

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 7-14 ADDRESS 1027 N. E. Woodlawn Street
LEGAL DESCRIPTION Lot 14, Block 7, WOODLAWN

OWNER FUHRER & WIDING LOT
CONTRACT PURCHASER: Glenn Childs AREA 5,000 sq.ft.
PROPERTY DESCRIPTION:

Subject is a 50'x100' lot, level to the street grade with all public utilities connected. It has paved street, concrete curbs, concrete sidewalk, concrete walk, fairly new concrete slab approximately 10'x24' in size. It has fair yard improvements. The back yard has a garden and several trees.

Improvements include an older one-story frame dwelling with cedar siding, frame skirting, much of which appears to be dry rotted. The siding is in good condition; gutters show little evidence of rust; composition roof appears to be in good condition and the chimney appears to be in good condition. The property has a wood porch, wood steps, metal storm door. The entry door has stained glass windows.



The entry into the living room is finished with fir floors, lath and plaster walls and ceilings recently redecorated. A room off the living room has been converted from a bedroom into a den. It has the same finish with floors and walls in good condition. It also has a closet area. The kitchen has linoleum floors, dining space; wired for electric range. It has base and overhead fir cabinets, original plumbing. Kitchen has recently been redecorated.

The bath off the kitchen has three white fixtures, linoleum floors. The tub is enclosed. It has the original plumbing and the walls are finished with cedar and lath and plaster recently redecorated. The kitchen has a ceiling fan and an outlet for washer and dryer and a vent exhaust.

The second bedroom off the kitchen has linoleum floors, lath and plaster walls. One wall is in need of repair. It also has a closet. The third bedroom to the rear is the same finish. It is in very good condition and has a closet.

The rear porch is in good condition, has shelving and provides access to the bath. It also has lights. The access to the basement is from the outside. It has dirt floors, concrete walls, some log pier posts, some 4'x4' posts on concrete footings, an automatic electric hot water heater in new condition, 66-gal. size. Property has a forced air gas furnace. All ducts are new with new vents. There is additional wiring adequate for modern facilities.

ZONING: R - 5L