

FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

14345 NW Germantown Rd
R324012
1N1W09B00800
Multnomah

OWNER

Hammack, A Floreen M Trust

DATE PREPARED

03/04/2021

PREPARED BY

jchan@firstam.com

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First American Title

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Customer Service Department

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Date: 3/4/2021

OWNERSHIP INFORMATION

Owner: Hammack, A Floreen M Trust

Parcel #: R324012

CoOwner:

Ref Parcel #: 1N1W09B00800

Site: 14345 NW Germantown Rd Portland OR 97231

TRS: 01N / 01W / 09 / NW

Mail: 14345 NW Germantown Rd Portland OR 97231

County: Multnomah

PROPERTY DESCRIPTION

Map Grid: 565-A3

Census Tract: 007000 Block: 3002

Neighborhood: FPK - Forest Park

School Dist: 1J Portland

Impr Type: B - Residential Improved

Subdiv/Plat:

Land Use: 101 - Single-Family, Residential, Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Multnomah Co.-CFU2 - Commercial Forest Use District

Lat/Lon: 45.589204 / -122.825507

Watershed: Rock Creek-Tualatin River

Legal: SECTION 09 1N 1W, TL 800 25.42 ACRES

ASSESSMENT AND TAXATION

Market Land: \$487,500.00

Market Impr: \$193,870.00

Market Total: \$681,370.00 (2020)

% Improved: 28.00%

Assessed Total: \$523,490.00 (2020)

Levy Code: 391

Tax: \$9,303.40 (2020)

Millage Rate: 19.2724

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 4

Baths, Total: 1

Baths, Full: 1

Baths, Half:

Total Units:

Stories: 1

Fireplaces: 1

Cooling:

Heating: Gravity

Building Style: SFR - Single Family Residential

Total SqFt: 1,498 SqFt

First Floor: 998 SqFt

Second Floor:

Basement Fin:

Basement Unfin: 998 SqFt

Basement Total: 998 SqFt

Attic Fin: 500 SqFt

Attic Unfin:

Attic Total: 500 SqFt

Garage:

Year Built: 1942

Eff Year Built: 1942

Lot Size Ac: 25.42 Acres

Lot Size SF: 1,107,295 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition

Roof Shape: Gable

Ext Walls: WOO - Wood

Const Type:

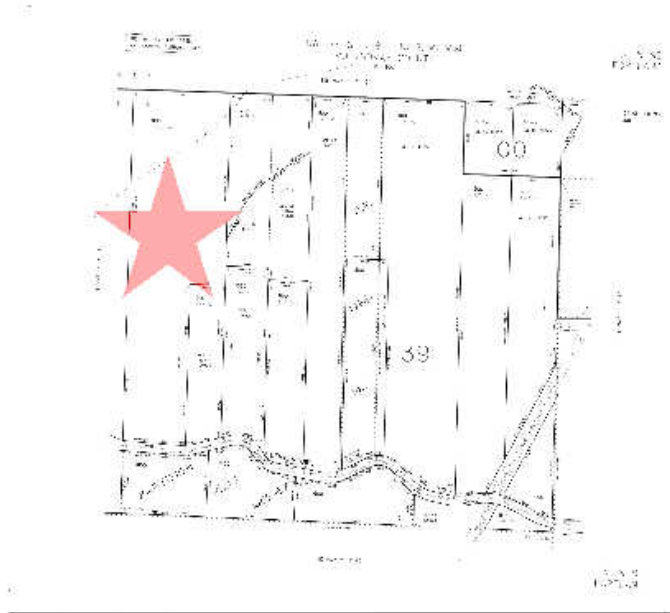
SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
HAMMACK A F M LIVING TRUST	11/15/2010	143765		Deed		Conv/Unk
ARNOLD E HAMMACK				Deed		Conv/Unk

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Assessor Map



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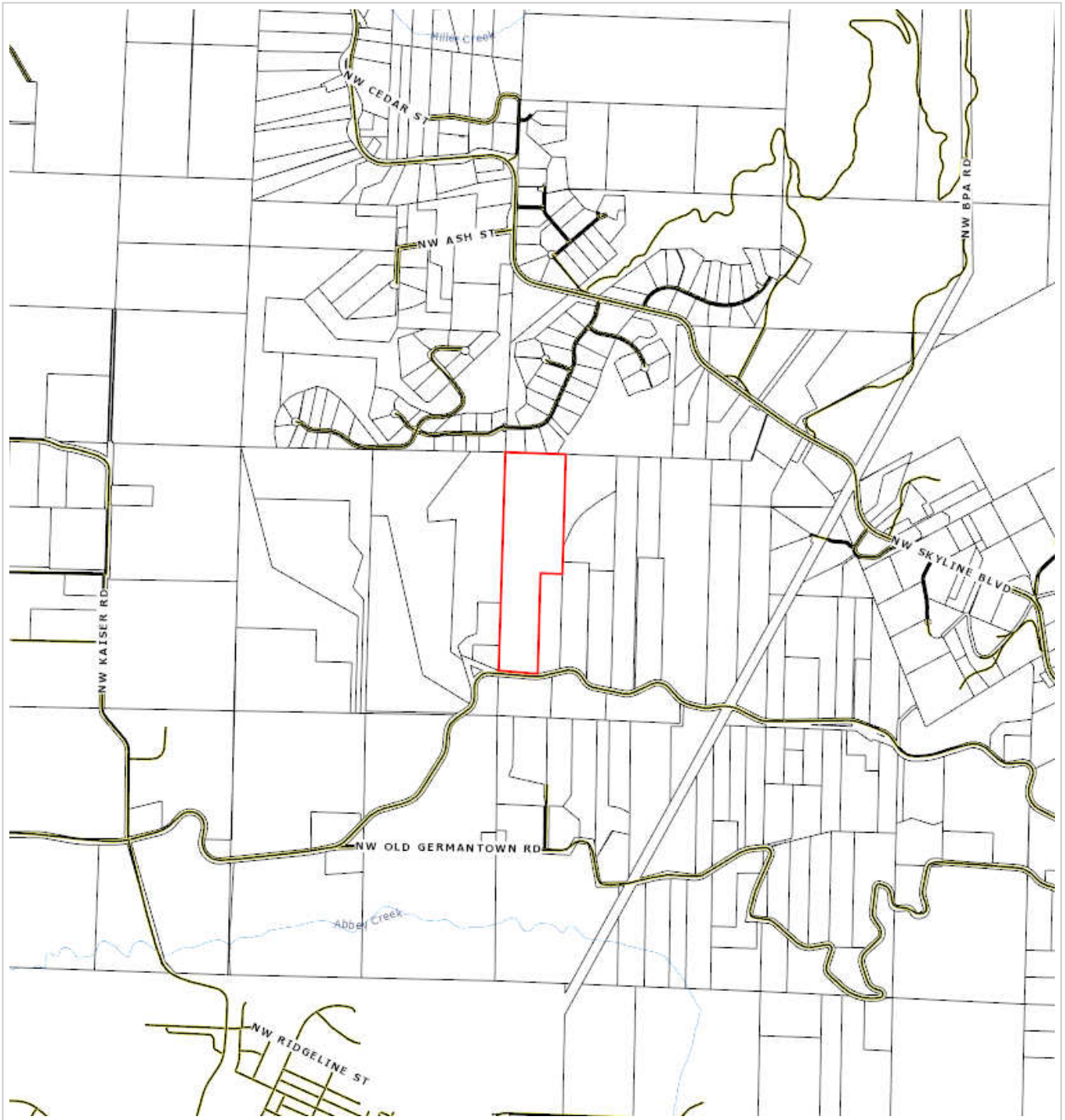
Parcel ID: R324012

Site Address: 14345 NW Germantown Rd

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Street Map



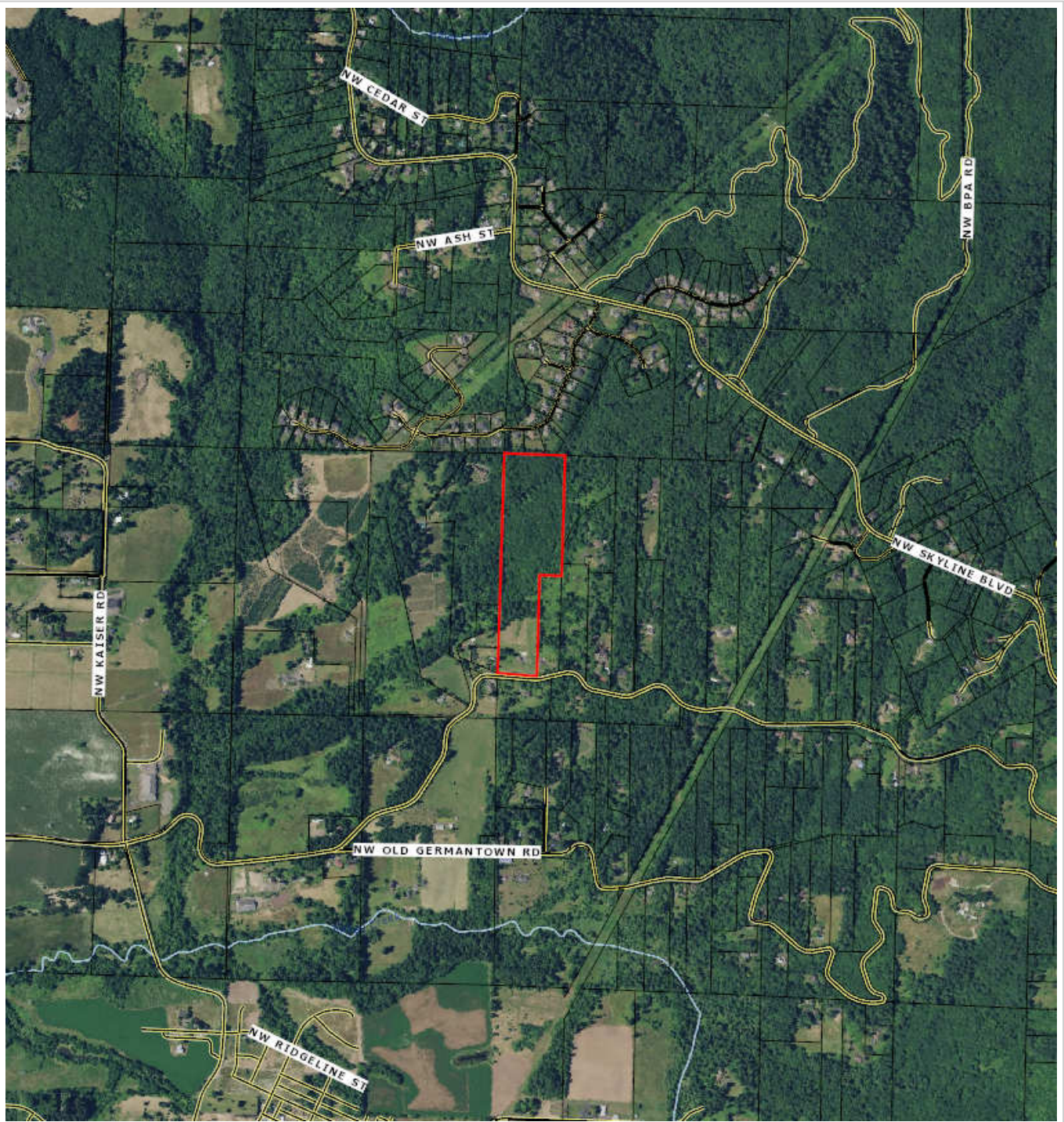
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Aerial Map



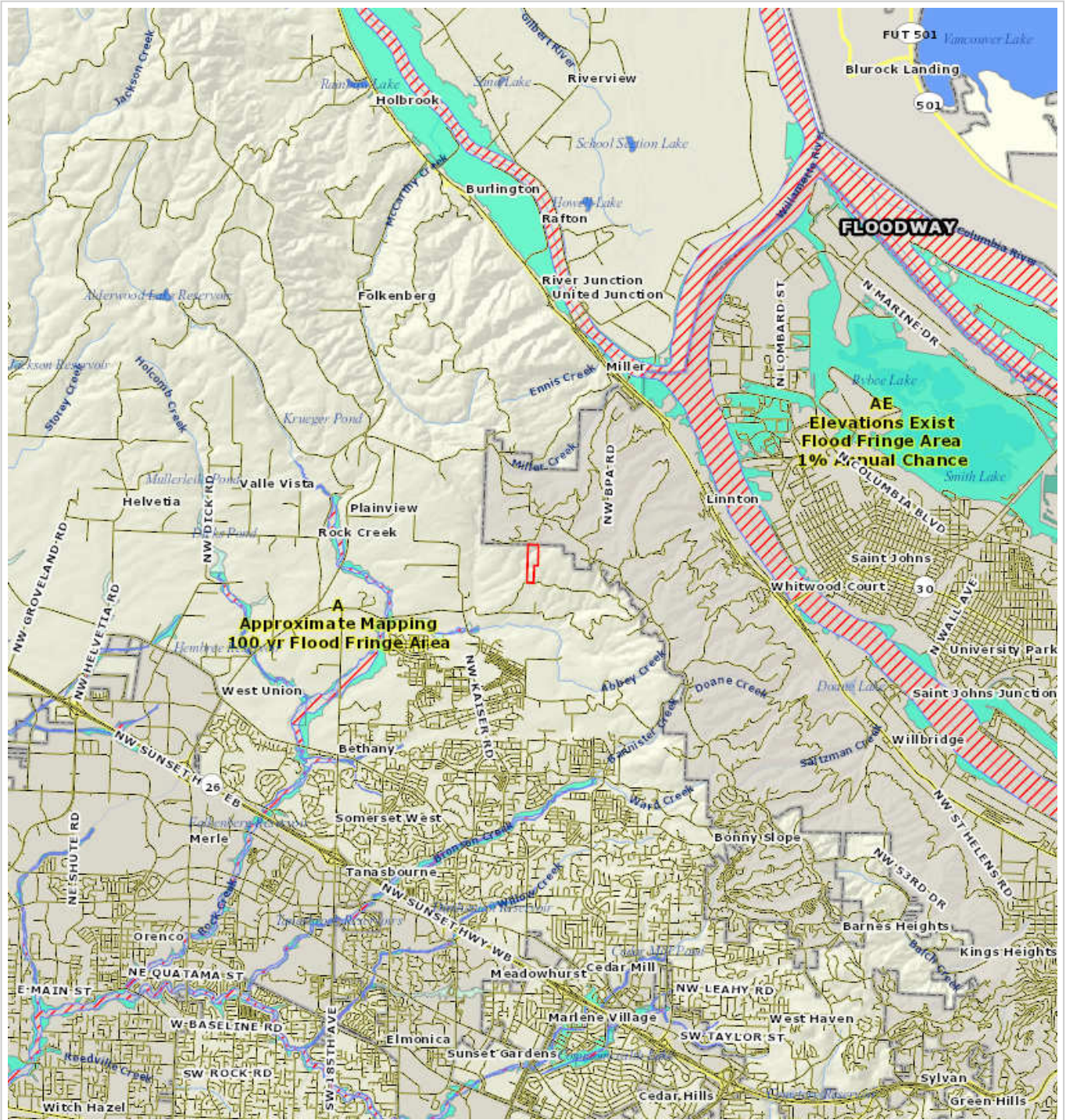
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Flood Map - 100 Year



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