

9/14/12

Enclosed is a letter from
the assessors office proving that we
do not own 136C on Falmouth Road,
and haven't owned it since 1982. We
was not able to convince the town
that we didn't own the property, so
we have been paying taxes on this
property from 1982 to 2010. After
reviewing the information could you
please send us a refund on taxes
paid for the years we didn't own
it. (1982-2010)
136C

Thank you

Ronald Blum

Charli St. Cyr

Town of Windham

Office of the Tax Assessor
8 School Road
Windham, ME 04062

Elisa A. Trepanier, CMA
Assessor/GIS Coordinator
maps@windhammaine.us

voice 207.894.5900 ext. 6511

fax 207.892.1916

May 12, 2016

Mr. Ronald A. Glantz
PO Box 688
Windham, Maine 04062

Re: Map/Lot 82-136-C; Account Number G1520R

Dear Mr. Glantz:

Enclosed please find a letter from David Sawyer dated January 8, 2013, requesting information on the ownership status of the above referenced lot. I have been unable to locate any written response from you. This issue was brought up again recently by Charlie St. Cyr who I believe is in your employ.

Following a review of deeds for this property and abutting properties; an analysis of the tax maps and aerial imagery; a physical inspection of the area and a cursory review by two local surveyors; I am led to believe that this parcel does not exist. Therefore, I have deleted the above referenced account from assessment records for the upcoming tax year and will be removing the parcel from the Windham tax maps.

The deadline to file for an abatement of property taxes expired on February 12, 2016.

Feel free to contact me with any questions.

Sincerely,



Elisa Trepanier, CMA
Assessor/GIS Coordinator

Enc.

Cc: Anthony Plante, Town Manager

TOWN OF WINDHAM

Office of the Tax Assessor
8 School Road
Windham, ME 04062

David G. Sawyer, Assessor
dgsawyer@town.windham.me.us

voice 207.892.1903

fax 207.892.1916

January 8, 2013

Ronald A. Glantz
P.O. Box 688
Windham, Me 04062

Re: Map/Lot: 82-136-C
Acct No: G1520R

Dear Mr. Glantz,

It has come to my attention that there is an ownership question on the above lot, a quarter-acre, vacant lot located at 487 Falmouth Road. Our records show that you are the owner by virtue of a deed, dated November 25, 1969, and recorded in the Cumberland County Registry of Deeds in book 3110, page 370. If you have any information on the property that indicates any transfer of ownership to another party, I would very much appreciate that information. I understand that you feel that you do not own the property and if that is the case the Town would like to assess property taxes to the correct person. If we do not hear from you I will continue to carry your name on this property as the record owner.

Thank you for your cooperation and please contact me if you have any questions or are able to help clear this up.

Sincerely,

David Sawyer
Assessor

copy: Judith Haggeman, Deputy Tax Collector

www.windhamweb.com

EXHIBIT A

Two certain lots or parcels of land, together with the buildings thereon, situated on the northeasterly side of Falmouth Road, Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

PARCEL 1

Beginning at an iron in the northeasterly side line of the Falmouth Road at the westerly corner of land conveyed by Harold P. Fogg, et al., to Gerald A. Curtis, et al., by deed dated September 2, 1969 recorded in Cumberland County Registry of Deeds in Book 3100, Page 234; thence northeasterly by said Curtis land, two hundred nine (209) feet to an iron in the line of land conveyed by Clifford L. Moses to Viola R. Lowell by deed dated October 5, 1949 recorded in said Registry of Deeds in Book 1976, Page 13; thence northwesterly by said Lowell land, one hundred twelve (112) feet to an iron; thence southwesterly by said Lowell land, two hundred nine (209) feet to an iron in the northeasterly side line of the Falmouth Road; thence southeasterly by the northeasterly side line of the Falmouth Road, one hundred twelve (112) feet to the point of beginning.

For title of Grantor reference is hereby made to a deed of F. S. Plummer Co., Inc. to George G. Mulligan, Jr. and Shirley E. Mulligan dated March 10, 1971 recorded in Cumberland County Registry of Deeds in Book 3162, Page 210.

PARCEL 2

A certain lot lying and adjoining westerly of the George G. Mulligan Jr. and Shirley E. Mulligan lot which was deeded by F. S. Plummer Co., Inc. on March 10, 1971 recorded in Cumberland County Registry of Deeds in Book 3162, Page 210, and beginning on the Falmouth Road at the southwesterly corner of the aforesaid Mulligan lot; thence in a generally westerly direction on the Falmouth Road toward Pinewood Drive, a distance of 50 feet more or less to a point on the Falmouth Road; thence in a generally northerly direction and parallel to the westerly bound of said Mulligan lot a distance northerly of 200 feet to a point; thence from said point and moving in a generally easterly direction and parallel to Falmouth Road a distance of 50 feet, more or less to a point on the northwesterly corner of the aforesaid Mulligan lot, which point is 200 feet northerly of the point of beginning; thence from said point in a generally southerly direction a distance of 200 feet, more or less along said westerly bound of said Mulligan lot to the point of beginning aforesaid on the Falmouth Road.

For title of Grantor reference is hereby made to a deed of Ronald A. Glantz and Andrew G. Glantz to George G. Mulligan, Jr. and Shirley E. Mulligan dated November 29, 1982 recorded in Book 5076, Page 36. George G. Mulligan, Jr. died July 6, 1994 leaving Shirley E. Mulligan as surviving joint tenant.

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
MAINE STATUTORY SHORT FORM
 DLN: 1001540004236

KNOW ALL MEN BY THESE PRESENTS, that I, **Shirley E. Mulligan**, of c/o Kathleen L. Griffith, 5 Haskell Road, Windham, ME 04062, for consideration paid, grant to **Keith D. Cook**, of 185 Meadow Road, Raymond, ME 04071, with **WARRANTY COVENANTS**, the following described real property:

See attached Exhibit A

Witness my hand and seal this 17th day of August, 2015.

Signed, sealed and delivered in the presence of:

Shawn W. Casey
 Witness

Shirley E. Mulligan
 Shirley E. Mulligan by Kathleen L. Griffith as
 Attorney In Fact *By Kathleen L. Griffith as Attorney in fact*

STATE OF MAINE
 COUNTY OF Cumberland, ss

Date: August 17th, 2015

Personally appeared the above-named Kathleen L. Griffith and acknowledged the foregoing to be her free act and deed in her said capacity of Attorney in Fact for Shirley E. Mulligan.

Before me, Shawn W. Casey
 Notary Public/Attorney at Law

Print name: Shawn W. Casey
 My commission expires: 1/12/2020

SHAWN W. CASEY
 Notary Public, Maine
 My Commission Expires January 12, 2020

Know all Men by these Presents,

That we, Ronald A. Glantz and Andrew G. Glantz, both of Windham in the County of Cumberland and State of Maine

In consideration of One Dollar and other valuable consideration

paid by George G. Mulligan, Jr. and Shirley E. Mulligan of said Windham

whose mailing address is R 3, Falmouth Road, So. Windham, Maine 04082

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said George G. Mulligan, Jr. and Shirley E. Mulligan

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land situated on the northeastern side of the Falmouth Road, in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows; to wit:

A certain lot lying and adjoining westerly of the George G. Mulligan Jr. and Shirley E. Mulligan lot which was deeded to the Mulligans by F.S. Plummer Co., Inc. on March 10, 1971 and which deed is recorded in the Cumberland County Registry of Deeds in Book 3162, Page 210;

And said lot or parcel of land deeded herein may be further described as a certain lot or parcel of land on the Falmouth Road in said Town of Windham.

Beginning on said Falmouth Road at the Southwesterly corner of the aforesaid Mulligan lot;

Thence in a generally Westerly direction on said Falmouth Road toward Pinewood Drive a distance of 50 feet more or less to a point on said Falmouth Road;

Thence in a generally northerly direction and parallel to the Westerly bound of said Mulligan lot a distance northerly of 200 feet to a point;

Thence from said point and moving in a generally Easterly direction and parallel to said Falmouth Road a distance of 50 feet more or less to a point at the Northwesterly corner of the aforesaid Mulligan lot, which point is 200 feet Northerly of the point of beginning.

Thence from said point in a generally Southerly direction a distance of 200 feet more or less along said Westerly bound of said Mulligan lot to the point of beginning aforesaid on the Falmouth Road.

The premises deeded herein are delineated on the Town of Windham, Assessors Map prepared by Sewall Co. in 1982 wherein said lot deeded herein is described and designated on Map 82-Town of Windham as lot 136C. (i.e., the E⁰ portion of 136C) Reference is made to a conveyance from Chester T. Calder et al to Ronald A. Glantz and Andrew G. Glantz dated November 22, 1969 and recorded in Cumberland County Registry of Deeds in Book 3110, Page 370.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **George G. Mulligan, Jr. and Shirley E. Mulligan**

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do warrant with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **Ronald A. Glantz and Judith A. Glantz**, wife of the said Ronald A. Glantz, and **Andrew G. Glantz**, and **Georgie O. Glantz**, wife of the said Andrew G. Glantz

AND

~~Spoken and wife of the said~~

Joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this **29th** day of the month of **November**, A.D. 19 **82**

Signed, Sealed and Delivered
in presence of

Jane A. King
Jane A. King
Jane A. King
Jane A. King

Ronald A. Glantz
Ronald A. Glantz
Judith A. Glantz
Judith A. Glantz
Andrew G. Glantz
Andrew G. Glantz
Georgie O. Glantz
Georgie O. Glantz

State of **Maine**, County of **Cumberland**

AM. November 29, 19 82.

Then personally appeared the above named **Ronald A. Glantz**

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

DEC 6 1982

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at **11:48 AM**, and recorded in

BOOK **5076** PAGE **36** *Edward D. Austin* Registrar

MY COMMISSION EXPIRES **DECEMBER 9, 1984**
Notary Public
Attorney at Law

MAP TITLE



Department 1

Department 2







[illegible]

State Use: 1010
Print Date: 04/27/2016 08:49

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description								
Style	01		Ranch												
Model	01		Residential												
Grade	03		Average												
Stories	1														
Occupancy	1														
Exterior Wall 1	14		Wood Shingle												
Exterior Wall 2															
Roof Structure	03		Gable/Hip												
Roof Cover	03		Asph/F Gls/Cmp												
Interior Wall 1	05		Drywall/Sheet												
Interior Wall 2															
Interior Flr 1	14		Carpet												
Interior Flr 2															
Heat Fuel	02		Oil												
Heat Type	05		Hot Water												
AC Type															
Total Bedrooms	03		3 Bedrooms												
Total Bthrms	1														
Total Half Baths															
Total Xtra Fixtrs															
Total Rooms	5														
Bath Style	02		Average												
Kitchen Style	02		Average												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)															
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value	
BUILDING SUB-AREA SUMMARY SECTION															
Code	Description			Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value							
BAS	First Floor			1,196	1,196	1,196	71.10	85,036							
FGR	Garage			0	576	202	24.93	14,362							
UBM	Basement, Unfinished			0	1,196	239	14.21	16,993							
Ttl. Gross Liv/Lease Area:				1,196	2,968	1,637		116,391							

Style	01		Ranch												
Model	01		Residential												
Grade	03		Average												
Stories	1														
Occupancy	1														
Exterior Wall 1	14		Wood Shingle												
Exterior Wall 2															
Roof Structure	03		Gable/Hip												
Roof Cover	03		Asph/F Gls/Cmp												
Interior Wall 1	05		Drywall/Sheet												
Interior Wall 2															
Interior Flr 1	14		Carpet												
Interior Flr 2															
Heat Fuel	02		Oil												
Heat Type	05		Hot Water												
AC Type															
Total Bedrooms	03		3 Bedrooms												
Total Bthrms	1														
Total Half Baths															
Total Xtra Fixtrs															
Total Rooms	5														
Bath Style	02		Average												
Kitchen Style	02		Average												
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Interior Flr 2															
Heat Fuel	02		Oil												
Heat Type	05		Hot Water												
AC Type															
Total Bedrooms	03		3 Bedrooms												
Total Bthrms	1														
Total Half Baths															
Total Xtra Fixtrs															
Total Rooms	5														
Bath Style	02		Average												
Kitchen Style	02		Average												
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UBM	Basement, Unfinished			0	1,196	239	14.21	16,993							
Ttl. Gross Liv/Lease Area:				1,196	2,968	1,637		116,391							

State Use: 1010
Print Date: 04/27/2016 11:20

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				3224 WINDHAM, ME						
COOK KEITH D										1	Level	2	Public Water	T.	2	Suburban	Description		Code	Appraised Value	Assessed Value							
185 MEADOW RD												6	Septic		2		RESIDENTIAL		1010	113,700	113,700							
															0		RES LAND		1010	64,000	64,000							
																	RESIDENTIAL		1010	10,300	10,300							
																	RES LAND		1320	3,500	3,500							
RAYMOND, ME 04071										SUPPLEMENTAL DATA																		
Additional Owners:										DEED NOTE																		
										DEED NOTE																		
										NOTICES																		
										SUBDIV																		
										SUBD LOT #																		
										DEED NOTES																		
										DEED NOTES																		
GIS ID: 082137000000										ASSOC PID#										Total		191,500		191,500				
RECORD OF OWNERSHIP										BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
COOK KEITH D										32521/ 61	08/17/2015	U	I	120,000	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
MULLIGAN SHIRLEY E										32587/ 34	08/16/2015	U	I		MQ	2015	1010	58,200	2014	1010	109,900	2013	1040	120,300				
MULLIGAN SHIRLEY E										5076/ 36	11/29/1982	U		AA	AA	2015	1010	64,000	2014	1010	64,000	2013	1040	64,000				
MULLIGAN GEORGE G JR &										3162/ 210	03/11/1971	U	I			2015	1010	12,200	2014	1010	12,200	2013	1040	12,200				
																2015	1320	3,500	2014	1320	3,500	2013	1320	3,500				
										Total:						Total:		137,900		189,600		Total:		200,000				
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																				
Total:																				APPRAISED VALUE SUMMARY								
																				Appraised Bldg. Value (Card)							113,700	
																				Appraised XF (B) Value (Bldg)							0	
																				Appraised OB (L) Value (Bldg)							10,300	
																				Appraised Land Value (Bldg)							67,500	
																				Special Land Value							0	
																				Total Appraised Parcel Value							191,500	
																				Valuation Method:							C	
																				Exemptions							0	
																				Adjustment:							0	
WHITE																				Net Total Appraised Parcel Value							191,500	
200 AMP																												
2013- NEW PROPANE FURNACE																												
HARDWOOD- INLAID																												
FUNCT- 15% NEEDS NEW WINDOWS,ROOF,																												
PORTION OF A WALL REMOVED IN LIV RM,																												
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																		
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result														
3838	08/01/2000	SD	Siding	800		100			04/04/2016			JH	11	Desk Listing														
									03/30/2016			JH	60	Sales Ver Field Review														
									08/15/2014			JH	11	Desk Listing														
									08/15/2014			JH	38	Appointment														
									03/11/2006			CS	13	Field Review														
LAND LINE VALUATION SECTION																												
B #	Use Code	Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	SA	Acre Disc	C. ST.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value											
1	1010	SINGLE FAM	RM				20,000	4,000	1.0000	5	1.0000	1.00	001		1.00	3.20	64,000											
1	1320	UNDEV AC					0.31	8,000.00	1.7733	5	1.0000	1.00	001		1.00	11,348.80	3,500											
Total Card Land Units:															0.77	AC	Parcel Total Land Area:0.77 AC		Total Land Value:		67,500							

Print Date: 04/27/2016 11:20

A black and white photograph of a two-story house with a chimney, surrounded by trees and a snowy landscape. The house is light-colored with dark shutters and a dark roof. A large evergreen tree stands in front of the house, and bare deciduous trees are visible in the background. The ground is covered in snow, and a fence is partially visible on the right.