

Property Detail Report

435 NE Evans St #324, McMinnville, OR 97128-4628

APN: 159651

Yamhill County Data as of: 11/03/2023

Owner Information

Owner Name:	Bbg Investments LLC	Occupancy:	Absentee Owner
Vesting:			
Mailing Address:	18200 SE Walnut Hill Rd, Amity, OR 97101		

Location Information

Legal Description:	Block 18 In McMinnville Original Town Of	County:	Yamhill, OR
APN:	159651	Alternate APN:	R4421BC 02400
Munic / Twnshp:	Unincorporated Area	Twnshp-Rng-Sec:	4S-4W-21
Subdivision:	Mcminville Original Town Of	Tract #:	
Neighborhood:		School District:	Mcminville School District 40
Elementary School:	Sue Buel Elementar...	Middle School:	Patton Middle Scho...
Latitude:	45.21122	Longitude:	-123.19482
		High School:	Mcminville High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/09/2023 / 06/30/2023	Price:		Transfer Doc #:	2023.6071
Buyer Name:	State Of Oregon Department Of	Seller Name:	Bbg Investments LLC	Deed Type:	Bargain & Sale Deed

Last Market Sale

Sale / Rec Date:	12/19/2014 / 12/23/2014	Sale Price / Type:	\$450,000 /	Deed Type:	Bargain & Sale Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2014.16095
Seller Name:	Citizens BK			Title Company:	Ticor Title
Lender:					

Prior Sale Information

Sale / Rec Date:	11/11/2006 / 11/14/2006	Sale Price / Type:	\$865,000 / Confirmed	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:	\$121,364 / Conventional	1st Mtg Rate / Type:	630.0 / Fix	Prior Sale Doc #:	2006.26184
Prior Lender:	Winkler Kathryn Trust (TR)				

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F / H):		Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	Commercial (NEC)	Lot Area:	12,001 Sq. Ft.	Zoning:	C-3
State Use:	201 - 201	Lot Width / Depth:		# of Buildings:	1
County Use:	204 - Comm Zoning Not Significant Partially Exempt	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.276	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41071C0404D	Flood Map Date:	03/02/2010
Community Name:	City Of McMinnville	Flood Panel #:	0404D	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$1,355,326	Market Total Value:	\$2,431,160
Tax Year:	2022	Land Value:		Market Land Value:	\$230,391
Tax Area:	40.51	Improvement Value:		Market Imprv Value:	\$2,200,769
Property Tax:	\$10,125.78	Improved %:	90.52%	Market Imprv %:	90.52%
Exemption:		Delinquent Year:			

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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RECORDING REQUESTED BY:

GRANTOR:
Citizens Bank
PO Box 30
Corvallis, OR 97339

GRANTEE:
BBG Investments, LLC, an Oregon limited liability
company
18200 SE Walnut Hill Road
Amity, OR 97101

SEND TAX STATEMENTS TO:
BBG Investments, LLC, an Oregon limited liability
company
18200 SE WALNUT HILL ROAD
AMITY, OR 97101

AFTER RECORDING RETURN TO:
BBG Investments, LLC, an Oregon limited liability
company
18200 SE WALNUT HILL ROAD
AMITY, OR 97101

Escrow No: 3626066228AMS-TTPOR50

422 NE 5th Street
McMinnville, OR 97128

Yamhill County Official Records	201416095
DMR-DDMR	12/23/2014 12:39:09 PM
Stn=6 SUTTONS	
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	\$46.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

Recorded by TICOR TITLE 471813024168

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

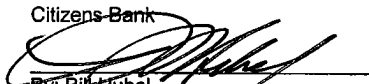
Citizen's Bank also know as Citizens Bank, Grantor, conveys to

BBG Investments, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Yamhill, State of Oregon,

Lots 1 and 2, Block 18, ORIGINAL TOWN OF MCMINNVILLE, Count of Yamhill, State of Oregon.

The true consideration for this conveyance is \$450,000.00. (See ORS 93.030).
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.

Dated: 12/19/14

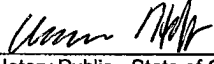
Citizens Bank

By: Bill Hubel
Its: Chief Operating Officer

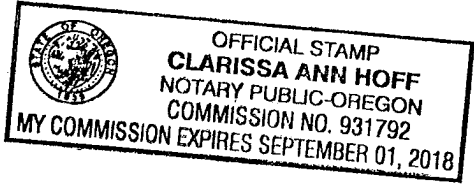
State of OREGON

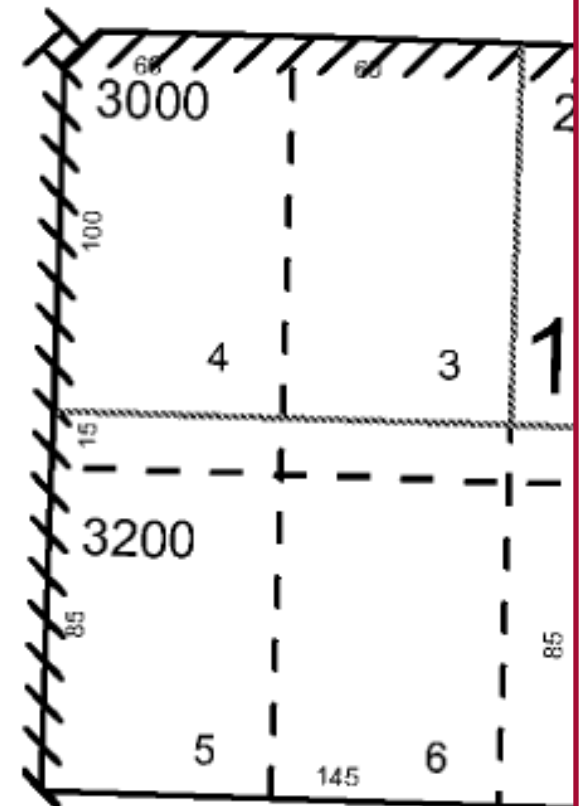
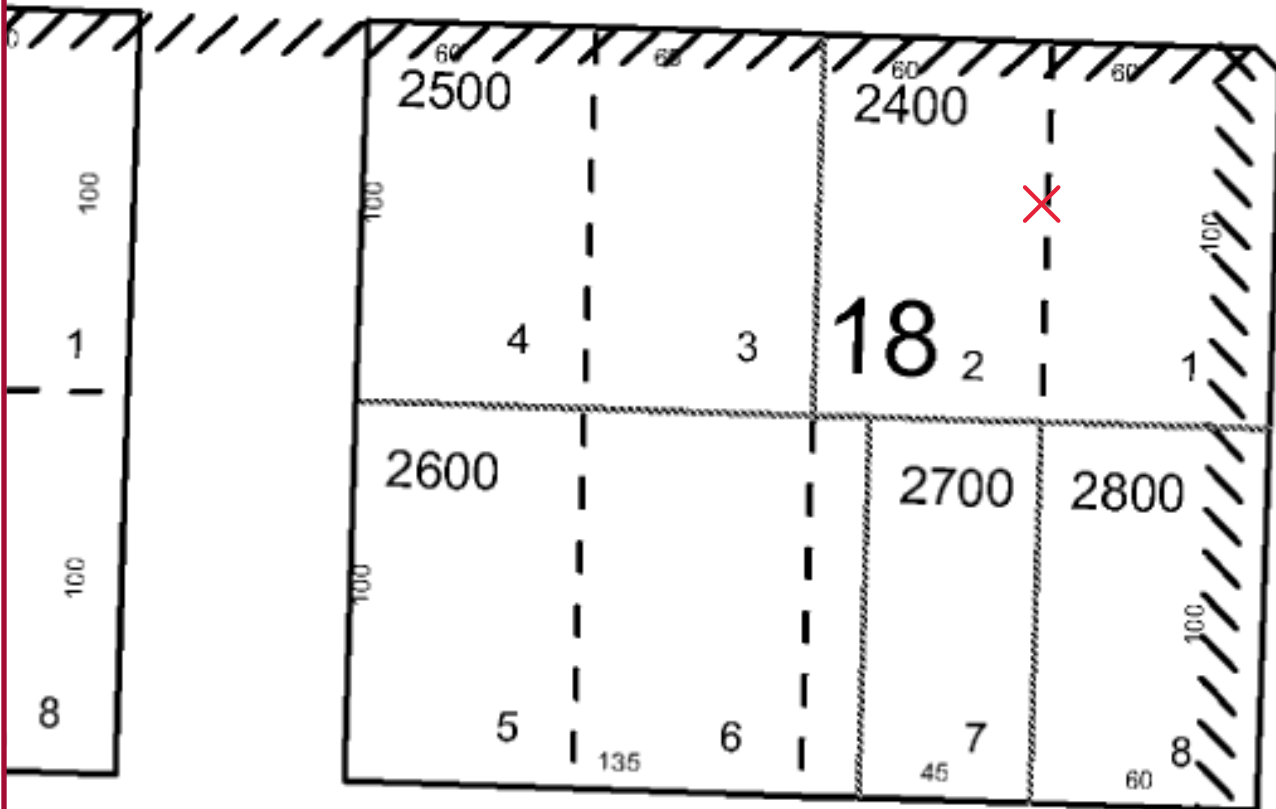
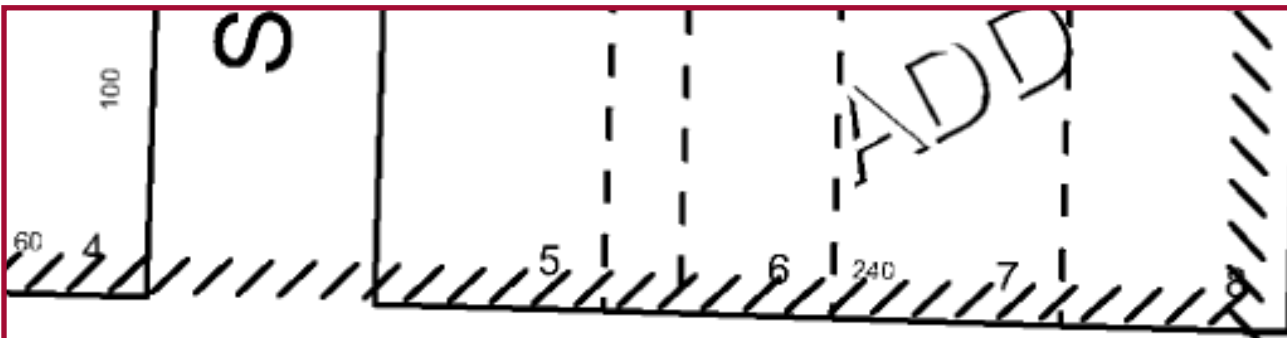
County of Wentworth

This instrument was acknowledged before me on 12/19, 2014 by
Bill Hubel

as Chief Operating Officer of Citizens bank


Notary Public - State of Oregon
My commission expires: 9-1-2018







ASSESSMENT & TAX
CARTOGRAPHY

S.W. 1/4 N.W. 1/4 SEC. 21 T. 4S. R. 4W. W.M.

YAMHILL COUNTY OREGON

1" = 100'

CANCELLED TAXLOTS:
8100 A01
12101
10402

DATE PRINTED: 5/26/2021

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