



PROJECT/OWNERSHIP

MULTI-FAMILY RENTAL
2404 N FLINT AVE.
OWNER:
SANFORD O & EVELYN SPRATLEN
2625 S.W. RAVENVIEW DRIVE
PORTLAND , OR 97201
YEAR OF ACQUISITION: 1982

97227

223-3249

LEGAL

ADDITION: ALBINA
BLOCK: 35 MAP: 2830
LOTS: 6

PUBLIC DATA

CENSUS TRACT: BLOCK:
URD: OR CONVENTION CENTER
AREA: ZONING: RH

ASSESSMENT AND TAXATION

LAND VALUE IMPROVEMENTS TOTAL VALUE TAX EXEMPTIONS
\$ 8,000 + \$ 36,000 = \$ 44,000 \$ 0

TAX ACCT NO. TAX YEAR DATE APPRAISED TAX EXEMPTION
009612660 91/92 1991

BUILDING DATA

SITE AREA: 5000 sf USAGE: HOUSING: 100 %
BLDG AREA: 5500 sf OFFICE: 0 %
STORIES: 3 RETAIL: 0 %
BASEMENT: Y
YR BUILT: 1910 STATUS: OPEN
HISTORIC: NO CONDITION: POOR

RENOVATION:

PUBLIC FINANCING: NO

TYPE: MULTIFAMILY: X STUDENT:
HOTEL/MOTEL: GROUP LIVING:
SRO: CONDO:
TRANSNT LODGNG:

UNIT MIX RENTS	\$100- \$150	\$151- \$200	\$201- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601- \$650	\$650+ \$700	N/A	TOTAL	HOUSING UNIT DATA
HOTEL/MOTEL ROOMING UNIT															RENTAL TYPE:
STUDIO															OPEN MARKET: X
1 BEDROOM															SECT 8/SUBS:
2 BEDROOM				5										5	VACANT UNITS: 0
3 BEDROOM															AVG HOUSEHLD SIZE: 4
SIZE N/A															HOUSEHLD W/MINORS: 5
TOTALS	0	0	0	5	0	0	0	0	0	0	0	0	0	5	UNITS DOUBLED UP: 0
															AVG TIME OF OCC: 3 YRS
															UNIT TURNOVER: 2/YR
															SRCE: SANFORD SPRATLEN
															DATE: 7/13/92
															MGR: SANFORD SPRATLEN

TENANT PROFILE	UTILITIES INCLUDED	SERVICES	AMENITIES
AGE <30 YRS: 80 % 31-60: 20 % >60 YRS: 0 % EMPLOYMENT EMPLOYED: 20 % IN DWNTWN: % UNEMPLOYED: 80 % RETIRED: 0 % STUDENT: 0 %	WATER/SEWER: X GAS: ELECTRICITY: STEAM: GARBAGE: X ALL: EST COST IF NOT INCLUDED: \$NA /MNTH	MAID/LINEN: MEALS: 24 HR DESK COVERAGE: RES FLOOR AIDES: COUNSELING SERVICES: MEDICAL SERVICES: GROUP ACTIVITIES:	LAUNDRY FACILITIES: SINK IN ROOM: MICROWAVE/STOVE: FRIDGE IN ROOM: FURNITURE: COMMUNITY ROOM: EMRGNCY CALL BUTTON: PHONE IN ROOM: PHONE ON EACH FLOOR: SECURED ENTRANCE: X COMMUNITY KITCHEN: ADDITIONAL STORAGE: PARKING: ONSITE: OFFSITE: SECURED: COVERED: CHARGE: SPACES: BATHROOMS: PRIVATE: SHARED:

COMMENTS	LAST UPDATE:

APR 10-003.1563