

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. A-2-4 ADDRESS 3100-06 N. Gantenbein Avenue  
3110 N. Gantenbein Avenue

LEGAL DESCRIPTION South 23 feet of Lot 8, all of Lot 9, Block 2,

ALBINA ADDITION

OWNER SPRATLEN, Sanford O. and Evelyn L. LOT AREA 7,300 SQ.FT.

PROPERTY DESCRIPTION:

Subject site is a level, corner, partially landscaped 73'x100' lot which is approximately 5 ft. above street grade. All public utilities are connected.

Improvements consist of a large frame, 2-story, 4-plex unit, and a 1-story single family residence.

3110 N. Gantenbein

This home was built in 1889 and has 897 s.f. of main floor area. It has a living room, dining room, 2 bedrooms, old style bath and kitchen. It is fully lath and plaster, fir and linoleum floors. Heating is with a gas stove. Dirt dug-out basement area. Exterior is of asphalt shingles, composition roof, and GI gutters. It is in fair-average condition

There is a 20'x18' detached garage which is in fair condition.

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PARCEL NO. A-2-4  
Continued

3100-06 N. Gantenbein

Improvements consist of a 4-plex built in 1906 with 1680 sq.ft. of main floor area. The second floor contains the same amount of floor space. The 4 apartment units are identical as to room arrangement. They contain a living room, dining room, 1 bedroom, hall and kitchen. The apartments are heated with oil stoves. There is a full basement and attached double garage of very little value. The interior is of lath and plaster with fir and linoleum floors. The exterior is of lap siding with composition roof and GI gutters.

Property is in fair condition. Property needs maintenance.

ZONING: A-2.5



PARCEL NO. A-2-4  
Continued



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PIONEER NATIONAL TITLE INSURANCE COMPANY  
321 S. W. 4th Avenue  
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 A-2-4

Dated February 1, 1969

(1) Last deed of record runs to Sanford O. and Evelyn L. Spratlan

From Dorothy Virginia Brown

Whose address is 2625 S. W. Ravensview Drive, Portland, Ore.

(2) Legal description South 23 feet of Lot 8 and North 4 feet of Lot 9  
Block 2, LABINA ADDITION

(3) Deed dated February 8, 1965 recorded February 9, 1965

Book 228 page 233 Consideration IRS \$1.65

(4) Assessed valuation of land \$2,400 Improvements \$1,200

(5) Taxes 68-69 \$106.49; paid. Acct. No. 00990-0290

Mortgages, contracts and other encumbrances:

NONE

This is not a title report and we assume no responsibility for errors or omissions herein.

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *[Signature]*

PIONEER NATIONAL TITLE INSURANCE COMPANY  
321 S. W. 4th Avenue  
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 A-2-1

Dated February 1, 1959

(1) Last deed of record runs to Sanford O. and Evelyn Spratlan

From Myrtle Jenkins Brown Kriegh

Whose address is 2625 S. W. Ravensview Dr. Portland, Oregon

(2) Legal description The South 46 feet of Lot 9, Block 2, ALBION  
ADDITION.

(3) Deed dated April 16, 1959 recorded April 16, 1959

Book 1950 page 572 Consideration IRS

(4) Assessed valuation of land \$4,100 Improvements \$2,850

(5) Taxes 68-69 \$205.59; unpaid. Acct. No. 00990-0300

Mortgages, contracts and other encumbrances:

NONE

This is not a title report and we assume no responsibility for errors or omissions herein.

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: 