



Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

1835 NE 43rd Ave
Portland OR 97213-1403

Parcel Number:

R216678

Prepared For:

Robin Gast

Date:

4/7/2026

Warmest Regards,

Fidelity Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract index of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Multnomah, OR County Property Profile

1835 NE 43rd Ave
Portland OR 97213-1403



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Parcel Information

Parcel Id (APN)	R216678
Tax/Account #	1N2E30CC04000
Address	1835 NE 43rd Ave Portland, OR 97213-1403
Acres	0.1849
Lot Sq Feet	8,052

Owner Information

Owner	Dean Vincent Family Trust
Owner Address	805 SW Broadway #1580 Portland, OR 97205-3355

Tax Information (2025)

Levy Code	201
Levy Rate	26.9449
Total Tax	\$23,787.49
Prior Year Total Tax	\$22,932.31
Tax Exempt Amount	\$0.00

Assessment Information (2025)

Total Value	\$882,820.00
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Market Information (2025)

Market Land Value	\$401,860.00
Market Improved Value	\$1,850,380.00
Market Total Value	\$2,252,240.00

Land Information

Land Use	Commercial, Commercial, Improved
Building Use	Store Retail-Small
Parcel Type	Commercial
Watershed	1709001202 Columbia Slough- Willamette River
School District	1J Portland School District
Zoning	Portland-CM2 Commercial/Mixed Use 2
Neighborhood	HOL Hollywood

School Attendance

Primary School	Beverly Cleary School
Middle School	Beverly Cleary School
High School	Grant High School

Improvements

Year Built	1942
Effective Year Built	2000
Stories	1.00
Total Square Feet	8,025
Finished Square Feet	8,025
First Floor Square Feet	8,025
Roof Cover	Built-up
Fireplaces	1

Map Information

Map Grid	597-B4
Page	
Row	
Column	

Survey Information

Plat Name	Menefee Add
Lot	1
Block	4
T R S Q	01N 02E 30 SW

Census Information

Census Tract	002702
Census Block	1033

Legal

MENEFEE ADD, BLOCK 4, W 25' OF LOT 1 EXC PT IN ST, W 25' OF LOT 2&3, E 50' OF LOT 14, E 50' OF LOT 15 EXC PT IN ST

Transfer Information

Document Recording Date	06/12/2015
Document Number	2015070964
Document Type Description	27 - Deed

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



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Plu Mercury PDX
After recording return to:

Helen Robinson
VP and Senior Trust Officer
West Coast Trust Company
1000 SW Broadway, Suite 1100
Portland, Oregon 97205

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-070964



01522127201500709640030039

\$56.00

06/12/2015 01:28:25 PM

1R-B&S DEED

Pgs=3 Stn=10 ATRJG

\$15.00 \$11.00 \$20.00 \$10.00

**Until a tax change is requested, all
tax statements shall be sent to:**

Helen Robinson
VP and Senior Trust Officer
West Coast Trust Company
1000 SW Broadway, Suite 1100
Portland, Oregon 97205

BARGAIN AND SALE DEED

US Bank, as Successor Trustee for the Dean Vincent Family Trust (AKA U.S. Bank, N.A., as Successor Trustee of The Dean Vincent Family Trust dated June 30, 1948), as grantor, conveys to West Coast Trust Company Inc., as Successor Trustee of The Dean Vincent Family Trust dated June 30, 1948, as grantee, all Grantor's right, title and interest in the real property legally described in the attached Exhibit A.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is other than money (\$0).

1 -DEED

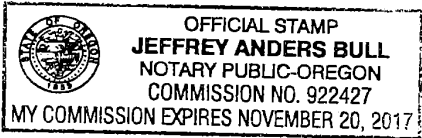
DATED: June 12, 2015.

US Bank, as Successor Trustee for the
Dean Vincent Family Trust

By: Mark Gibson
Name: Mark Gibson
Title: AVP + Trust Officer

STATE OF OREGON)
)ss
County of MULTNOMAH)

This instrument was acknowledged before me on the 12th day of June, 2015, by Mark Gibson in his or her capacity as AVP and Trust Officer of US Bank, as Successor Trustee for the Dean Vincent Family Trust (AKA U.S. Bank, N.A., as Successor Trustee of The Dean Vincent Family Trust dated June 30, 1948).



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: November 20, 2017

EXHIBIT A
(Legal Description)

Parcel I:

The East 75 feet of Lot 1, Block 4, MENEFEЕ ADDITION, in the City of Portland, County of Multnomah and State of Oregon.

EXCEPTING THEREFROM that portion taken for the widening of N.E. Sandy Boulevard.

Parcel II:

The East 75 feet of Lots 2 and 3, and all of Lots 4, 5, 6 and 7, Block 4, MENEFEЕ ADDITION, in the City of Portland, County of Multnomah and State of Oregon.

Parcel III:

The East one-half of Lots 14 and 15, being all that part of said Lots lying East of a line drawn 50 feet West and parallel from the East line of said Lots, and the West 25 feet of Lots 1, 2 and 3, being all that part of said Lots lying West of a line drawn 25 feet East and parallel from the West line of said Lots, all in Block 4, MENEFEЕ ADDITION, in the City of Portland, County of Multnomah and State of Oregon.

EXCEPTING THEREFROM that portion of Lots 1 and 15 taken for the widening of N.E. Sandy Boulevard.