

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. R-14-2 ADDRESS 536 N. Monroe Street

LEGAL DESCRIPTION Lot 5, Block 14, RIVERVIEW SUBDIVISION

OWNER BRYSON, James and Dovie R. LOT AREA 4,320 SQ.FT.

PROPERTY DESCRIPTION:

Site is a 40'x108' lot about 4 feet above street grade with all public utilities connected. It has a retaining wall, paved streets, concrete curbs, concrete sidewalks. There is a detached garage finished with concrete walls, flat top roof, in poor condition and not in use at present. Lot is improved with concrete steps, concrete walks in the front and side, steel fence enclosure, hedge, grape arbor and some lawn at the rear, shade trees.

Improvements consist of a 1-story and attic frame dwelling built in 1905 with 848 sq.ft. of main floor area; 700 sq.ft. in the basement. Finished with cedar shake siding, composition roof, GI gutters and downspouts, some of which need replacing. Siding is in good condition except for the rear portion which needs paint. There is a wood front porch with steps that need repairs. It is covered. The rear porch shows considerable dry rot in the steps and in the wood foundation. There is a side basement entrance door.

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PARCEL NO. R-14-2
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Interior consists of an entry hall finished with lath and plaster, fir trim in fair condition; a front room with linoleum floors in poor condition, one piped oil furnace duct in the center of the room; a large dining room with china closet and wainscoat finish; a kitchen with modern sink and plumbing, linoleum floors, access to the basement, wired for range and refrigerator, has eating space.

There is a back porch area which has a toilet room, a pantry and a sink lavatory; a rear bedroom.

The basement has concrete floors, concrete walls, hard fuel furnace, a storage area, utility area with 2 laundry trays and wired for washer, automatic electric hot water heater. There is no evident signs of dry rot in the foundation.

The front hall has access to the second floor, fir tread, hallway. There are 2 bedrooms with lath and plaster finish, linoleum floors; one with fir floors.

ZONING: A-2.5

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

OWNERSHIP DATA REPORT

Order No. 365001 R-14-2
Dated February 1, 1969

(1) Last deed of record runs to James Bryson & Dovie R. Bryson

From Charles N. Walker and Hazel R. Walker

Whose address is 536 N. Monroe St., Portland, Oregon

(2) Legal description Lot 5, Block 14, Riverview Sub.

(3) Deed dated 3/2/66 recorded 3/10/66

Book 473 page 268 Consideration IRS

(4) Assessed valuation of land \$3,850 Improvements \$900

(5) Taxes \$140.51; unpaid. Acct. No. #71080-4140

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: *AB Atterger*