



**Fidelity National Title**

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

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## **PROPERTY REPORT**

**Property Address:**

4232-4246 Wi/ NE Sandy Blvd  
Portland OR 97213-

**Parcel Number:**

R216669

**Prepared For:**

Robin Gast

Date:

4/7/2026

**Warmest Regards,**

**Fidelity Client Services**

5th Avenue, Mezzanine  
Portland, Oregon 97204  
503.227.5478 | [fidelityportland.com](http://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

4232-4246 Wi/ NE Sandy Blvd  
Portland OR 97213



## Fidelity National Title

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### Parcel Information

Parcel Id (APN)	R216669
Tax/Account #	1N2E30CC04200
Address	4232-4246 Wi/ NE Sandy Blvd Portland, OR 97213
Acres	0.3964
Lot Sq Feet	17,265

### 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	\$10,585.81
Prior Year Total Tax	\$10,205.31
Tax Exempt Amount	\$0.00

### Assessment Information (2025)

Total Value	\$392,870.00
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### Market Information (2025)

Market Land Value	\$732,590.00
Market Improved Value	\$155,970.00
Market Total Value	\$888,560.00

### 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	1945
Garage Description	Garage
Garage Square Feet	16,500

### Map Information

Map Grid	597-B4
Page	
Row	
Column	

### Survey Information

Plat Name	Menefee Add
Lot	2&3
Block	4
T R S Q	01N 02E 30 SW

### Census Information

Census Tract	002702
Census Block	1033

### Legal

MENEFEE ADD, BLOCK 4, E 75' OF LOT 2&3, LOT 4&5

### 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

DCAPDX-#1704989-v3-Deed\_to\_West\_Coast\_(4218\_NE\_Sandy\_Building)

3

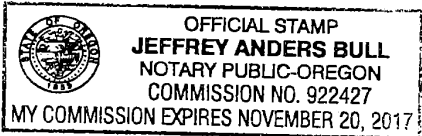
DATED: June 12, 2015.

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 12<sup>th</sup> 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.