

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 7-9 & 10 Lot 9: Vacant
ADDRESS 1065 N. E. Woodlawn Street

LEGAL DESCRIPTION Lots 9 and 10, Block 7, WOODLAWN

OWNER JOHNSON, Buhl H. and Susan B. LOT AREA 10,000 sq.ft.

PROPERTY DESCRIPTION:

Subject is a 100'x100' lot in two different parcels on the corner of Claremont and Woodlawn. It has concrete paved street, sidewalks, curbs; all public utilities are connected. The house is situated on one lot; the other lot is available for future development and should be considered in a separate valuation.

The unimproved lot has a 10-year old fruit tree (Italian Prune), one tree has five different kinds of apples; there is a cherry tree; a light post in the center of the unimproved lot which is a rental basis from PGE on a 3-year contract @ \$4.00 per month. It lights the whole side lot area.

The yard of the dwelling has attractive rose bushes, shrubs, fir trees and hedge. The hedge separates both sites and belongs to the neighbor. The rear yard has a number of shrubs, trees and a walnut tree.

Improvements consist of a 1-story and attic frame dwelling built in 1926. It has a detached 18'x18' garage in poor condition with cedar siding, composition roof, used for storage.



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The dwelling is finished with cedar shingles and a composition roof in good repair. There is a covered wood front porch on adequate concrete foundations. The gutters in the front appear to be new. Some of window needs to be painted.

The entry is into the living room finished with fir floors, modern mahogany paneled walls. The walls have all been newly sheetrocked over the original plaster and are in good condition. The living room has a fireplace, brick and wood mantle. There is a circulator gas fired heater; kitchen has vinyl floors, another circulator gas heater; has gas connection for gas range, an automatic gas hot water heater. It is also finished with new sheetrock walls, ceiling and a modern sink with metal siding. The water tank is one year old. There is a separate dining area finished with special wainscoat which has also been recently finished with new sheetrock walls and ceiling.

The rear porch has wood floors; has a utility area with a sink; is wired for washer and dryer; has a sloping ceiling and a sloping floor. It also has adequate lighting.

Access to the attic is from the kitchen. It has fir tread, shiplap walls with paper over them, fir floors, two bedrooms in the attic. The hallways, or two accessways lead to a rear bedroom.

The hall bath has tile floors, three white fixtures, and the owner informs that they are going to refinish this area. It has portable electric heat.

There is another front room which is used as a dining area. It has fir floors, new walls and ceilings and a new light fixture. There is a closet used for storage with shelves.

Access to the basement area is from the outside. It was dug out later, part concrete and part dirt floors, and dirt walls. Joists underneath are exceptional in size, as they are over 3'x14' in size. The property appears to be much older than its construction date.

The garage is almost deteriorated.

ZONING: R - 5L