

BID 10

Tax lot; 22473

Map ID No.; 4N4W03-BC-08200

Situs Address; 1040 Bridge Street, Vernonia

2021 Assessment RMV 59,820

IMP \$146,800.00

Deeded to County in 2019 by Deed No. 2019-008826 (list no.17-026)

Minimum Bid price \$206,620.00 (15% \$30,993.00)

**OFFICIAL RECORD**

**OF DESCRIPTIONS**

**TAX ACCOUNT NO: 22473**

**ACCOUNT: 4N4W03-BC-08200**

**REAL PROPERTIES**

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**17-026**

A tract of land in the Northwest quarter of Section 20, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lots 1 and 2, Block 2, Malmsten's Riverside View, in the City of Vernonia, Columbia County, Oregon.

EXCEPTING THEREFROM tract as conveyed by Columbia County to State of Oregon by and through its State Highway Commission recorded April 26, 1937 in Book 60, Page 350 and as conveyed June 21, 1937 in Book 60, Page 513, Deed Records of Columbia County, Oregon.

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

February 14, 2022 1:27:27 pm

**Account #** 22473  
**Map #** 4N4W03-BC-08200  
**Code - Tax #** 0401-22473  
**Legal Descr** MALMSTEN'S RIVERSIDE VIEW  
 Block - 2 Lot - 1 & 2

**Tax Status** NONASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Mailing Name** COLUMBIA COUNTY  
**Agent**  
**In Care Of**  
**Mailing Address** 230 STRAND ST ROOM 318  
 ST HELENS, OR 97051

**Deed Reference #** 2019-8826  
**Sales Date/Price** 10-23-2019 / \$0.00  
**Appraiser** ANDI JURKIEWICZ

**Prop Class** 951      **MA**   **SA**   **NH**   **Unit**  
**RMV Class** 101      03   03   000   24387-1

Situs Address(s)	Situs City
ID# 1 1040 E BRIDGE ST	VERNONIA

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0401	Land	59,820		Land	0
	Impr.	146,800		Impr.	0
<b>Code Area Total</b>		206,620	0	0	0
<b>Grand Total</b>		206,620	0	0	0

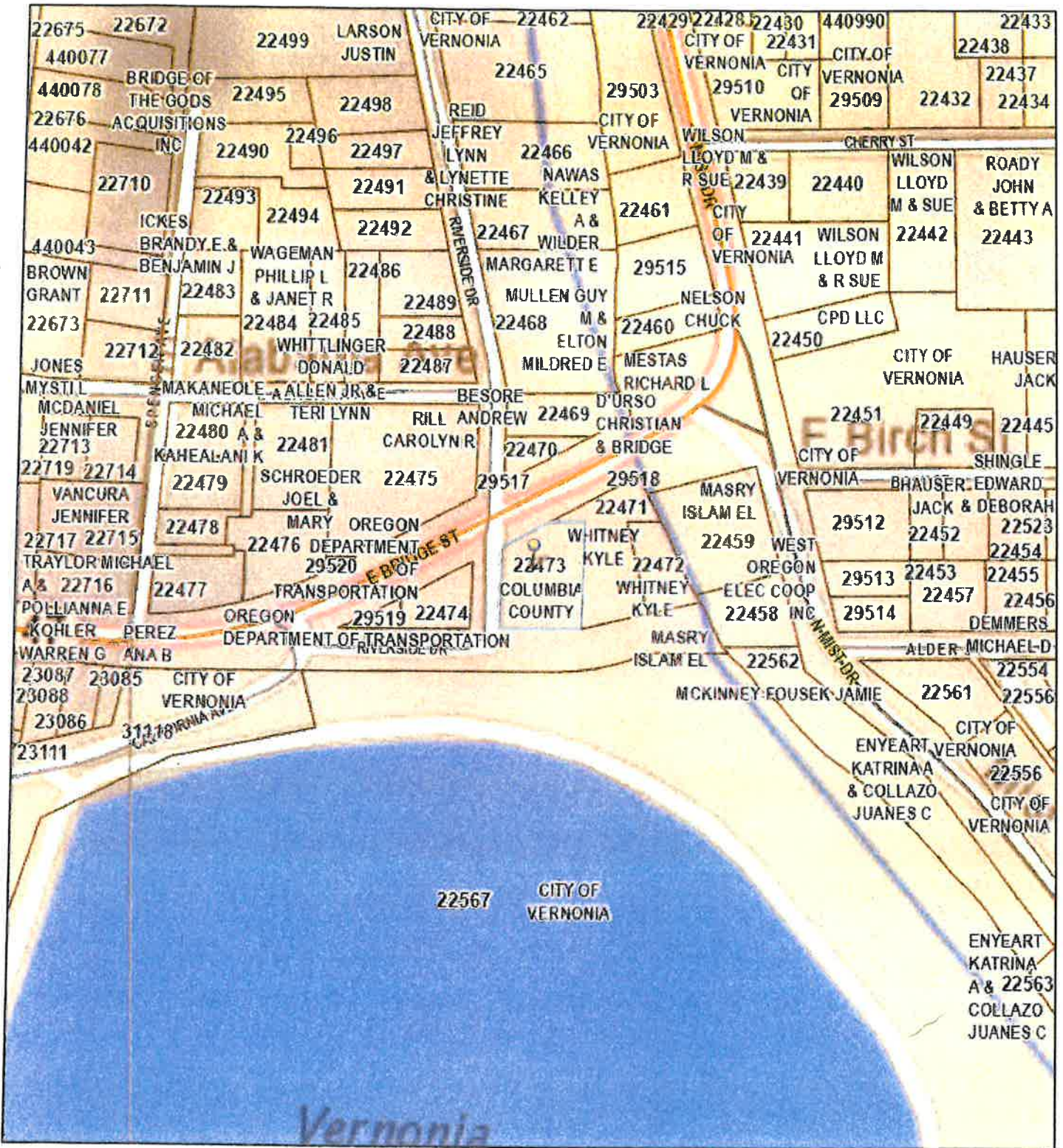
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV
						TD%	LS	Size		
0401					OSD - SINGLE FAMILY	100				27,000
0401	1	<input checked="" type="checkbox"/>	1	VR:R	Residential Site	99	S	16,850.00	002	32,820
<b>Grand Total</b>								16,850.00		59,820

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
0401	3	1997	325	GP BUILDING	132	960	100	29,010
0401	1	1930	131	One story	132	1,137	100	117,790
<b>Grand Total</b>							2,097	146,800

**Comments:** 2020: Non-assessable; tax foreclosure. AJ  
 2018 RA: Home appears vacant but in good cond. The MPS shed has now been removed. The current det garage is actually just storage area and now being valued as a CL 5 GPB. The current MPS of 242 sq ft is actually a garage and being valued as such; appraiser judgement, no exception. The encl porch is part of the sq footage of the home. Based on HB 2129 (3) ; minor exception of the enclosed porch to the home's total sq ft has been added. Updated inventory and diagram. ML

2012 - Moved to new Study Area 03 based on Flood Zone map. ms

# Columbia County Web Map



February 14, 2022

1:2,400

