



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

1742 NE 43rd Ave
R216685
1N2E30CC04700
Multnomah

OWNER

Perreault, George J Trust

DATE PREPARED

10/22/2020

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 10/22/2020

OWNERSHIP INFORMATION

Owner: Perreault, George J Trust

CoOwner:

Site: 1742 NE 43rd Ave Portland OR 97213

Mail: Portland OR 97213

Parcel #: R216685

Ref Parcel #: 1N2E30CC04700

TRS: 01N / 02E / 30 / SW

County: Multnomah

PROPERTY DESCRIPTION

Map Grid: 597-B4

Census Tract: 002702 Block: 1030

Neighborhood: HOL - Hollywood

School Dist: 1J Portland

Impr Type: RC - Residential, Commercial Use

Subdiv/Plat: Menefee Add

Land Use: 201 - Commercial, Commercial, Improved

Std Land Use: CMSC - Commercial Miscellaneous

Zoning: Portland-CM2 - Commercial/Mixed Use 2

Lat/Lon: 45.535821 / -122.618599

Watershed: Columbia Slough-Willamette River

Legal: MENELEE ADD, BLOCK 5, LOT 14

ASSESSMENT AND TAXATION

Market Land: \$368,700.00

Market Impr: \$291,870.00

Market Total: \$660,570.00 (2019)

% Improved: 44.00%

Assessed Total: \$148,040.00 (2019)

Levy Code: 201

Tax: \$3,752.20 (2019)

Millage Rate: 25.3458

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2

Baths, Total: 1

Baths, Full: 1

Baths, Half:

Total Units:

Stories: 1

Fireplaces: 1

Cooling:

Heating: Heat Pump

Building Style: RCU - Residential, Commercial Use

Total SqFt: 1,700 SqFt

First Floor: 1,144 SqFt

Second Floor:

Basement Fin:

Basement Unfin: 1,092 SqFt

Basement Total: 1,092 SqFt

Attic Fin:

Attic Unfin: 556 SqFt

Attic Total: 556 SqFt

Garage: Att 780 SqFt

Year Built: 1922

Eff Year Built: 1922

Lot Size Ac: 0.11 Acres

Lot Size SF: 4,933 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition

Roof Shape: Gable

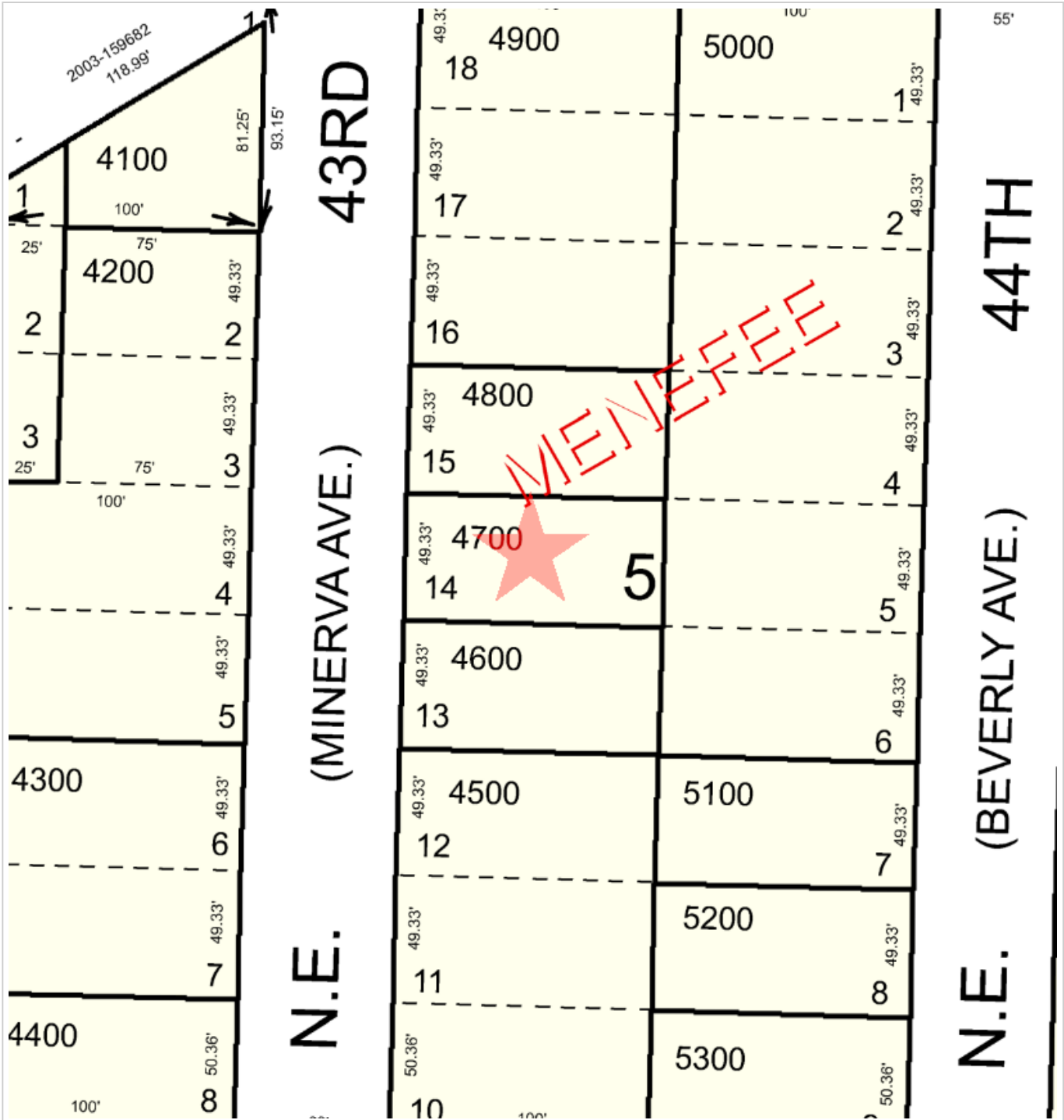
Ext Walls: WOO - Wood

Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PERREAULT GEORGE J TRUSTEE	01/10/1995	4090		Deed		Conv/Unk
			\$47,500.00	Deed		Conv/Unk

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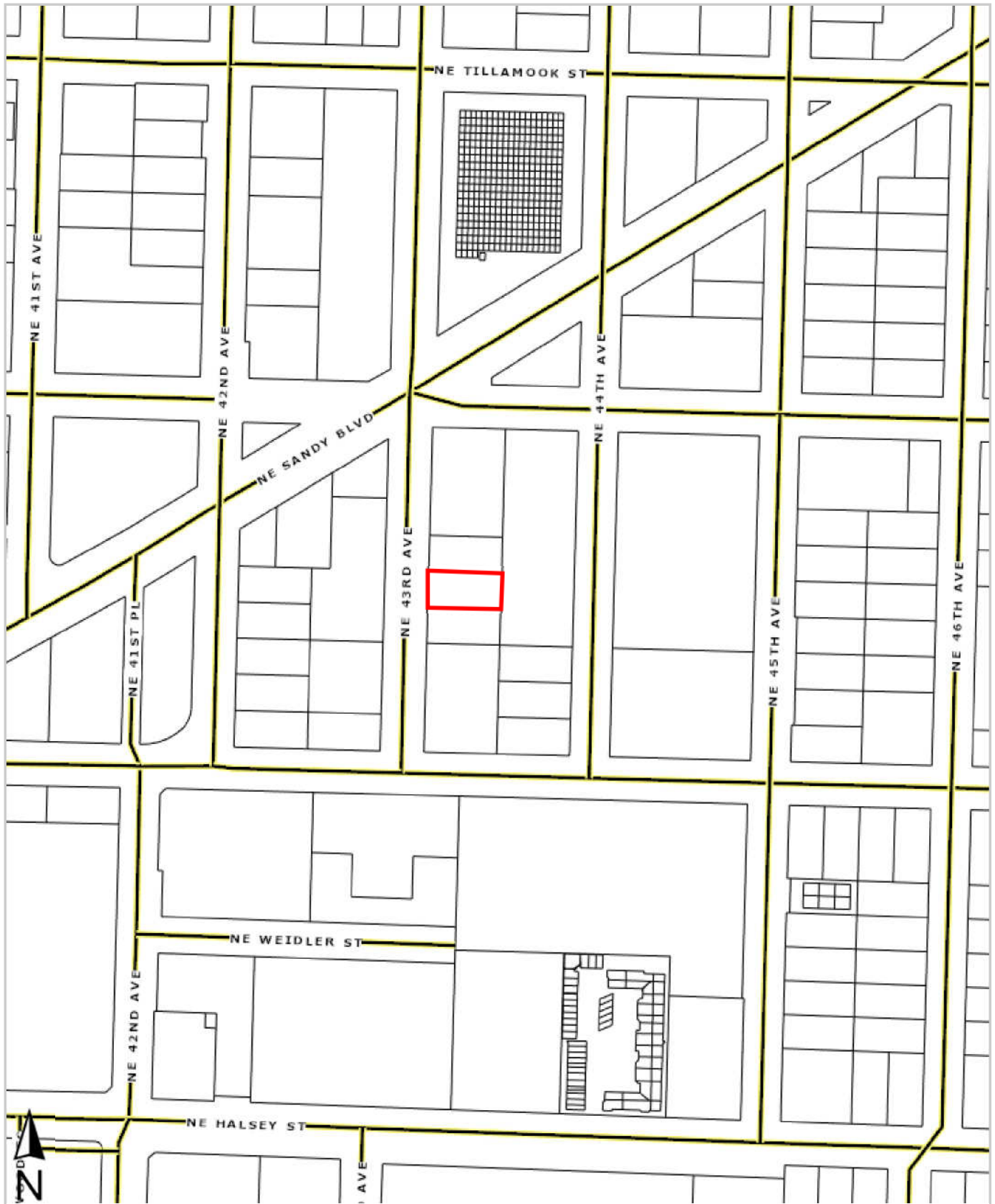


First American Title™

Parcel ID: R216685

Site Address: 1742 NE 43rd Ave

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First American Title™

AFTER RECORDING RETURN TO:
Law Office of Tim Nay
6720 SW Macadam, Suite 200
Portland, OR 97219

SEND TAX STATEMENTS TO:
George J. Perreault, Trustee
George J. Perreault Trust
PO BOX 13368
Portland, OR 97213-0368

BARGAIN AND SALE DEED


GEORGE J. PERREAULT, dba NEW ERA INVESTORS CO., GRANTOR, for
the consideration hereinafter stated,

conveys unto GEORGE J. PERREAULT, TRUSTEE, GEORGE J. PERREAULT
TRUST, u/a dated January 4, 1995, GRANTEE, the following real
property situated in the County of Multnomah, State of Oregon,
described as follows:

Lot 14, Block 5, MENEFEED ADDITION, in the City of
Portland, County of Multnomah and State of Oregon.

The true consideration for this conveyance is \$0.00.

DATED this 7 day of JANUARY, 1995.



GEORGE J. PERREAULT, dba NEW ERA INVESTORS CO.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES.

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95 4090

1 of 2

January 10, 1995

STATE OF OREGON)
)
County of Multnomah) SS.

The above-named GEORGE J. PERREAULT, dba NEW ERA INVESTORS CO., personally appeared before me on this 4 day of January, 1995, and acknowledged the foregoing instrument to be his voluntary act.



[Signature]
Notary Public for Oregon
My Commission Expires: 5-2-97

10
3
20

STATE OF OREGON }
Multnomah County } SS.

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument or writing was received for record and recorded in the record of said County.

95 JAN 10 AM 8:27

RECORDING SECTION
MULTNOMAH CO. OREGON

Vol / Page
95 4090

* Press my hand and seal of office affixed

Recorder of Conveyances

C Swick

Deputy

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January 10, 1995

Property Owner Property Address 2020 Assessed Value
 R216685 PERREAULT,GEORGE J TR 1742 NE 43RD AVE, PORTLAND, OR 97213 **\$152,480**

GENERAL INFORMATION

Property Status A Active
 Property Type Commercial
 Legal Description MENELEE ADD, BLOCK 5, LOT 14
 Alternate Account Number R560000430
 Neighborhood R141
 Map Number 1N2E30CC -04700
 Property Use RC - RESIDENTIAL, COMMERCIAL USE
 Levy Code Area 201

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

OWNER INFORMATION

Owner Name PERREAULT,GEORGE J TR
 Mailing Address P O BOX 13368 PORTLAND, OR 97213-0368

IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 Improvement Type Building Type Class
 - RESIDENTIAL, COMMERCIAL USE 1 STY W/ATTIC & BSMT 3.0

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	RCU RESIDENTIAL, COMMERCIAL USE	4,933 Sq. ft
TOTALS		4,933 Sq. ft / 0.11 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2020	\$267,750	\$368,700	- / -	\$636,450	\$636,450		\$152,480
2019	\$291,870	\$368,700	- / -	\$660,570	\$660,570		\$148,040
2018	\$266,150	\$368,700	- / -	\$634,850	\$634,850		\$143,730
2017	\$325,000	\$290,700	\$0 / \$0	\$615,700	\$615,700		\$139,550
2016	\$314,940	\$272,500	\$0 / \$0	\$587,440	\$587,440		\$135,490
2015	\$235,100	\$189,500	\$0 / \$0	\$424,600	\$424,600		\$131,550
2014	\$174,290	\$182,380	\$0 / \$0	\$356,670	\$356,670		\$127,720
2013	\$206,800	\$223,700	\$0 / \$0	\$430,500	\$430,500		\$124,000

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
INST	PERREAULT,GEORGE J TR	PERREAULT,GEORGE J TR	95004090		-
PR	PORTLAND WELLS FARGO ASSOCIATES LTD	PORTLAND WELLS FARGO ASSOCIATES LTD	BP18570021	10/1/1985	\$47,500

- This property has remaining taxes due from a prior year
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE	
Current Year Due	\$3,778.56
Past Years Due	\$12,585.95
Total Due	\$16,364.51
<input type="button" value="Pay Online"/>	
<input type="button" value="All Payment Options"/>	

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2020	\$3,895.42	\$3,895.42	\$0	\$3,895.42	\$0.00	-	\$3,778.56
2019	\$3,752.20	\$3,752.20	\$0	\$3,752.20	\$450.27	-	\$4,202.47
2018	\$3,641.87	\$3,641.87	\$0	\$3,641.87	\$1,019.73	-	\$4,661.60
2017	\$3,490.58	\$3,490.58	\$0	\$3,490.58	\$1,112.75	-	\$3,721.88
2016	\$3,194.53	\$3,194.53	\$0	\$3,194.53	\$0.00	-	\$0.00
2015	\$3,110.80	\$3,110.80	\$0	\$3,110.80	\$0.00	-	\$0.00
2014	\$3,063.81	\$3,063.81	\$0	\$3,063.81	\$0.00	-	\$0.00
2013	\$2,992.52	\$2,992.52	\$0	\$2,992.52	\$0.00	-	\$0.00
2012	\$2,707.22	\$2,707.22	\$0	\$2,707.22	\$0.00	-	\$0.00
2011	\$2,605.29	\$0.00	\$0	\$2,605.29	\$0.00	-	\$0.00
2010	\$2,472.01	\$0.00	\$0	\$2,472.01	\$0.00	-	\$0.00
2009	\$2,407.37	\$0.00	\$0	\$2,407.37	\$0.00	-	\$0.00
2008	\$2,271.91	\$0.00	\$0	\$2,271.91	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2017	MULT-484510	11-15-2019	\$1,163.52
2016	MULT-351219	7-17-2019	\$270.86
2016	8554659	8-29-2017	\$5,875.15
2015	8146094	1-6-2016	\$1,092.80
2014	7853368	9-8-2015	\$1,021.27
2014	7805305	2-17-2015	\$1,021.27
2014	7729901	11-18-2014	\$1,021.27
2013	7483093	5-16-2014	\$997.50
2013	7453519	2-19-2014	\$997.51
2013	7413703	11-20-2013	\$997.51
2012	7128777	5-16-2013	\$902.40
2012	7093726	2-19-2013	\$902.41
2012	7056312	11-26-2012	\$902.41
2011	6770382	5-17-2012	\$868.43
2011	6730597	2-15-2012	\$868.43
2011	6694525	11-23-2011	\$868.43
2010	6306832	11-18-2010	\$2,397.85
2009	5936222	11-19-2009	\$2,335.15
2008	5522457	11-14-2008	\$2,203.75