

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. AB-3-8 ADDRESS 2931 N. Gantenbein Avenue

LEGAL DESCRIPTION Lot 7, Block 3, ABENDS ADDITION

OWNER STOKES, Samuel and Maggie LOT AREA 6,037.04 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 44.39'x136' site one foot above the street grade with all public utilities connected, paved street, concrete curb, concrete sidewalk, good lawn, shrubs, fencing around side yard and rear lot line, concrete driveway, garden.

Improvements consist of a 1-story and attic frame dwelling built in 1906 with 1056 sq.ft. of living area on main floor. It has cedar siding, composition roof, GI gutters and downspouts in very good condition. There is an outside entrance to the second story. There are 2 bedrooms and a bath on the main floor, circulator heat.

There are 4 rooms in the attic which consist of an apartment with a kitchen and a bath on the second floor.



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Property has a frame stairway railing access to the second floor in brand new condition, a tool house underneath the stairway used for storage space. There is a combination screen and storm door at the entry. The upstairs apartment has wall-to-wall carpets. It appears the front room has new sheetrock, hallway has new linoleum floor, new dormer and bedroom with closet with mahogany door. Bathroom has all new fixtures, new vinyl floors, a wainscoat protector, new paint. Upstairs is heated by a gas furnace. It has a kitchen with a double sink, modern plumbing, linoleum counter top, fir cabinets, wired for range, refrigerator, has eating space, electric hot water tank located in a closet area. Second bedroom is good sized, has fir floors, appears to be lath and plaster finish, has a closet. The upstairs apartment is in excellent condition.

Access to the main floor of the house from the rear porch has a storm door screen combination. Hall has access to the upper floor and to a basement area which is finished with sheetrock ceilings, concrete painted walls, linoleum floors over concrete, two modern fiberglass tubs, wired for washer and freezer. There is a finished bathroom with a lavatory, toilet and a stall shower, metal type. Bathroom is heated by a portable electric unit. Basement has an automatic electric hot water heater which appears in new condition. It has a kitchen stove area with solid fuel. There is a modern Montag forced air oil fired furnace with all new ducts, outlets reaching into the basement area which also has a finished living room area; a finished bedroom and a large closet and storage area. Second bedroom downstairs is very good sized and has good closet area. There is a fruit storage area with shelves, electric light, a workshop area with additional shelving. No evidence of dry rot in the plate or joists. Property has been completely rewired and completely finished with modern facilities.

Main floor has a good sized modern kitchen, modern plumbing with double sink, modern cabinets of fir and painted, linoleum floors, linoleum counter tops in excellent condition, venetian blinds, wired for range and refrigerator, desk for telephone, more than average cabinet space, a separate breakfast room finished with a vinyl wainscoat, venetian blinds; a dining room with good bay windows, venetian blinds, cornice for drapes, built-in china closet and drawers, 4 lineal feet; a living room with oak floors, lath and plaster construction throughout the main floor, venetian blinds on the windows and finished cornices; a large entry hall and music area with venetian blinds; a large finished front porch area with fir floors, sheetrock walls, double-hung windows, with fir floors, sheetrock walls, double-hung windows, storm windows on the exterior. Front bedroom off dining room is good sized with venetian blinds, oak floors, closet, good trim, access to hall bath which has been completely modernized with 3 white fixtures, Pembroke tub, vanity, modern medicine chest, metal tile wainscoat around entire room, additional shelving and drawers in linen closet.

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Continued

The rear bedroom is good sized and has two venetian blinds at the windows, lath and plaster, fir floors and two very good sized closets.

Entire property is in excellent condition. Rear yard has an approximate 4'x8' barbeque grill and furnace with a stack on a concrete pad.

There is a modern 2-car garage build during 1963 with cedar siding, composition roof, GI gutters and downspouts, concrete floor, one overhead door, electric lights, plumbing. This is a better than average constructed garage. The wiring is better than average. There are access stairs to a storage area in the attic.

ZONING: A-2.5

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

OWNERSHIP DATA REPORT

Order No. 365001 AB-3-8

Dated January 1, 1969

(1) Last deed of record runs to Samuel and Maggie Stokes

From Clara Lindsay

Whose address is 2931 North Gantenbein Ave. Portland, Oregon

(2) Legal description Lot 7 Block 3 ABENDS ADDITION.

(3) Deed dated Sept. 15, 1954 recorded Sept. 22, 1954

Book 1682 page 14 Consideration IRS \$7.15

(4) Assessed valuation of land \$5,400 Improvements \$1,100

(5) Taxes \$192.27 paid Acct. No. 00060-0690

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: 