

Subject Property:



Site Address  
, OR 97032



Mail Address  
1420 COMMERCE WAY  
WOODBURN, OR 97071-3228



Prepared For:

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Provided By

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PROPERTY OVERVIEW

, OR 97032

Owner and Geographic Information



Primary Owner:  
SIMEONOV, GEORGE B & SIMEONOV, EVA

Site Address:  
, OR 97032

APN: 041W27CD01900

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 ACRES 0.98

Secondary Owner:

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

Lot Number: Page / Grid:

Property Details

 Bedrooms:	0	 Year Built:		<b>Square Feet:</b>	
 Bathrooms:	0	 Garage:		<b>Lot Size:</b>	42,689 SF
 Total Rooms:		 Fireplace:		<b>Number of Units:</b>	0
 Zoning:	I	 Pool:		<b>Use Code:</b>	Commercial-Vacant Land

Sale Information



Transfer Date: 09/00/1996  
Transfer Value: \$21,000.00  
Cost/Sq Feet: ?

Seller: N/A  
Document#:

Assessment and Taxes



<b>Assessed Value:</b>	\$37,990.00	<b>Percent Improvement:</b>	0.00%	<b>Homeowner Exemption:</b>	
<b>Land Value:</b>	\$0.00	<b>Tax Amount:</b>	\$425.41	<b>Tax Rate Area:</b>	15519
<b>Improvement Value:</b>	\$0.00	<b>Tax Status:</b>		<b>Tax Account ID:</b>	511231
<b>Market Improvement Value:</b>	\$0.00	<b>Market Land Value:</b>	\$144,670.00	<b>Tax Year:</b>	2023
<b>Market Value:</b>	\$144,670.00				

Prior Transfer - 09/00/1996

<b>Recording Date:</b>	09/00/1996	<b>Document#:</b>	BK-PG: 1996-873
<b>Loan Amount:</b>		<b>Loan Type:</b>	
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>		<b>Borrowers Name:</b>	
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>	<b>Sec / Township / Range:</b>	SEC 27 TWN 04S RNG 01W	
	<b>Legal Brief Description:</b>	ACRES 0.98	

**NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS**
**, OR 97032**
**IVAN ANFILOFIEFF FAM TR ANFILOFIEFF, IVAN**

18607 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD01800

<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 841	<b>Lot Size:</b> 16,988 SF
<b>Year Built:</b> 1928	<b>Garage:</b>

**SIMEONOV, GEORGE B & SIMEONOV, EVA**

18767 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD02000 01

<b>Bedrooms:</b> 0	<b>Bathrooms:</b>
<b>Square Feet:</b>	<b>Lot Size:</b> 42,253 SF
<b>Year Built:</b>	<b>Garage:</b>

**SIMEONOV, GEORGE B & SIMEONOV, EVA**

18767 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD02000 02

<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 924	<b>Lot Size:</b> 42,253 SF
<b>Year Built:</b> 1989	<b>Garage:</b>

**CARBAJAL, JOHN & CARBAJAL, MONICA**

18587 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD01700

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 1,188	<b>Lot Size:</b> 11,326 SF
<b>Year Built:</b> 1991	<b>Garage:</b>

**CHA, HUA & SONG, CHERRY**

18618 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00700

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 1,312	<b>Lot Size:</b> 1.71 AC
<b>Year Built:</b> 1950	<b>Garage:</b> A

**SAMOILOV, MIKE**

18598 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00900

<b>Bedrooms:</b> 1	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 1,236	<b>Lot Size:</b> 1.5 AC
<b>Year Built:</b> 1950	<b>Garage:</b> C

**SAMOILOV, MIKE**

18610 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00800 01

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 2,092	<b>Lot Size:</b> 37,026 SF
<b>Year Built:</b> 1979	<b>Garage:</b>

**SAMOILOV, MIKE**

18610 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00800 02

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 3,532	<b>Lot Size:</b> 37,026 SF
<b>Year Built:</b> 1979	<b>Garage:</b>

**HAUPEO, JAVIER GUILLERMO JR & MARQUEZ, IRMA**

18668 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00500

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 1,447	<b>Lot Size:</b> 1.05 AC
<b>Year Built:</b> 1977	<b>Garage:</b> A

**ESCOBAR, JOAB & ESCOBAR, ANA**

18648 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00600

<b>Bedrooms:</b> 5	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 1,782	<b>Lot Size:</b> 2.48 AC
<b>Year Built:</b> 1996	<b>Garage:</b>

**HUAPEO, JAVIER & HUAPEO, ESMERALDA & GARIBAY, GRACIELA**

18688 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00400

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 1,700	<b>Lot Size:</b> 1.15 AC
<b>Year Built:</b> 1976	<b>Garage:</b> A

**HERNANDEZ, JESUS MEDINA**

18698 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD00300

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 1,530	<b>Lot Size:</b> 41,382 SF
<b>Year Built:</b> 1977	<b>Garage:</b> A

**LOPEZ, AGUSTIN LOPEZ**

18568 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD01201

<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 1,228	<b>Lot Size:</b> 1.7 AC
<b>Year Built:</b> 1936	<b>Garage:</b> D

**WAMBAUGH, FRED A & WAMBAUGH, KATHLEEN I**

18537 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27CD01500

<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 936	<b>Lot Size:</b> 35,284 SF
<b>Year Built:</b> 1917	<b>Garage:</b>

**ADAIR, RICHARD & BRIDGET & HARTLEY, JAMIE**

18707 HIGHWAY 99E, HUBBARD, OR 97032

**APN:** 041W27DB00700

<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Square Feet:</b> 3,500	<b>Lot Size:</b> 32,234 SF
<b>Year Built:</b> 2000	<b>Garage:</b> M

**ROMANE, STEVEN C & ROMANE, PEGGY MATTHEWS**

12855 PEGGYS PL NE, HUBBARD, OR 97032

**APN:** 041W27CD01100

<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Square Feet:</b> 1,928	<b>Lot Size:</b> 2.05 AC
<b>Year Built:</b> 1978	<b>Garage:</b> A

Public School Statistics

**NORTH MARION INTERMEDIATE SCHOOL**

1.57 from subject property

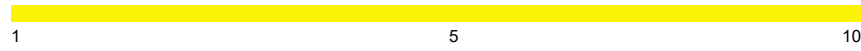
20237 GRIM RD NE  
AURORA, OR 97002-9497  
(503) 678-7114

- 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**

1.59 from subject property

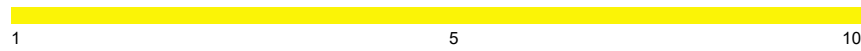
20257 GRIM RD NE  
AURORA, OR 97002-9496  
(503) 678-8500

- 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**

1.59 from subject property

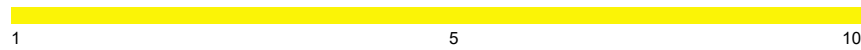
20246 GRIM RD NE  
AURORA, OR 97002-9496  
(503) 678-7119

- 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**

1.44 from subject property

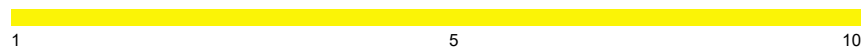
20167 GRIM RD NE  
AURORA, OR 97002-9498  
(503) 678-7123

- 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**

4.18 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**

4.26 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

**SACRED HEART ELEMENTARY SCHOOL**

8.14 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

**PACIFIC NORTHWEST ACADEMY**

8.19 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**

8.19 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

**MENTOR GRAPHICS CDC**

9.05 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

**NEIGHBORHOOD DEMOGRAPHICS**

, OR 97032

**Population Demographics**

Area	2000	2009	2014	Growth Rate	Growth Centile
ZIP 97032	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	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	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	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	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	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**

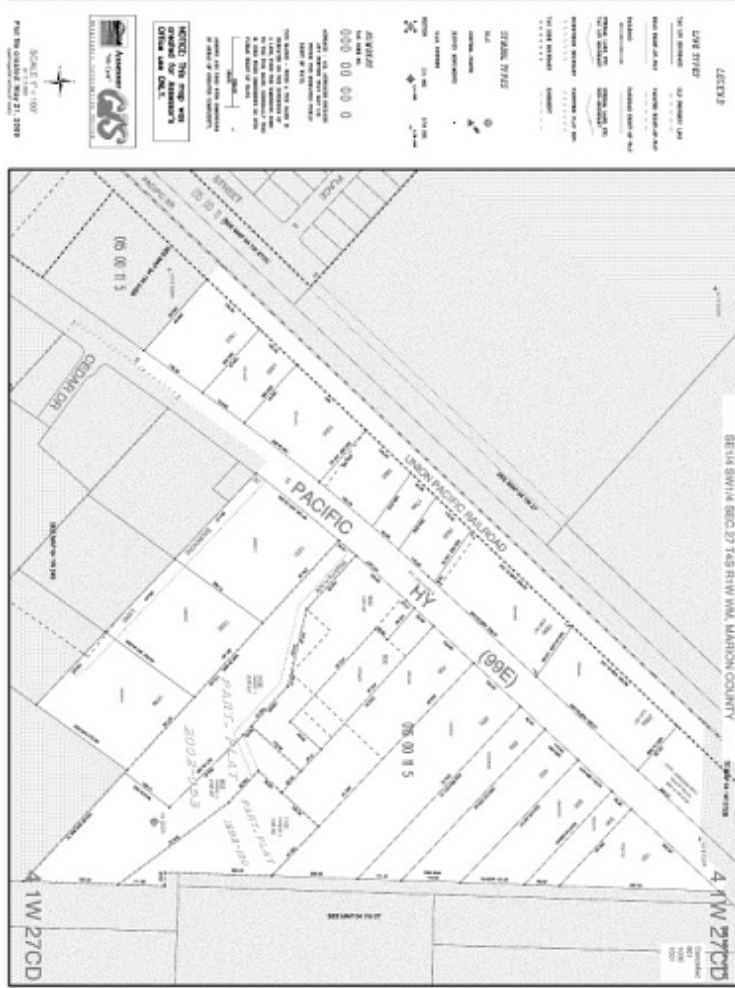
Area	2009	2014	Per Capita Income
ZIP 97032	\$55,572.00	\$57,419.00	\$20,340.00
National	\$54,719.00	\$56,938.00	\$27,277.00

**Household Income Percentile Demographics**

Area	National	State
ZIP 97032	72.0%	73.0%

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