

# **APPRAISAL REPORT**

of

A SINGLE FAMILY RESIDENCE

LOCATED AT:

6364 N.E. CLEVELAND AV.

PORTLAND, OR 97211

### PREPARED FOR:

PORTLAND DEVELOPMENT COMMISSION
NEIGHBORHOOD HOUSING PRESERVATION PROGRAM

AS OF:

MAY 6, 1993

# PREPARED BY: PORTLAND DEVELOPMENT COMMISSION

STEPHEN J. BORDA

PORTLAND DEVELOPMENT COMMISSION

# PORTLAND DEVELOPMENT COMMISSION UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. R305002

		/ALUE					2.75				
c		DDUCTION COST-NEV			estimate, site value, square foot calculation and for HUD,						
0		303 Sq. Ft. @ \$			VA, and FmHA, the estimated remaining economic life of						
ş		Sq. Ft. @ \$			the property): SITE VALUE BASED ON						
		COMPUTER ESTIM			EXTRACTION & COUNTY ASSESSOR'S DATA.						
Α		Sq. Ft. @ \$						SED ON MARSHALL			
P	Total Estimated Co	st New	= \$					ER GENERATED ESTIMATE			
P R	Physic	cal   Functional   E	xternal						RECIATION BASED ON		
o	Less							TOTAL ECONOMI			
A	Depreciation		= \$					G ECONOMIC LIF			
C H	Depreciated Value	of Improvements		= \$				GE 10 YRS. NO			
	"As-is" Value of S	ite Improvements					ERNAL OBSOLESE	NCE			
	INDICATED VALUE	BY COST APPROAC	H =		NOTED AT	TIME OF	INSPECTION.				
	ITEM	SUBJECT	COMPARABLE N	CON	/PARABLE N	10. 2	COMPARABLE NO. 3				
	6364 N.E. CLI	EVELAND AV.	1632 N. WEBSTE	ER ST.	6026 N	I. DENVER	AV.	5904 N. BOSTON AV.			
	Address										
	Proximity to Subject		1 MILE SOUTHWE		SOUTHWE		1 1/8 MILE SOUTHWEST				
	Sales Price	\$ 67,000 AV	\$ 68,5	500	\$64,900			\$64,500			
	Price/Gross Liv. Area	\$ 51.42	\$ 51.82		s 46 . 49			\$ 48.28			
	Data Source	APPRAISAL	RMLS #93099		RMLS #	84936		RMLS #86973			
	Verification Source	APPRAISER	AGENT		AGENT			AGENT			
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-)\$ Adjustment		DESC	RIPTION	+ (-)\$ Adjustment	DESCRIPTION	+ (-)\$ Adjustment		
	Sales or Financing		CONVENTIONAL		CONTRA	ACT NO		CONVENTIONAL			
	Concessions		NONE		CONCES	SIONS		NONE			
	Date of Sale/Time		03/93		12/92			01/93			
	Location	AVERAGE	SIMILAR		INFER	IOR.	+2000	SIMILAR			
	Leasehold/Fee	FEE	FEE		FEE			FEE			
	Common Elements		NONE		NONE			NONE			
	HOA Fee		NONE		NONE			NONE			
	Site	5,000/TYP.	5,000/TYP.		5,000	/TYP		5,000/TYP.			
	View	TYPICAL	TYPICAL		TYPICA			TYPICAL			
s	Design and Appeal	W1770 1 T 017 11 110			TUDOR			BUNGALOW/AVG.			
Ā					SIMIL			SIMILAR			
L E		ality of Construction AVERAGE			66A/1			63E/20E			
	Age	56A/15E	76A/20E								
5	Condition	AVERAGE	AVERAGE		AVERA			AVERAGE			
C	Above Grade	Total Bdrms Baths		-		drms Baths	<u>'</u>	Total Bdrms Baths			
O	Room Count	6 3 1	6 3 1	1		3   1		6 3 1			
M	Gross Living Area		1,322 Sq. Ft.		1,396			1,336 Sq. Ft.			
Δ	Basement & Finished	832 SF	PARTIAL UNF	+500	FULL U		+500	PARTIAL UNF	+500		
R	Rooms Below Grade	1 FAMILY ROOM			STORA			STORAGE			
	Functional Utility	AVERAGE	AVERAGE		AVERA	GE		AVERAGE			
S	Heating/Cooling	FWA/OIL	FWA/OIL		FWA/O	IL		FWA/OIL			
Ň	Energy Efficient Items	STORM WINDOWS	NONE NOTED		NONE 1	NOTED		NONE NOTED			
	Garage/Carport	1 GAR. DET.	1 GAR. DET.		1 GAR	. ATT.		1 GAR. DET.			
A	Porches, Patio, Deck,	TYPICAL	TYPICAL		TYPIC	AL		TYPICAL			
A	Pool, Fence, etc.	1 FIREPLACE	1 FIREPLACE		1 FIRE	EPLACE		1 FIREPLACE			
L											
X	Net Adj. (total)		- s	+500	+	-  s	+1105	- s	+500		
S	Adjusted Sales Price								65,000		
s	of Comparable		s	69,000	,000		66,005	s			
	Date, Price and Data	N/A	03/93					01/93			
	Source for prior sales			12/92			,				
	within year of appraisal	TO COLUMN TO STATE OF THE PARTY									
	Analysis of any current a	agreement of sale, option, or I	isting of the subject property	and analysis of ar	ny prior sales	of subject and c	omparables within	one year of the date of the a	ppraisal:		
	NONE NOTED.										
	Comments on Sales Con	mparison (including the subjec	t property's compatibility to	the neighborhood.	analysis of c	ommon elements	and facilities, ow	nership rights, etc.): A THO	OROUGH		
		ADE OF THE SUB									
		NT THE BEST AV									
		F THE MARKET F									
		RANGE OF VALU						PARABLE SALES			
		THREE ARE MOST REPRESENTATIVE OF THE SUBJECT PROPERTY.									
	INDICATED VALUE BY SALES COMPARISON APPROACH\$ 67,00										
		INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ $N/A$ /Mo. x Gross Rent Multiplier $N/A$ = \$ $N/A$									
	The appraisal is made	7 7 7 7 7 7						completion per plans and spe			
	01	The appraisal is made "'as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.  Conditions of Appraisal: THE SUBJECT PROPERTY HAS BEEN APPRAISED 'SUBJECT TO' REPAIRS & CONDITIONS CONTAINE.									
		WITHIN THIS REPORT. THE ESTIMATED 'AS IS' VALUE OF THE SUBJECT PROPERTY IS \$51,000 ON 5/6/93.									
R		Final Reconciliation: THE SALES COMPARISON APPROACH IS CONSIDERED THE MOST INDICATIVE OF FMV AS IT BEST									
Œ											
C											
ON	8	SUPPORT THE MARKET. THE INCOME APPROACH HAS NOT BEEN DEVELOPED DUE TO LACK OF RENTAL DATA.  The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting									
C		raisal is to estimate the marke value definition that are stated							an real manage		
1	conditions, and market	value definition that are stated	in the attached Freddie Wat	: Form 439/Famile	Wise Form 1	004B (hevised	12/12	1.			
L	I (WE) ESTIMATE	THE MADVET WALLE	AS DECIMED OF T	IE BEVI BOOL	יד עדקא	IAT IS THE	SIID IEGT OF	THIS DEDORT AS OF			
A	MAY 6, 1993	THE MARKET VALUE									
	MAI 0, 1993	(WHICH	INE DATE OF INS				IE OF THIS R	EPORT) TO BE \$	07,000		
	APPRAISER										
O N	SIGNATURE	CHARLEST T. DONNA									
	8	NAME STEPHEN J. BORDA NAME Inspect Property									
		MAY 6, 1993			EPORT SIGN						
	STATE CERTIFICATION	V/LICENSE # L000421	STATE OR	STATE	CERTIFICAT	ION/LICENSE #		STATE	1		

# PORTLAND DEVELOPMENT COMMISSION

**Property Description** 

# **UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. R305002

S	Property Address 6364 N.					city POI						Zip Code 97	211				
300000003 I	Legal Description LOT 10, BLOCK 44, PIEDMONT 6, PRINCIPLE ADDITION County MULTNOMAH																
B	Assessor's Parcel No. R65780~6860  Tax Year 92~93  R.E. Taxes \$ 1188.48 Special Assessments \$ UNKNOWN																
J		forrower DORTHOY T. BENNETT Occupant X Owner Tenant Vacant  Troperty rights appraised X Fee simple Leasehold Project Type PUD Condominium(HUD/VA only) HOA\$N/A															
E	Property rights appraised	X Fee simple	1_1	easehold	Project	111111	PUD			n(HUD/VA onl			/Mo.				
Ť	Neighborhood/Project Name PIEDMONT Map Reference 566 G6 Census Tract 37,02																
	Sale Price \$ N/A  Date of Sale N/A  Loan charges/concessions to be paid by seller \$ N/A  Lender/Client PORTLAND DEVELOPMENT COMMISION  Appraiser STEPHEN J. BORDA																
	Location X Urban										ange						
	Built up X Over 75	PERMITA .	5-76%	Under 25%	occupancy		PRICE \$		AGE (yrs		ily 90		y Likely				
	Growth rate Rapid	X St		Slow	X Owner	85%		_ Low		2-4 fami		In proce					
	Property values Increasi	[1		Declining	X Tenant		90		100		nily	To:					
	Demand/supply Shortag		_	Over supply						Commer	cial						
	Marketing time Under 3 mos. X 3-6 mos. Over 6 mos. Vacant(over 5%) 60/70 65																
N	Note: Race and the racial composition of the neighborhood are not appraisal factors.																
E I G	Neighborhood boundaries and characteristics: THE SUBJECT NEIGHBORHOOD IS BOUNDED ON THE WEST BY I-5, ON THE SOUTH BY N.E. AINSWORTH, ON THE EAST BY N.E. M.L.K. BLVD, AND ON THE NORTH BY N.E. PORTLAND BLVD.								UTH BY								
H	Factors, favorable or unfavorable, that affect the marketability of the properties in the neighborhood(employment stability, appeal to market, etc.): THE SUBJECT																
В	NEIGHBORHOOD IS A HOMOGENOUS BLEND OF WELL COMFORMING SINGLE FAMILY RESIDENCES. NO ADVERSE																
O R	NEIGHBORHOOD FAC																
Ħ	Subject property's competibility																
0	SMALL TRACT OF A	CONTRACTOR OF THE PARTY OF THE	Commence of the Commence of th	CONTRACTOR CONTRACTOR CONTRACTOR			STREW BY BOOK BY		100 100 100 100 100 100	CE TO S	CHOOLS	, SHOPPI	NG,				
D	EMPLOYMENT AND C	THER PRO	FESSION	AL SEKV	TCES IS	AVERAG	E FOR	THE	AREA.								
										=							
	Market conditions in the subject																
	such as data on competitive p MARKET CONDITION		man action sometimes					process of the same					ARE THE				
	LOWEST THEY HAVE																
	PRESENT IN THE M				ILAKO.	FIMINEL	MOII	ATTI	TO UT	GII. III	EKE AK	E NO DIE	GOOMID				
	TRUBBINI IN THE I	MICHIEL MI	IIIID I	Trib.													
	Project Information for PUDs (	applicable) is	the developer	/builder in cont	trol of the Hom	ne Owners' Ass	sociation (h	HOA)?		Yes	X No	,					
P	If Completed: # Phases N/A										-		old N/A				
D D	Total units for sale: Project N																
	Describe common elements and				AND COLOR OF THE C			Westerna Care W. 2000									
	Dimensions 50' X 100	RECTANG	ULAR						Topog	raphy EF	FECTIV	ELY LEVE	EL				
	Site Area 5,000 SQ.	FT. OR .	11 ACRE	S	Cor	ner Lot	Yes X	No	Size	TY	PICAL	FOR AREA	1				
	Specific zoning classification an	description $\underline{R5}$	- RESI	DENTIAL					Shape	RE	CTANGU	LAR					
	Zoning compliance X Leg			g(Grandfathere		Illegal	□ No	o zoning	Draina	-	PEARS						
	Highest & best use as improved	X Present us	se Oth	er use(explain)	N/A				View	TY	P. FOR	NEIGHBO	DRHOOD				
	Utilities Public	Other	Off-site	)	Туре	Pu	ıblic F	Private		caping SH							
Πĭ			Improve	ements					Appar	ent easem	ents <u>NON</u>	E NOTED					
ΙŢ	Electricity X _		Street	-	PHALT		X	님				🗖	<del></del>				
E	Gas X			utter CON	- Control of the Cont		X	H		Special FI			Yes X No				
	Water X		Sidewa	ights <u>VAI</u>	ICRETE		X X	H	11 54-51 11 11 11 11 11	nmunity pa Zone/Map			Yes [_] NO				
	8			_			T T	Н	100000000000000000000000000000000000000		-						
1 0000000	Storm sewer X Alley CONCRETE X FEMA Map No. UNKNOWN												S				
	Comments(apparent adverse ea	Comments(apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): NO ADVERSE EASEMENTS,															
			ENCROACHMENTS, SPECIAL ASSESSMENTS, NONCONFORMING USES, ETC. WERE NOTED AT PROPERTY INSPECTION.  A PRELIMINARY TITLE REPORT WAS NOT AVAILABLE FOR REVIEW.														
	ENCROACHMENTS,	PECIAL A	AND THE RESERVE OF THE PARTY OF	NOT AVA	FORTE OF BUILDING												
	ENCROACHMENTS,	PECIAL A	RT WAS		FORTE OF BUILDING	FOR REV	IEW.	BASEN	***		INSU	JLATION					
- 12	A PRELIMINARY TO GENERAL DESCRIPTION No. of Units ONE	PECTAL A TLE REPO EXTER	ORT WAS OR DESCRI	CONC.	TLABLE FOUNDAT Slab	FOR REV	IEW.	BASEN	6q. Ft. <u>8</u>		INSU Roof	UNKNO	- Innered				
-3040	ENCROACHMENTS, S A PRELIMINARY T GENERAL DESCRIPTIO No. of Units ONE No. of Stories 1.5	TLE REPO  EXTER  Founda  Exterior	ORT WAS OR DESCRITION P T Walls SH	CONC. HNGL/BR	TLABLE FOUNDAT Slab	FOR REV	IEW.	BASEN Area S % Finis	Sq. Ft. <u>8</u> shed <u>3</u>	3%		ng <u>UNKN</u>	OWN				
-Marcove	ENCROACHMENTS, S A PRELIMINARY T GENERAL DESCRIPTIO No. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET.	PECTAL A TILE REPO I EXTER Founda Exterio Roof S	ORT WAS IOR DESCRIPTION TO P TO Walls SEcurification CO	RIPTION CONC. HNGL/BR DMP.	TIABLE FOUNDAT Slab Crawl Spa Basement	FOR REV	IEW.	BASEN Area S % Finis	Sq. Ft. 8 shed 3 D	3% RYWALL	Roof Ceili Wall	ng <u>UNKNO</u> s <u>UNKNO</u>	OWN MWC				
- MPROVEME	A PRELIMINARY TO SENERAL DESCRIPTION No. of Units ONE No. of Stories 1.5  Type(Det./Att.)DET.  Design(Style) BUNGA	PECTAL A TLE REPO EXTER Founda Exterio Roof Se OW Gutters &	ORT WAS IOR DESCRITION P  T Walls SF urface CO Dwnspts ME	RIPTION CONC. HNGL/BR DMP. ETAL	FOUNDAT Slab Crawl Spa Basement Sump Pun	FOR REVION  TO FINIS  TO NONE	SHED	BASEN Area S % Fini- Ceiling Walls	Sq. Ft. 8 shed 3 g <u>I</u>	3% RYWALL RYWALL	Roof Ceili Wall Floor	unkno ng <u>unkno</u> s <u>unkno</u> r <u>unkno</u>	OWN MWC				
- MPROVEMENT	ENCROACHMENTS, S A PRELIMINARY T. GENERAL DESCRIPTIONO. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGA Existing/Proposed YES	PECIAL A TIE REPO I EXTER Founda Exterio Roof S OW Gutters & Window	ORT WAS IOR DESCRIPTION TO Walls SHOULD SHOU	RIPTION CONC. HNGL/BR DMP. ETAL DOD	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness	FOR REV	SHED NOTED	BASEN Area S % Finis Ceiling Walls Floor	Sq. Ft. 8 shed 3 <u>I</u>	3% ORYWALL ORYWALL CONC.	Roof Ceilii Wall Floor	UNKNO  UNKNO  UNKNO  UNKNO  UNKNO  UNKNO	NWO NWO				
-MPROVEMENTS	ENCROACHMENTS, S A PRELIMINARY T GENERAL DESCRIPTIONO No. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGA Existing/Proposed Age(Yrs.) 56A	PECIAL A TILE REPO I EXTER Founda Exterior Roof So OW Gutters & Window Storm	ORT WAS IOR DESCRITION TO WAILS SET OUTSIDE OF THE MET	CONC. HNGL/BR DMP. ETAL DOD ERM WIN	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen	FOR REVION  TON  FINIS  NOT N  NOT N	SHED NOTED NOTED	BASEN Area S % Finis Ceiling Walls Floor	Sq. Ft. 8 shed 3 g <u>I</u>	3% ORYWALL ORYWALL CONC.	Roof Ceilii Wall Floor None Unknown	UNKNO S UNKNO T UNKNO O O O O O O O O O O O O O O O O O O	MWC MWC				
-MCROY-M-XTO	ENCROACHMENTS A PRELIMINARY TO GENERAL DESCRIPTION No. of Units ONE No. of Stories 1.5  Type(Det./Att.)DET.  Design(Style) BUNGA Existing/Proposed Age(Yrs.) 56A  Effective Age(Yrs.) 10E	PECIAL A TIE REPO I EXTERI Founda Exterio Roof S OW Gutters & Window Storm/	ORT WAS  OR DESCRITION  T Walls SE  OF THE WAS  OF THE	RIPTION CONC. HNGL/BR DMP. ETAL DOD FRM WIN	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen Infestatior	FINIS NOT N NOT N NOT N	SHED NOTED NOTED NOTED	BASEN Area S % Finis Ceiling Walls Floor Outsid	Sq. Ft. 8 shed 3 D E C	DRYWALL DRYWALL CONG.	Roof Ceilii Wall Floor None Unkno	UNKNO S UNKNO T UNKNO O T UNKNO	NWC				
- MPROVEMENTS RO	ENCROACHMENTS CAN PRELIMINARY TO GENERAL DESCRIPTION No. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGAExisting/Proposed Age(Yrs.) 56AEffective Age(Yrs.) 10E ROOMS Foyer	PECIAL A TILE REPO I EXTER Founda Exterior Roof So OW Gutters & Window Storm	ORT WAS IOR DESCRITION TO WAILS SET OUTSIDE OF THE MET	CONC. HNGL/BR DMP. ETAL DOD ERM WIN	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen	FOR REVION  TON  FINIS  NOT N  NOT N	SHED NOTED NOTED NOTED	BASEN Area S % Finis Ceiling Walls Floor Outsid	Sq. Ft. 8 shed 3 D E C	DRYWALL DRYWALL CONG.	Roof Ceilii Wall Floor None Unknown	UNKNO S UNKNO T UNKNO O O O O O O O O O O O O O O O O O O	OWN				
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I M P P R C O V E M E N I S C O M E	ENCROACHMENTS, S A PRELIMINARY T. GENERAL DESCRIPTIONO. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGA Existing/Proposed Age(Yrs.) 56A Effective Age(Yrs.) 10E ROOMS Fover Basement	PECIAL A TILE REPO I EXTER Founda Exterio Roof S OW Gutters & Windov Storm/ Manufact Living	ORT WAS IOR DESCRITION P r Walls SH urface CC Dwnspts ME W Type WC Screens ST ured HouseNC	RIPTION CONC. HNGL/BR DMP. ETAL DOD FRM WIN CONCERNION	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen Infestatior	FOR REVION  FINIS  PONE  NOT N  NOT N  Family Rm	SHED NOTED NOTED NOTED	BASEN Area S % Finis Ceiling Walls Floor Outsid	Sq. Ft. 8 shed 3 E	PRYWALL PRYWALL ONC . ONE  # Baths	Roof Ceilii Wall Floor None Unkno	UNKNO S UNKNO T UNKNO O T UNKNO	OWN				
-MPPROVEMENTS ROOM LIS	ENCROACHMENTS, S A PRELIMINARY T. GENERAL DESCRIPTIONO. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGA Existing/Proposed Age(Yrs.) 56A Effective Age(Yrs.) 10E ROOMS Fover Basement Level 1	PECIAL A TILE REPO I EXTER Founda Exterio Roof S OW Gutters & Windov Storm/ Manufact Living	ORT WAS IOR DESCRITION P r Walls SH urface CC Dwnspts ME W Type WC Screens ST ured HouseNC	RIPTION CONC. HNGL/BR DMP. ETAL DOD FRM WIN CONCERNION	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen Infestatior	FOR REVION  FINIS  PONE  NOT N  NOT N  Family Rm	SHED NOTED NOTED NOTED	BASEN Area S % Fini: Ceiling Walls Floor Outsid	Sq. Ft. 8 shed 3 E	PRYWALL PRYWALL ONC . ONE  # Baths	Roof Ceilii Wall Floor None Unkno	UNKNO S UNKNO T UNKNO O T UNKNO	OWN DWN Area Sq.Ft.  832 1003				
H PR GOVE ME ENTS	ENCROACHMENTS, S A PRELIMINARY T. GENERAL DESCRIPTIONO. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGA Existing/Proposed Age(Yrs.) 56A Effective Age(Yrs.) 10E ROOMS Fover Basement Level 1	PECIAL A TILE REPO I EXTER Founda Exterio Roof Si OW Gutters & Window Storm/ Manufact Living X	ORT WAS IOR DESCRIPTION IN THE PROPERTY WAS INTERPRETATION IN TYPE WC Screens ST Ured HouseNC Dining X	RIPTION CONC. HNGL/BR DMP. ETAL DOD FRM WIN CONCERNION	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen Infestation Den	FOR REVION  TO THE PROPERTY OF	SHED NOTED NOTED NOTED	BASEN Area S % Finis Ceiling Walls Floor Outsid	shed 3  Second S	BYWALL DRYWALL CONC. ONE  # Baths  1 1,303 S	Roof Ceilii Wall Floo None Unkne	unkno ng unkno s unkno e own usecy unkno Other	OWN				
-MPREONEMENTS ROOM L-ST	ENCROACHMENTS SA PRELIMINARY TO SENERAL DESCRIPTION No. of Units ONE No. of Stories 1.5 Type(Det./Att.)DET. Design(Style) BUNGA Existing/Proposed Age(Yrs.) 56A Effective Age(Yrs.) 10E ROOMS Fover Basement Level 1 Level 2  Finished area above grass SURFACES Materials/Conc	PECIAL A TILE REPO I EXTER Founda Exterio Roof Si Window Storm/ Manufact Living X  de contains:	ORT WAS  IOR DESCRIPTION  IOR DESCRIPTION  P  T Walls SH  Urface CC  DWnspts ME  W Type WC  Screens ST  Ured HouseNC  Dining  X  6 F	RIPTION CONC. HNGL/BR DMP. CTAL DOD FRM WIN Kitchen	FOUNDAT Slab Crawl Spa Basement Sump Pun Dampness Settlemen Infestation Den	FOR REVION  FINIS  PONOTE  NOTE  NOTE  NOTE  NOTE  NOTE  NOTE  NOTE	SHED NOTED NOTED NOTED	BASEN Area S % Finis Ceiling Walls Floor Outsid	shed 3  Sq. Ft. 8  shed 3  E  C  de Entry  edrooms  th(s);	3% ORYWALL ORYWALL CONC. ONE  # Beths  1 1,303 s	Roof Ceilii Wall Flooi None Unkne Adequ Laundry	UNKNO  SUNKNO  OUNKNO  OUNKNO  OUNKNO  OUNKNO  OTHER	OWN				
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SURVEY FOR: NEIGHBORHOOD HOUSING PRESERVATION PROPERTY OWNER: DOROTHY T. BENNETT ADDRESS: 6364 N.E. CLEVELAND AV. SURVEYED BY: SJB

TYPE: SINGLE FAMILY RESIDENCE

QUALITY: 3.0 AVERAGE EFFECTIVE AGE: 15 YEARS

STYLE: 1 1/2 STY FIN. 2ND

FLOOR AREA:

1,303 SQUARE FEET

EXTERIOR WALLS: SHINGLE

CONDITION: AVERAGE

DATE OF SURVEY: 05-06-93

COST AS OF: 05/93

BASIC STRUCTURE COST	UNITS	COST	OR ADJUSTMENT
BASIC SQUARE FOOT COST INCLUDING 5 PLUMBING FIXTURES SQUARE FOOT ADJUSTMENTS:	1,303	\$29.40	\$38,308
COMPOSITION SHINGLE	1,303	1.06	1,381
FORCED AIR HEATING	1,303	2.00	2,606
AIR CONDITIONING	1,303	1.28	1,668
FLOOR COVER	1,303	2.42	3,153
WOOD SUBFLOOR	1,303	4.80	6,254
APPLIANCE ALLOWANCE	1	1.61	2,098
PLUMBING FIXTURE, ROUGH-IN	1	284.00	284
FIREPLACE	1	2,630.00	2,630
SUBTOTAL BASIC STRUCTURE COST	1,303	44.81	58,382
BASEMENT:		no mario delevo bisque minos minos mente derbie ricida Anuso men	to chapte galler pulper pointer stormer course during about around vertical blocks behave
UNFINISHED AREA	832	12.22	10,167
MINIMAL FINISH	300	4.65	1,395
SUBTOTAL BASEMENT COST	832	13.90	11,562
GARAGE:			
DETACHED GARAGE	240	23.55	5,652
SUBTOTAL GARAGE	240	23.55	5,652
BUILDING IMPROVEMENTS NEW	1,303	58.02	75,596
SİTE IMPROVEMENTS	144 town days step 144 and 144 and 144 and		1,000
IMPROVEMENTS NEW	1,303	58.78	76,596
PHYSICAL DEP(25.0%)		- 1000 1000 prop Mar Nove 1000 - 1000 1000	-19,149
LOCATIONAL DEP( 5.0%)			-3,830
TOTAL DEPRECIATION(30.0%)			-22,979
REPLACEMENT COST NEW LESS DEPRECIATION	1,303	41.15	53,617
ESTIMATED LAND VALUE			15,000
INDICATED VALUE BY COST APPROACH	1,303	52.66	68,617
ROUNDED TO NEAREST 100	-		68,600

COST DATA BY MARSHALL & SWIFT

C>LOG

**EXTERIOR OF SUBJECT** 

Borrower/Client DOROTHY T. BENNETT File No. R305002

Property Address 6364 N.E. CLEVELAND AV.

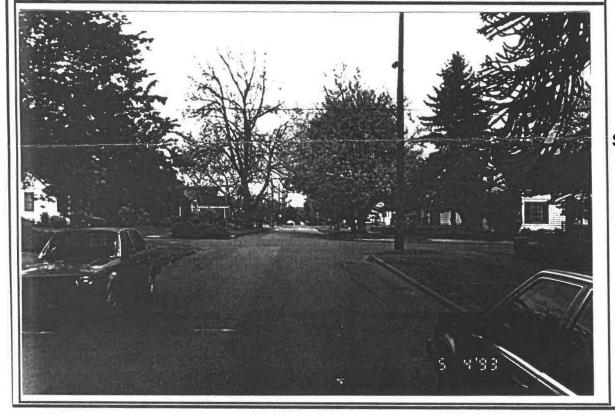
City PORTLAND County MULTNOMAH State OR Zip Code 97211



**FRONT** 



REAR



STREET SCENE

#### TICOR TITLE INSURANCE CO STATE WIDE CUSTOMER SERVICE (503)224-0550 NIGHT LINE - (503)233-8888

#### PROPERTY PROFILE = = METROSCAN Multnomah County \*

#### OWNERSHIP INFORMATION -----

Parcel Number: R65780 6860 T: R: S: Q:

Owner :BENNETT DOROTHY T

CoOwner

Site Address :6364 NE CLEVELAND AVE PORTLAND 97211 Mail Address :6364 NE CLEVELAND AVE PORTLAND OR 97211

Telephone

\_\_\_\_\_\_ SALES AND LOAN INFORMATION \_\_\_\_\_

Loan Amount: Transferred: Document # :2034-1264 Lender

Sale Price :

Deed Type

\_\_\_\_\_\_ ASSESSMENT AND TAX INFORMATION \_\_\_\_\_\_

:\$10,800 Exempt Amount: \$7,500 Land Exempt Type : VETERANS Structure:\$33,500

Total :\$44,300 Levy Code :001 Millage Rate :23.2125 % Improved:76

92-93 Taxes :\$854.21

Loan Type

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#### \_\_\_\_\_\_ PROPERTY DESCRIPTION \_\_\_\_\_\_

Map Grid :566 G6

Census :Tract 37.02 Block 1

ImprvType:DWELLING (SINGLE)

Zoning :R5

Sub/Plat...: PIEDMONT

NbrhdCode:164

Land Use :141 RES, SINGLE FAMILY, IMPROVED :PIEDMONT LOT 10 BLOCK 44 MAP 2430

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The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

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# = METROSCAN PROPERTY PROFILE = Multnomah County

Parcel:R65780 6860

# PROPERTY CHARACTERISTICS

Building SF :1,270 Year Built :1937 Bedrooms :3 1st Floor SF:970 2nd Floor SF: Lot Acres :.11 Bathrooms:1.00 Family Rm: Lot SqFt :5,000 Kitchen :1 Attic SqFt :300 Lot Dimension:50X100 Curb/Gutter :YES Dining Rm:1 TotalBsmt SF:300 Utilty Rm: BsmntUnfn SF:532 Street Access: Other Rms:1 Floor Cvr:HARDWD Garage SqFt :240 Pvng Material:PAVED GarageSpaces:1 Electric Srvc: Fireplace:2 Garage Type : DETACHED Nuisance :LT TRAFFIC :YES Cooling Patio SqFt : Sidewalk Heat Mthd: FORCED Patio Sewer :SANITARY : Heat Srce: GAS Pool View Quality: Water Source :YES Intercom: Spa : Microwave: Deck SqFt Stories : : CONCRETE Vacuum : Foundation Deck TrshCmptr: Tennis Court: Wall Material: WOOD Roof Material:COMPOSITION Total Units: Appliance: Constrn Type: Roof Shape :GABLE BldgStyle:OTHER YearAcquired:87 65 Class Code

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