

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-8-3 ADDRESS 203 N. Stanton Street

LEGAL DESCRIPTION Lots 9 - 11, Block 8, RAILROAD SHOPS ADDITION

OWNER STEWART, Mary A. LOT AREA 12,846.6 SQ.FT.

PROPERTY DESCRIPTION:

Site is a corner lot with 90' frontage on N. Stanton, 142.74' deep along N. Vancouver. Property is entirely surrounded by a steel cyclone fence. It is about 2' above street grade, level, highly improved with lawn, shrubs, trees, native and fruit. There is a concrete walk to the front of the residence, a large side yard area and rear yard area which has concrete drive, walk way and a large double car garage.

Improvements consist of an older 1½ to 2 story dwelling built in 1902 with 1342 sq.ft. on main floor. Exterior is finished with cedar siding in good condition, composition roof in good condition, GI gutters and downspouts in good condition. There is a large concrete front porch that is covered. Signs of peeling paint and wear and tear. Many windows have storm sash covering.

There is a full concrete basement with access to the main floor as well as outside access to the side yard.



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PARCEL NO. RS-8-3
Continued

There is a 1½-story 2-car garage with cedar siding, composition roof. Interior has concrete floors, subsiding of fir and ceiling of fir. There is a stairway leading to the second floor. This is a former horse barn and the second floor was one time used for hay and now is used for storage area. There is electricity in the garage and plumbing.

There is a storm door entry leading into the entrance hall of the dwelling. It is finished with linoleum floor, lath and plaster, fir trim; accessway to the second floor is by fir treads.

Second floor has a central hall with linoleum floors in good condition, a storage cabinet, lath and plaster and average fir trim. First bedroom is very large in size, is in good condition, has a walk-in closet, access to the hall bath. Hall bath has new vinyl floors, two white fixtures with a metal stall shower. There is a small bedroom off the bath and also off of another bedroom used as a nursery, sitting room or bedroom. Third bedroom is good size but has no closet. Access to the bath is through another habitable room.

Main floor has a front parlor off hallway which is finished with lath and plaster, fir trim, papered walls in good condition, wall-to-wall carpets over hardwood. There is a large dining room off front hall with sliding doors leading to a large sitting room. It has French door access to the front parlor. There is closet storage. Kitchen has modern linoleum floors, double sink, wall modern plumbing fixture, wired for range, dining space, a pantry which has open shelving and linoleum counter top and two bins. Side porch has space for refrigerator and wiring. There are additional open shelves. There is a rear hall off kitchen which leads to a study. It has linoleum floors over fir. There is a rear powder room finished with 2 white fixtures; also additional storage space at the end of the hall.

Access to the basement is from the rear porch. It is finished with concrete walls, concrete floors, a utility room area divided with cedar walls, a toilet area, automatic electric hot water heater, wiring for washer. Balance of the basement is open and there is an oil fired hot water radiator heating system in good repair. The periphery of the wall has been lined with open shelving. There is also a fruit room lined with open shelving.

ZONING: A.25-S

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

OWNERSHIP DATA REPORT

Order No. 365001 RS 8-3

Dated February 1, 1969

(1) Last deed of record runs to Mary A. Stewart.

From Frank P. Walker and Emma Jane Walker.

Whose address is 203 N. Stanton St. Portland, Oregon

(2) Legal description Lots 9 and 10 and 11, Block 8, RAILROAD SHOPS

ADDITION.

(3) Deed dated August 1, 1930 recorded August 18, 1951

Book 1455 page 26 Consideration IRS

(4) Assessed valuation of land \$11,550 Improvements \$200

(5) Taxes \$347.57 Acct. No. 68430-2620

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: 