

Subject Property:



Site Address
18767 HIGHWAY 99E
HUBBARD, OR 97032-9739



Mail Address
1420 COMMERCE WAY
WOODBURN, OR 97071-3228



Prepared For:

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Provided By

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PROPERTY OVERVIEW

18767 HIGHWAY 99E, HUBBARD, OR 97032-9739

Owner and Geographic Information



Primary Owner:
SIMEONOV, GEORGE B & SIMEONOV, EVA

Secondary Owner:

Site Address:
18767 HIGHWAY 99E, HUBBARD, OR 97032-9739

Mail Address:
1420 COMMERCE WAY, WOODBURN, OR 97071-3228









APN: 041W27CD02000 01

Lot Number: **Page / Grid:**

Housing Tract Number:

Legal Description: **Sec / Township / Range:** SEC 27 TWN 04S RNG 01W
Legal Brief Description: SEC/TWN/RNG/MER:SEC 27 TWN 04S RNG 01W MFD STRUCT SERIAL # ORFLK48AO9942SP, X # X00204014, HOME ID 258777 ON REAL ACCT 041W27CD02000, PERSONAL MS

Property Details

 Bedrooms: 0	 Year Built:	Square Feet:
 Bathrooms: 0	 Garage:	Lot Size: 42,253 SF
 Total Rooms:	 Fireplace:	Number of Units: 0
 Zoning: I; C	 Pool:	Use Code: Commercial (General)

Sale Information



Transfer Date: 12/00/2011 **Seller:** N/A
Transfer Value: \$195,000.00 **Document#:**
Cost/Sq Feet: ?

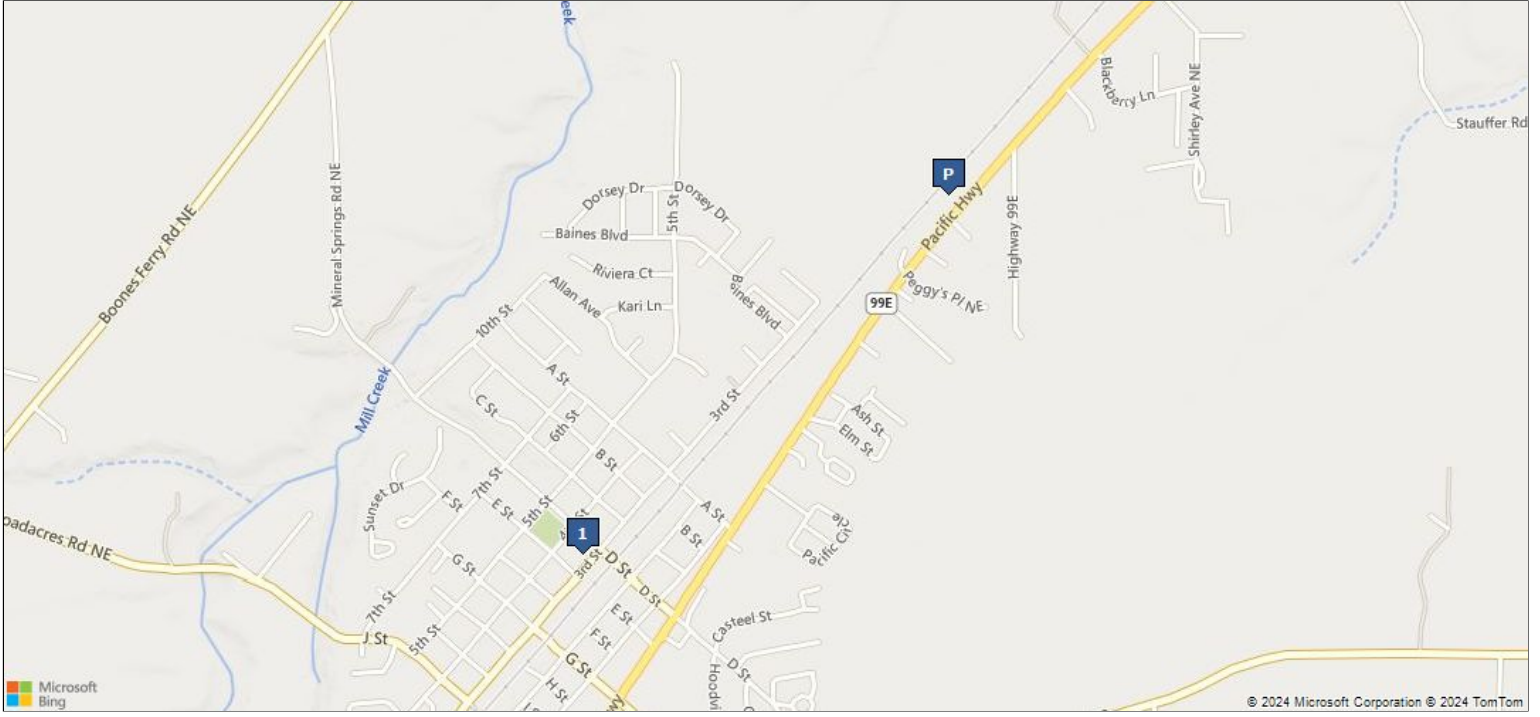
Assessment and Taxes



Assessed Value: \$34,350.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$0.00	Tax Amount: \$384.65	Tax Rate Area: 15519
Improvement Value: \$0.00	Tax Status:	Tax Account ID: 511232
Market Improvement Value: \$0.00	Market Land Value: \$142,750.00	Tax Year: 2023
Market Value: \$142,750.00		

Prior Transfer - 12/00/2011

Recording Date:	12/00/2011	Document#:	BK-PG: 2011-7391
Loan Amount:		Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:	Sec / Township / Range:	SEC 27 TWN 04S RNG 01W	
	Legal Brief Description:	MFD STRUCT SERIAL # ORFLK48AO9942SP, X # X00204014, HOME ID 258777 ON REAL ACCT 041W27CD02000, PERSONAL MS	



1: 3559 3RD ST

Area Sales Analysis

Total Area Sales:	1	Median # of Bedrooms:	0
Median Lot Size:	3,920	Median # of Baths:	0
Median Living Area:		Median Year Built:	
Price Range - 2 Yrs:	\$100,000.00 to \$100,000.00	Age Range:	
Median Value:	\$100,000.00	Median Age:	

COMPARABLE SALES DATA

18767 HIGHWAY 99E, HUBBARD, OR 97032-9739

SIMEONOV, GEORGE B & SIMEONOV, EVA - APN: 041W27CD02000 01 - MARION COUNTY

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1 3559 3RD ST	08/11/2023	\$100,000.00		0	0/0/0		3920		.76

Site Address:	HUBBARD, OR 97032-9563	APN:	041W33AD03700
Doc Type:	Warranty Deed	Document #:	2023-24417
Price Code:	D	Use Code:	Commercial (General)
Buyer Name:	IBARRA, FRANCISCO GONZALEZ	Seller Name:	SAUCEDO, ANTHONY
Loan Amount:	\$0.00	Lender Name:	
Legal:	Lot Number: 2		
	City/Muni/Twp: HUBBARD		

SUMMARY COMPARABLES**18767 HIGHWAY 99E, HUBBARD, OR 97032-9739**

SIMEONOV, GEORGE B & SIMEONOV, EVA - APN: 041W27CD02000 01 - MARION COUNTY

Year Built: Lot: 42,253 SF Bid/Area: 0 Pool: RM/BR/Bth: /0/0

#	Address	Date	Price	\$/SF	Bid/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	3559 3RD ST	08/11/2023	\$100,000.00		0	0/0/0		3920		.76

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS
18767 HIGHWAY 99E, HUBBARD, OR 97032-9739
SIMEONOV, GEORGE B & SIMEONOV, EVA

18767 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD02000 01
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 42,253 SF
Year Built: **Garage:**

SIMEONOV, GEORGE B & SIMEONOV, EVA

18767 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD02000 02
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 924 **Lot Size:** 42,253 SF
Year Built: 1989 **Garage:**

ADAIR, RICHARD & BRIDGET & HARTLEY, JAMIE

18707 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27DB00700
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 3,500 **Lot Size:** 32,234 SF
Year Built: 2000 **Garage:** M

HERNANDEZ, JESUS MEDINA

18698 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00300
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,530 **Lot Size:** 41,382 SF
Year Built: 1977 **Garage:** A

HUAPEO, JAVIER & HUAPEO, ESMERALDA & GARIBAY, GRACIELA

18688 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00400
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,700 **Lot Size:** 1.15 AC
Year Built: 1976 **Garage:** A

HUAPEO, JAVIER GUILLERMO JR & MARQUEZ, IRMA

18668 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00500
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,447 **Lot Size:** 1.05 AC
Year Built: 1977 **Garage:** A

BLAKE, DANETTE M

18708 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00100
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 784 **Lot Size:** 1.12 AC
Year Built: 1977 **Garage:**

ESCOBAR, JOAB & ESCOBAR, ANA

18648 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00600
Bedrooms: 5 **Bathrooms:** 2
Square Feet: 1,782 **Lot Size:** 2.48 AC
Year Built: 1996 **Garage:**

IVAN ANFILOFIEFF FAM TR ANFILOFIEFF, IVAN

18607 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD01800
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 841 **Lot Size:** 16,988 SF
Year Built: 1928 **Garage:**

CHA, HUA & SONG, CHERRY

18618 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00700
Bedrooms: 3 **Bathrooms:** 1
Square Feet: 1,312 **Lot Size:** 1.71 AC
Year Built: 1950 **Garage:** A

HERREJON-RUIZ, JOEL

18768 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27 01800
Bedrooms: 1 **Bathrooms:** 1
Square Feet: 1,728 **Lot Size:** 2.34 AC
Year Built: 1944 **Garage:** D

SAMOILOV, MIKE

18610 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00800 01
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 2,092 **Lot Size:** 37,026 SF
Year Built: 1979 **Garage:**

SAMOILOV, MIKE

18610 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00800 02
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 3,532 **Lot Size:** 37,026 SF
Year Built: 1979 **Garage:**

CARBAJAL, JOHN & CARBAJAL, MONICA

18587 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD01700
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,188 **Lot Size:** 11,326 SF
Year Built: 1991 **Garage:**

SAMOILOV, MIKE

18598 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27CD00900
Bedrooms: 1 **Bathrooms:** 1
Square Feet: 1,236 **Lot Size:** 1.5 AC
Year Built: 1950 **Garage:** C

ROOF MASTERS INC

18797 HIGHWAY 99E, HUBBARD, OR 97032
APN: 041W27DB00600
Bedrooms: 0 **Bathrooms:**
Square Feet: 480 **Lot Size:** 1.12 AC
Year Built: 1998 **Garage:**

Public School Statistics

NORTH MARION INTERMEDIATE SCHOOL

1.53 from subject property

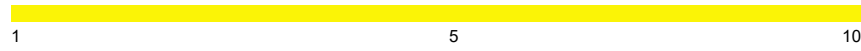
20237 GRIM RD NE
AURORA, OR 97002-9497
(503) 678-7114

- Grade 3 - Grade 5
- Student Teacher Ratio: 1:21.7
- Full Time Equivalent Administrators : 20.00

Grade Membership

<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
170	121	142	433

API Score



NORTH MARION PRIMARY SCHOOL

1.54 from subject property

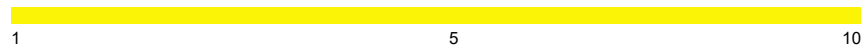
20257 GRIM RD NE
AURORA, OR 97002-9496
(503) 678-8500

- Prekindergarten - Grade 2
- Student Teacher Ratio: 1:20.1
- Full Time Equivalent Administrators : 19.50

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>Total</u>
127	136	128	391

API Score



NORTH MARION MIDDLE SCHOOL

1.54 from subject property

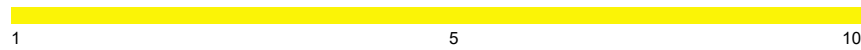
20246 GRIM RD NE
AURORA, OR 97002-9496
(503) 678-7119

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:16.9
- Full Time Equivalent Administrators : 27.50

Grade Membership

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
163	165	136	464

API Score



NORTH MARION HIGH SCHOOL

1.39 from subject property

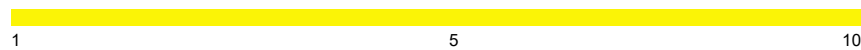
20167 GRIM RD NE
AURORA, OR 97002-9498
(503) 678-7123

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:19.5
- Full Time Equivalent Administrators : 30.10

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
150	151	131	155	587

API Score



Private School Statistics

ST LUKE SCHOOL

4.24 from subject property

529 HARRISON STREET
 WOODBURN, OR 97071-4035
 (503) 981-7441

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:13.2
- Full Time Equivalent Administrators : 10

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
9	2	22	22	15	18	18	17	9	132

ELLIOTT PRAIRIE CHRISTIAN SCHOOL

4.29 from subject property

5383 S SCHNEIDER ROAD
 WOODBURN, OR 97071-8795
 (503) 634-2317

- Grade 3 - Grade 12
- Student Teacher Ratio: 1:6.3
- Full Time Equivalent Administrators : 2.4

- Gender: Coed
- Mennonite

Grade Membership

<u>GR - 3</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
1	1	2	3	2	2	1	1	2	15

PACIFIC NORTHWEST ACADEMY

8.13 from subject property

PO BOX 683
 WILSONVILLE, OR 97070-0683
 (503) 582-8838

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:5.7
- Full Time Equivalent Administrators : 11

- Gender: Coed
- Nonsectarian

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
5	7	9	14	7	5	6	6	4	63

NORTHWEST MONTESSORI SCHOOL

8.13 from subject property

PO BOX 961 10050 SW WV ROAD
 WILSONVILLE, OR 97070-0961
 (503) 682-9051

- Prekindergarten - Grade 1
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>Total</u>
25	7	3	35

SACRED HEART ELEMENTARY SCHOOL

8.20 from subject property

PO BOX 215
 GERVAIS, OR 97026-0215
 (503) 792-4541

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:19.4
- Full Time Equivalent Administrators : 5

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
9	10	13	9	13	10	7	14	12	97

MENTOR GRAPHICS CDC

9.00 from subject property

8005 SW BOECKMAN ROAD
 WILSONVILLE, OR 97070-9733
 (503) 685-1571

- Kindergarten - Kindergarten
- Student Teacher Ratio: 1:6.5
- Full Time Equivalent Administrators : 2

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>KDGN</u>	<u>Total</u>
13	13

Population Demographics

Area	2000	2009	2014	Growth Rate	Growth Centile
ZIP 97032-9739	4,261	4,920	5,277	1.6%	83.0%
National	281,421,906	309,731,508	324,062,684	1.0%	

Household Demographics

Area	2000	2009	2014	Household Growth Rate	Average Household Size
ZIP 97032-9739	1,348	1,530	1,632	1.4%	3.2
National	105,480,101	116,523,156	122,109,448	1.1%	2.6

Family Demographics

Area	2000	2009	Family Growth Rate
ZIP 97032-9739	1,057	1,187	1.3%
National	71,787,347	77,956,117	0.9%

Age Distribution Demographics

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
ZIP 97032-9739	8.5%	8.3%	7.8%	7.7%	6.9%	27.2%	24.4%	8.2%	1.0%
National	6.8%	6.7%	6.6%	7.1%	6.9%	27.0%	26.0%	10.9%	1.9%

Median Age Demographics

Area	2009	Male Ratio	Female Ratio
ZIP 97032-9739	32.4	51.3%	48.7%
National	36.9	49.2%	50.8%

Household Income Demographics

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 97032-9739	15.8%	27.5%	43.0%	9.8%	3.9%
National	20.9%	24.4%	35.3%	11.7%	7.6%

Median Household Income Demographics

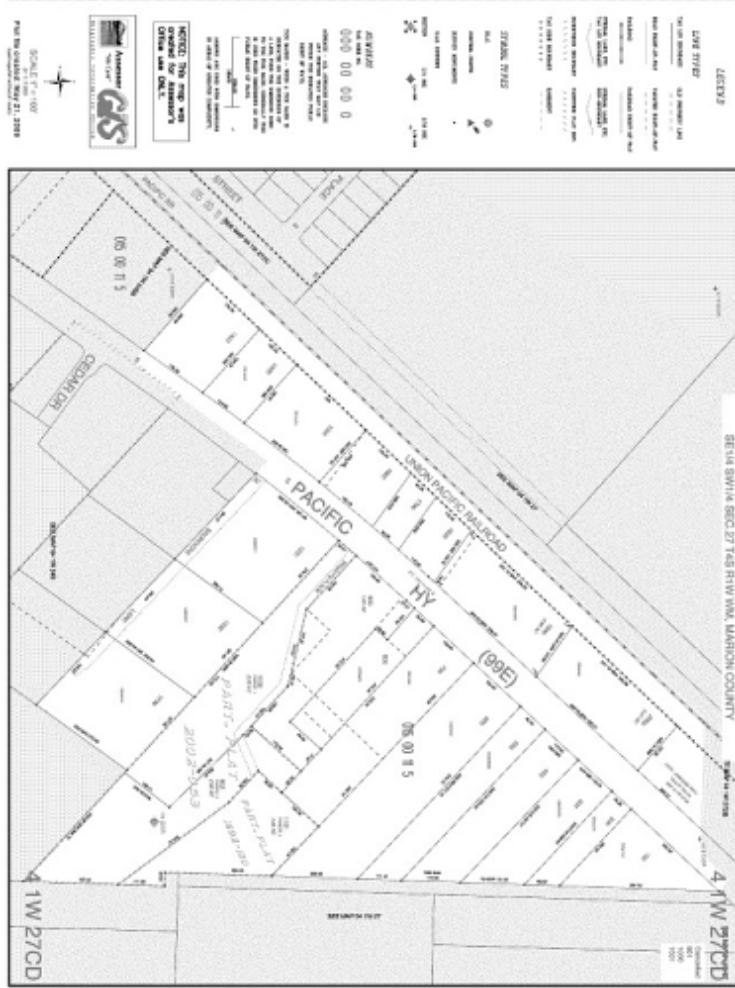
Area	2009	2014	Per Capita Income
ZIP 97032-9739	\$55,572.00	\$57,419.00	\$20,340.00
National	\$54,719.00	\$56,938.00	\$27,277.00

Household Income Percentile Demographics

Area	National	State
ZIP 97032-9739	72.0%	73.0%

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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