

Middle/Upper Income Housing



PROJECT/OWNERSHIP

OSBORN LOFT APARTMENTS
203-207 SE GRAND 97214
OWNER:
RITCHIE-MCFARLAND, LTD. 227-0210
133 SW SECOND AVE., #306
PORTLAND, OR 97204
YEAR OF ACQUISITION: 1992

LEGAL

ADDITION: EAST PORTLAND
BLOCK: 104 MAP: 3031
LOTS: 8

PUBLIC DATA

CENSUS TRACT: BLOCK:
URD: CENTRAL EASTSIDE
AREA: ZONING: EXd

ASSESSMENT AND TAXATION

LAND VALUE IMPROVEMENTS TOTAL VALUE TAX EXEMPTIONS
\$ 47,600 + \$ 530,100 = \$ 577,700 \$ 477,700

TAX ACCT NO. TAX YEAR DATE APPRAISED TAX EXEMPTION
226507040 91/92 HIST PROP '87

BUILDING DATA

SITE AREA: 5000 sf USAGE: HOUSING: 50 %
BLDG AREA: 15000 sf OFFICE: 25 %
STORIES: 3 RETAIL: 25 %
BASEMENT: Y
YR BUILT: 1890 STATUS: OPEN
HISTORIC: PRIMARY CONDITION: FAIR

RENOVATION: RENOVATED LOFTS

PUBLIC FINANCING:

TYPE: MULTIFAMILY: X STUDENT:
HOTEL/MOTEL: GROUP LIVING:
SRO: CONDO:
TRNSNT LODNG:

UNIT MIX RENTS	\$400- \$500	\$501- \$600	\$601- \$700	\$701- \$800	\$801- \$900	\$901- \$1000	\$1001- \$1100	\$1101- \$1200	\$1201- \$1300	\$1301- \$1400	\$1401- \$1500	>\$1500	N/A	TOTAL	HOUSING UNIT DATA
HOTEL/MOTEL LOFTS			4											4	RENTAL TYPE: OPEN MARKET: X SECT 8/SUBS:
STUDIO															VACANT UNITS: 0
1 BEDROOM															AVG HOUSEHLD SIZE: 2
2 BEDROOM															HOUSEHLD W/MINORS: 0
3 BEDROOM															UNITS DOUBLED UP: NA
SIZE N/A															AVG TIME OF OCC: 2 YRS
															UNIT TURNOVER: 1.5/YR
TOTALS	0	0	4	0	0	0	0	0	0	0	0	0	0	4	SRCE: LEWIS MCFARLAND DATE: 7/92 MGR: LEWIS MCFARLAND

TENANT PROFILE	UTILITIES INCLUDED	SERVICES	AMENITIES
AGE <30 YRS: % 31-60: % >60 YRS: % EMPLOYMENT EMPLOYED: % IN DWNTWN: % UNEMPLOYED: % RETIRED: % STUDENT: %	WATER/SEWER: X GAS: ELECTRICITY: STEAM: GARBAGE: X ALL: EST COST IF NOT INCLUDED: \$NA /MNTH	MAID/LINEN: CONCIERGE: 24 HR SECURITY: RES FLOOR AIDES:	LAUNDRY FACILITIES: W/D IN UNIT: W/D HOOKUP: FIREPLACE: FURNITURE: AIR CONDITIONING: MICROWAVE: DISHWASHER: EMERGENCY BUTTON: COMMUNITY ROOMS: SECURED ENTRANCE: X ADDITIONAL STORAGE: X BALCONIES: PARKING: ONSITE: OFFSITE: SECURED: COVERED: CHARGE: SPACES: DECKS: GARDEN: POOL: JACUZZI: EXERCISE RM:

COMMENTS	LAST UPDATE:
HISTORICAL PROPERTY DESIGNATION WITH FROZEN TAX VALUES SINCE '87/'88 FOR 10 YRS. NOT ALL AMENITY DATA GATHERED.	