

BID 5

Tax lot; 8186

Map ID No.; 4N2W27-CO-00700

Situs Address; 31384 Wildwood Dr. Scappoose, OR.

Zoned; CC-RR zoned MS site 1 acre and 4 acres that contains timber. This property contains easement for adjacent property owner.

2021 Assessment \$282,390.00

Deeded to County in 2021 through accelerated foreclosure process

This property contains a junked out manufactured home that will need to be removed (Assessor IMP Value \$28,040.00)

Minimum Bid price \$500,000.00 (15% \$75,000.00)

**OFFICIAL RECORD**

**OF DESCRIPTIONS,**

**REAL PROPERTIES**

**TAX ACCOUNT NO: 8186**

**ACCOUNT: 4N2W27C0 00700**

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**20-018**

A tract of land situated in the Southwest quarter of Section 27, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; more particularly described as follows:

**BEGINNING** at a point which is South  $89^{\circ}09'36''$  West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435; Thence North  $01^{\circ}01'32''$  West along the West line of said Baker tract 402.00 feet to the **TRUE POINT OF BEGINNING** of the Parcel herein described; said point being the Northeast corner of the Bruce I. Neeland tract as described in Deed recorded June 7, 1989 under Instrument No: 89-2942, Deed Records of Columbia County, Oregon;

**THENCE** North  $82^{\circ}31'14''$  West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes et ux tract as described in Deed recorded October 15, 1980, in Book 233, Page 245, Deed Records of Columbia County, Oregon;

**THENCE** North  $01^{\circ}01'32''$  West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way of the Scappoose Vernonia Highway;

**THENCE** South  $82^{\circ}31'14''$  East along said right of way a distance of 252.78 feet to the West line of said Baker tract;

**THENCE** South  $01^{\circ}01'32''$  East a distance of 871.60 feet to the True point of Beginning.

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

February 14, 2022 12:50:19 pm

**Account #** 8186  
**Map #** 4N2W27-C0-00700  
**Code - Tax #** 0108-8186

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

**Legal Descr** See Record

**Mailing Name** COLUMBIA COUNTY

**Deed Reference #** 2021-5561

**Agent**

**Sales Date/Price** 05-03-2021 / \$0.00

**In Care Of** COLUMBIA COUNTY TAX COLLECTOR

**Appraiser** ANDI JURKIEWICZ

**Mailing Address** 230 STRAND  
 ST HELENS, OR 97051

**Prop Class** 951      **MA**   **SA**   **NH**   **Unit**  
**RMV Class** 409      02   21   000   3960-1

Situs Address(s)	Situs City
ID# 1 31384 WILDWOOD DR	SCAPPOOSE

Code Area	RMV		MAV	Value Summary AV		RMV Exception	CPR %
	Land	Impr.		Land	Impr.		
0108	282,390	28,040			0	0	
<b>Code Area Total</b>	310,430		0	0		0	
<b>Grand Total</b>	310,430		0	0		0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
0108	2	<input checked="" type="checkbox"/>		CO:RR-5	Market	112	A	4.00	FC	003	172,030
0108	1	<input checked="" type="checkbox"/>		CO:RR-5	MS Site	112	A	1.00		003	53,760
0108					OSD - SINGLE FAMILY	100					56,600
<b>Grand Total</b>								5.00			282,390

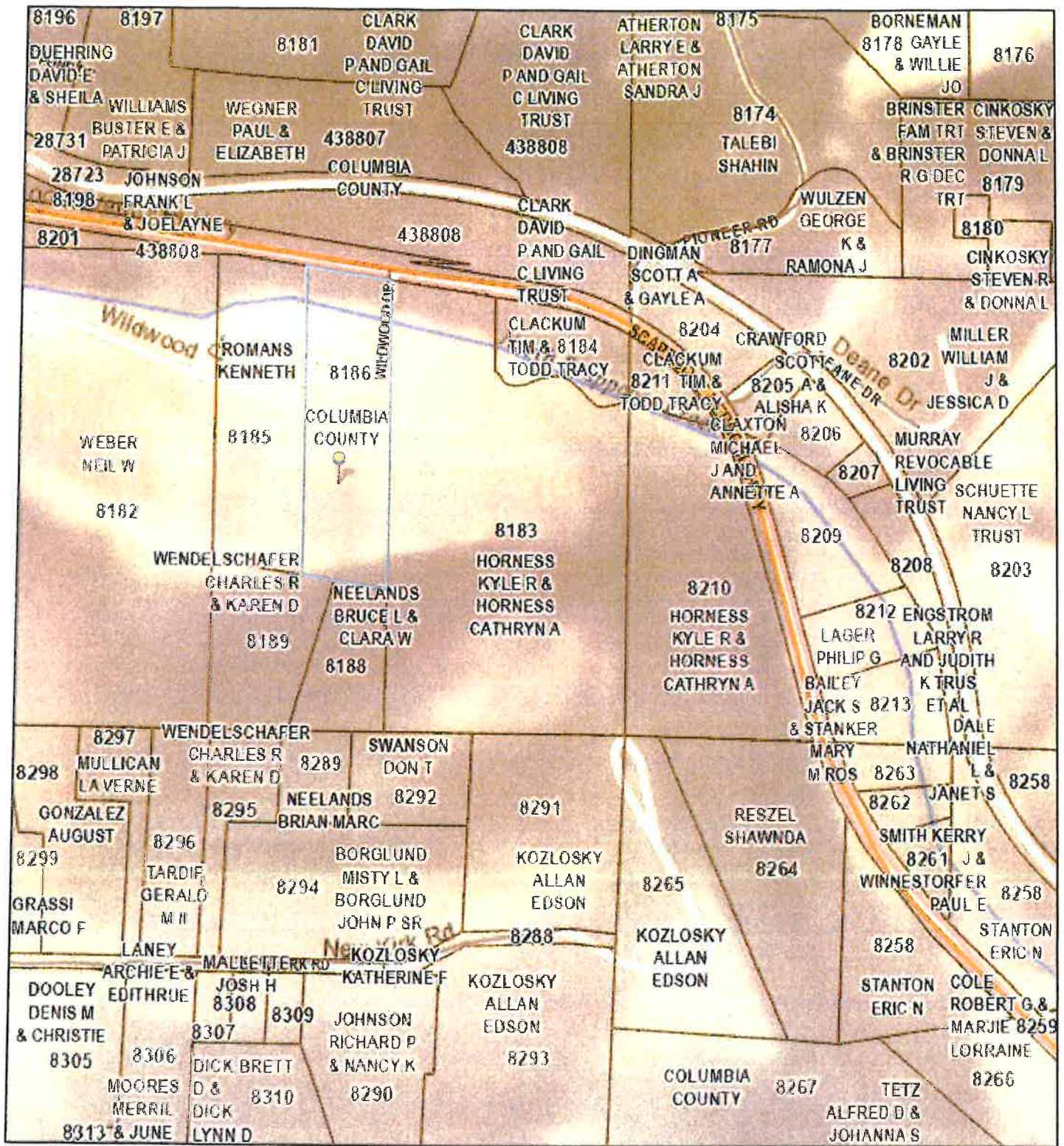
Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0108	1	1975	442	Double wide	119		1,344	R - 429640	28,040	
<b>Grand Total</b>								1,344		28,040

**MS Account(s):** 0108-R-429640

**Appr Maint:** 2021 - TAX STATUS CHANGE TO NON-ASSESSABLE

**Comments:** 2021: Non assessable for 2021. AJ  
 2014 RA. Exception added for two 8x40 containers. jl  
 2012-Size change due to re-map, +0.12 acre. DL

# Columbia County Web Map



February 14, 2022

1:4,800

