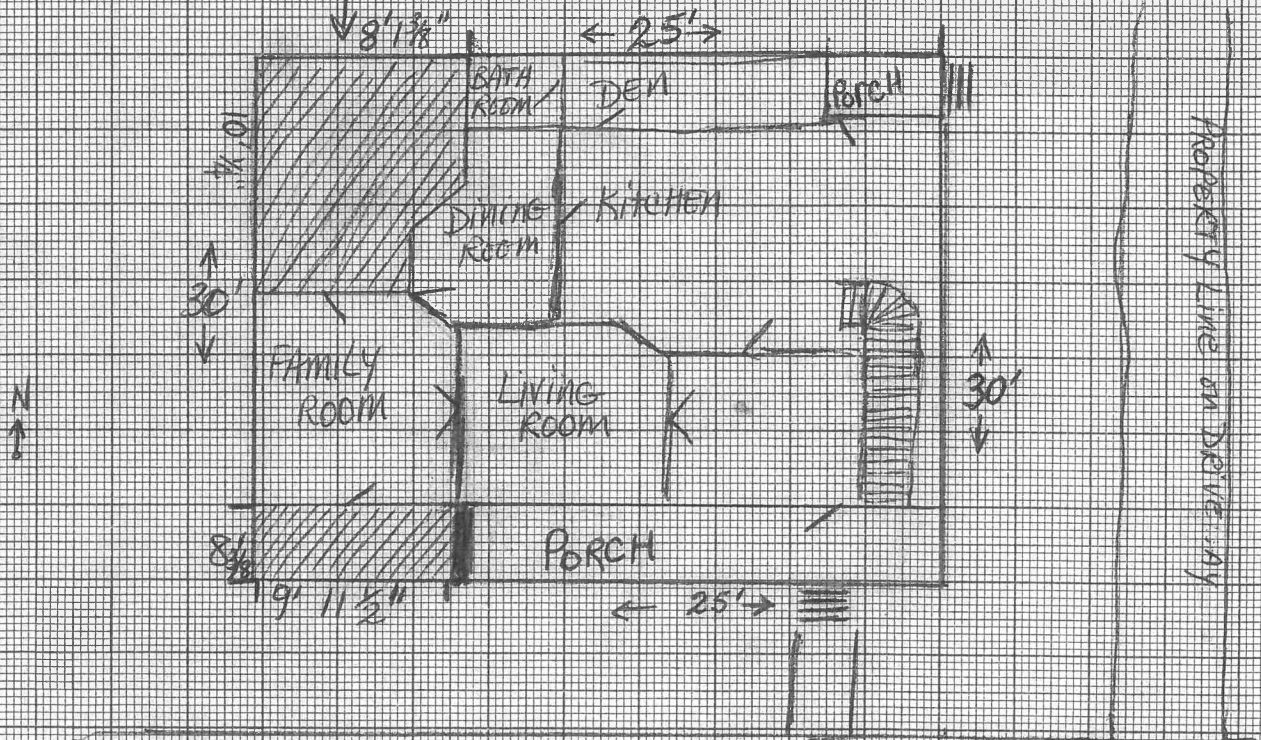
Planning Department	<u>JG</u>	_____	<u>3/23/88</u>
Comment	<u>1</u>	_____	_____

All conditions and requirements having been met, and there being no known outstanding violations to local codes or ordinances, I hereby approve the issuance of this Building Permit.

[Signature] _____ Date 6/6/88

Permit Issuance Approved By Chief Building Inspector

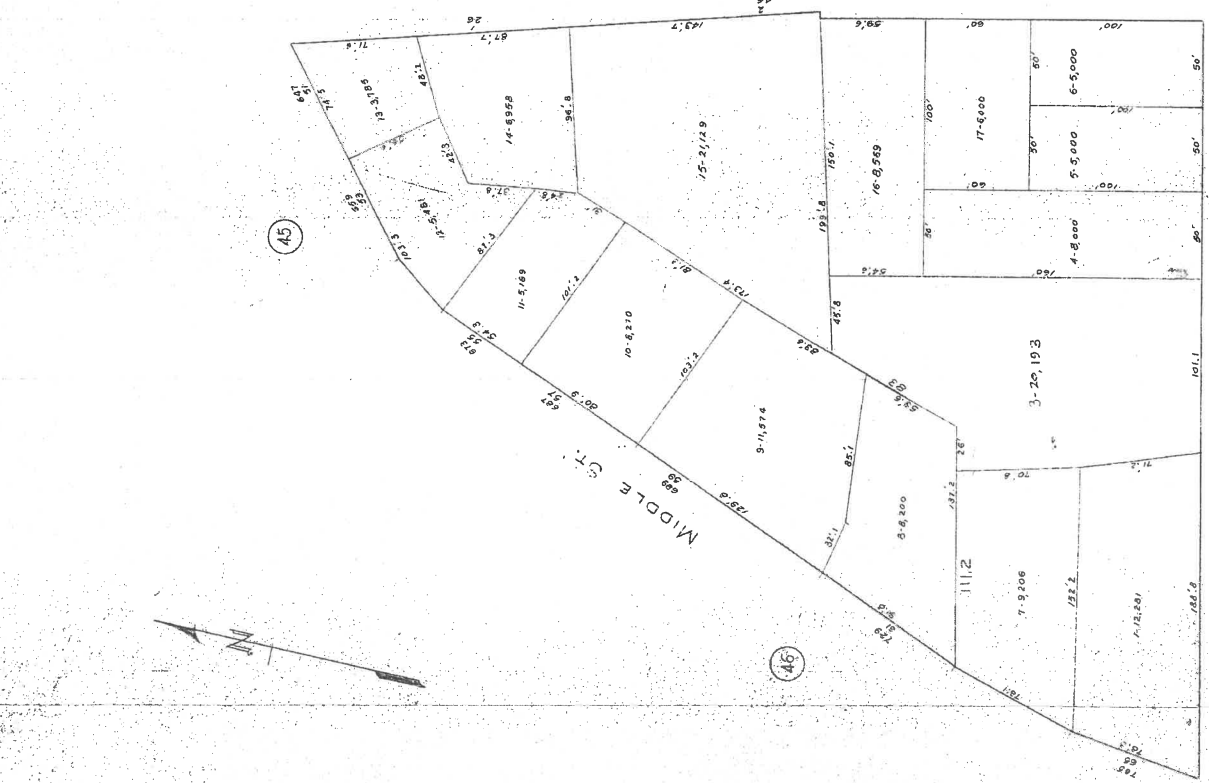
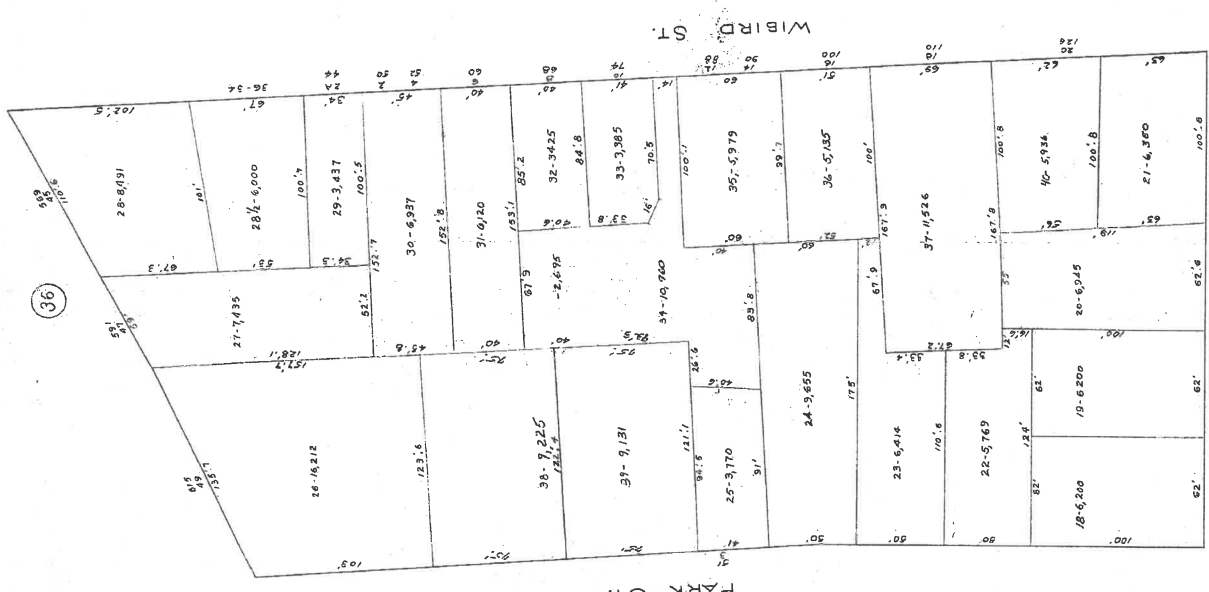
The deck will be
built entirely of wood (pressure treated wood.)
Deck dimensions: $8' 1\frac{3}{8}" \times 10' \frac{1}{4}"$



not to scale

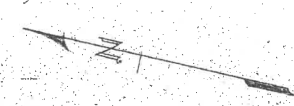
Sidewalk
Lincoln Avenue

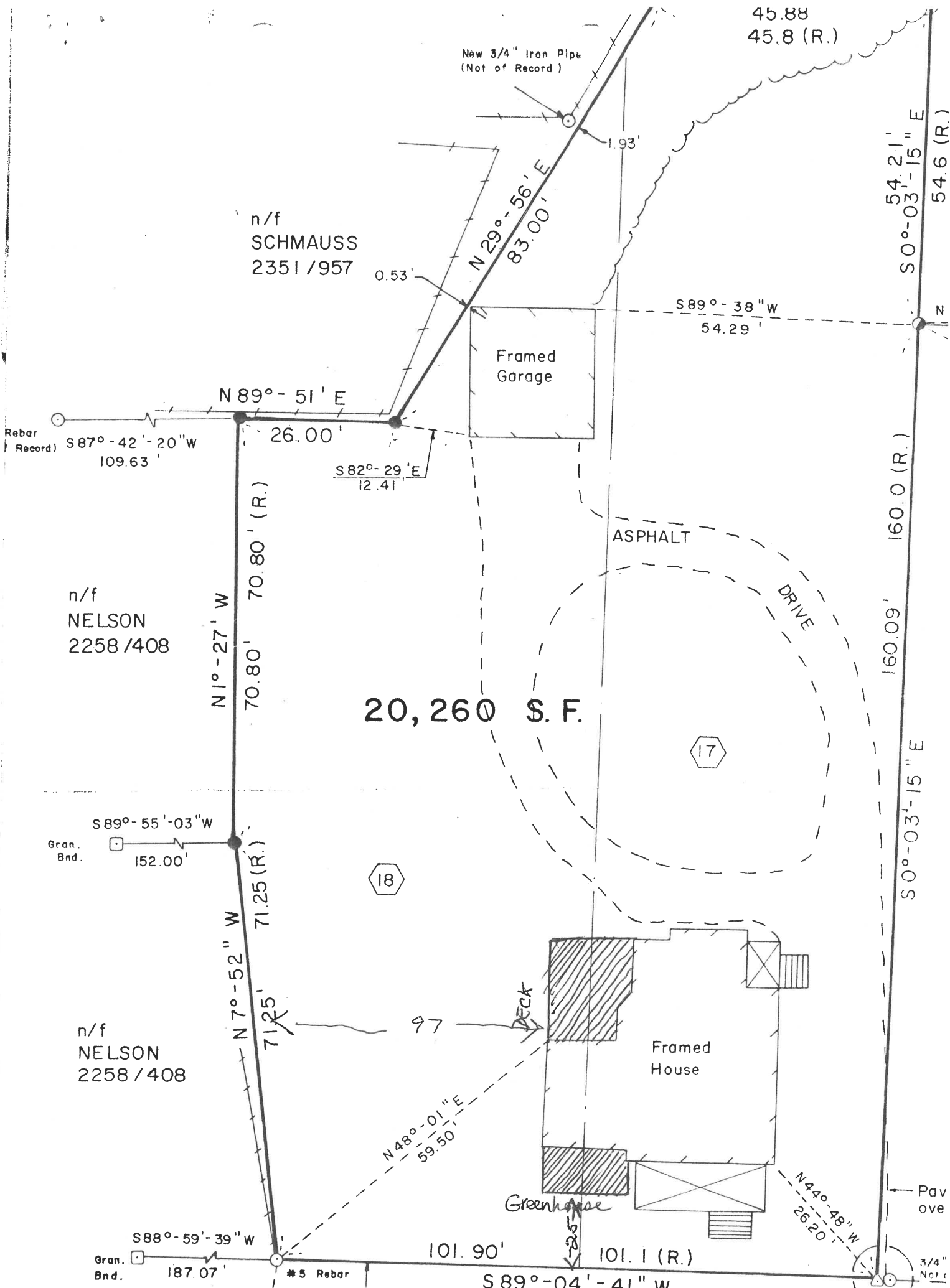
Property Line on Drive way



LOT PLAN No. 40
PORTSMOUTH, N.H.
SCALE: 1"=40'
 JOHN W. DURGIN CIVIL ENGINE
 RETRACTED BY C.A.P. 10-52

LINCOLN AVE.





45.88
45.8 (R.)

New 3/4" Iron Pipe
(Not of Record)

n/f
SCHMAUSS
2351/957

Rebar
Record) S87°-42'-20"W
109.63

n/f
NELSON
2258/408

Gran.
Bnd. S89°-55'-03"W
152.00'

n/f
NELSON
2258/408

Gran.
Bnd. S88°-59'-39"W
187.07'

*5 Rebar

20,260 S.F.

18

17

Framed House

Greenhouse

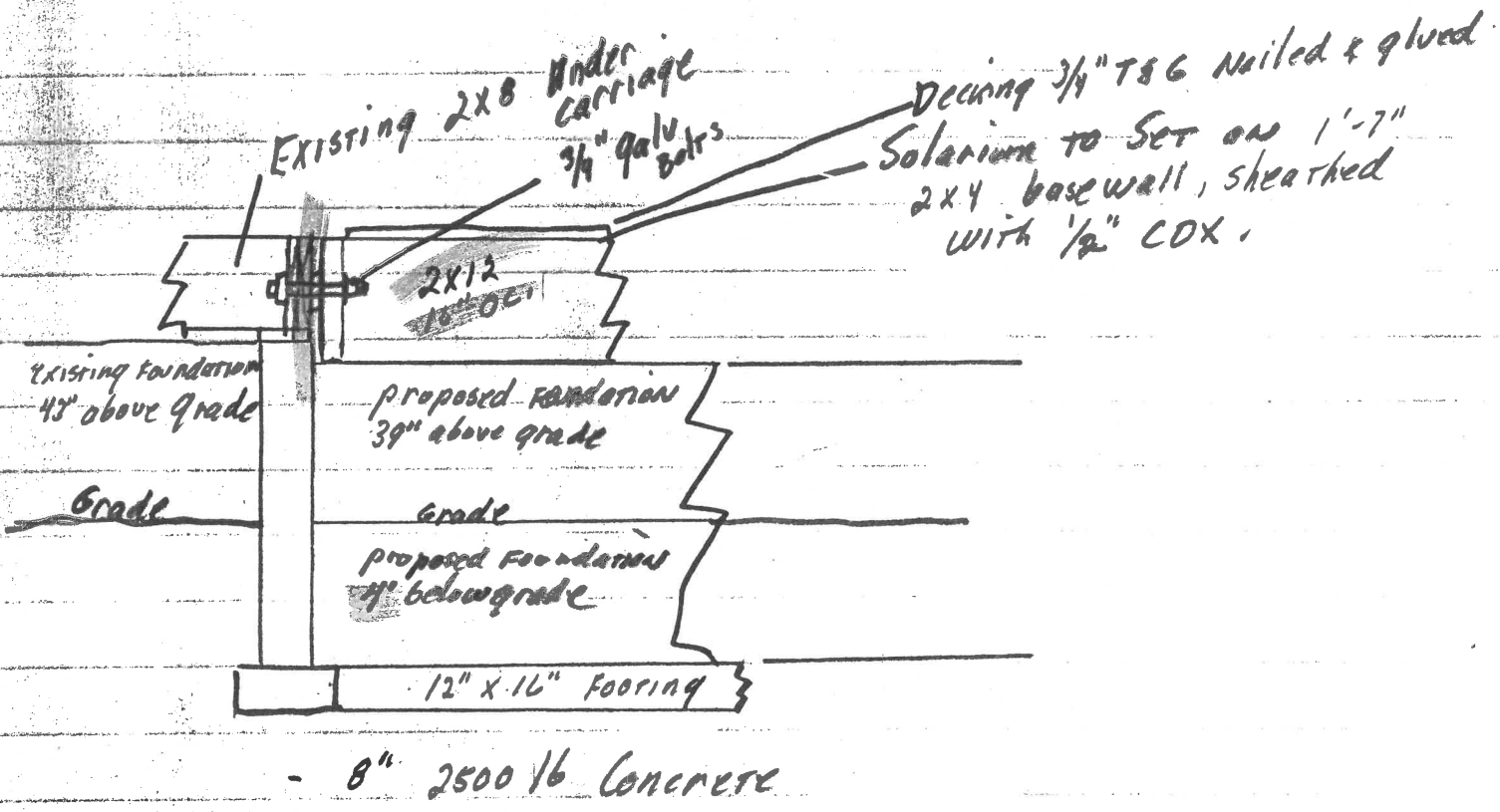
Framed Garage

ASPHALT

DRIVE

Pav
ove

3/4"
Not c



Roseland-Maine Corp.
 117 BELLE MARSH RD.
 S. BERWICK, ME 03908

Structural details of proposed Solarium addition

For:

Dr. John & Marcy Shearman

635 Lincoln Ave

Portsmouth NH 03801

Tel: 431-1026