

BID 6

Tax lot; 435948
Map ID No.; 4N1W20-BC-00300
Situs Address; 56695 Old Portland Rd. Warren

Zoned; RR-5 3.32 acres
2021 Assessment \$218,060.00
No IMP

Deeded to County in 2019 by Deed No. 2019-008826 (list no. 17-019)

Tax lot; 8699Map ID No.; 4N1W19-AD-00400
Situs Address; 56695 Old Portland Rd. Warren

Zoned; RR-5 1.62 acres
2021 Assessment \$215,590.00
No IMP

Deeded to the County in 2014 by Deed No. 2014-6859 (list no 12-044)
IMP removed

Minimum Bid price for combined lots \$448,325.00 (15% \$67,248.78)

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 435948
ACCOUNT: 4N1W20-BC-00300

REAL PROPERTIES

17-019

All that portion of the following described tract of land lying in Section 20, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon:

Beginning at a point that is East 5593.6 feet and South 26°11' West 244.40 feet from the Northwest corner of the Garner T. Foster Donation Land Claim, said point being the Northwest corner of the E.E. Luce property in Section 19, Township 4 North, Range 1 West of the Willamette Meridian Columbia County Oregon as described in Deed Book 61 page 94;
Thence South 82°21'31" East along the North line and extension thereof of said Luce property a distance of 1203.22 feet to the high water line of Scappoose Bay;
Thence South 0°39' East along said high water line a distance of 331.00 feet;
Thence North 62°15'39" West a distance of 451.18 feet;
Thence North 78°10'57" West a distance of 826.92 feet;
Thence South 26°25'07" West a distance of 21.42 feet;
Thence North 64°57'23" West a distance of 37.77 feet to the Easterly right-of-way line of the County Road;
Thence North 26°11' East along said right-of-way line a distance of 127.00 feet to the point of beginning.

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

February 14, 2022 12:52:55 pm

Account # 435948
Map # 4N1W20-BC-00300
Code - Tax # 0110-435948
Legal Descr See Record
Mailing Name COLUMBIA COUNTY
Agent
In Care Of
Mailing Address 230 STRAND ST ROOM 318
 ST HELENS, OR 97051

Tax Status NONASSESSABLE
Acct Status ACTIVE
Subtype NORMAL
Deed Reference # 2019-8826
Sales Date/Price 10-23-2019 / \$0.00
Appraiser ANDI JURKIEWICZ

Prop Class 950 **MA** **SA** **NH** **Unit**
RMV Class 400 06 67 000 53590-1

| | |
|-------------------------|-------------------|
| Situs Address(s) | Situs City |
|-------------------------|-------------------|

| | | Value Summary | | | | |
|------------------------|-------|---------------|-----|----|---------------|-------|
| Code Area | | RMV | MAV | AV | RMV Exception | CPR % |
| 0110 | Land | 218,060 | | | Land | 0 |
| | Impr. | 0 | | | Impr. | 0 |
| Code Area Total | | 218,060 | 0 | 0 | | 0 |
| Grand Total | | 218,060 | 0 | 0 | | 0 |

| Land Breakdown | | | | | | | | | | | |
|--------------------|-----|-------------------------------------|----|-----------|--------------|-----|----|------|------------|-----|-------------|
| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | TD% | LS | Size | Land Class | LUC | Trended RMV |
| 0110 | 1 | <input checked="" type="checkbox"/> | 1 | CO:RR-5 | Market | 115 | A | 3.32 | 2H7 | 003 | 218,060 |
| Grand Total | | | | | | | | 3.32 | | | 218,060 |

| Improvement Breakdown | | | | | | | | | | | |
|-----------------------|----------|------------|-------------|-----|---------------|-----|-----------|-------------|--|--|---|
| Code Area | Yr Built | Stat Class | Description | TD% | Total Sq. Ft. | Ex% | MS Acct # | Trended RMV | | | |
| Grand Total | | | | | | | | 0 | | | 0 |

Comments: 2020- Non-assessable; tax foreclosure. AJ
 2015- Because of ownership of Account 8699 by Columbia County, this account is no longer valued as PTA with that account. Should both accounts become owned by the same entity, PTA status should be reinstated. ms
 2013 - Creating new Account for portion in Map #4N1W20-BC (Account 435948), now considered PTA with Account 8699. ms

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 8699
ACCOUNT: 4N1W19-AD-00400

REAL PROPERTIES

12-044

All that portion of the following described tract of land lying in Section 19, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon:

Beginning at a point that is East 5593.6 feet and South 26°11' West 244.40 feet from the Northeast corner of the Garner T. Foster Donation Land Claim, said point being the Northwest corner of the E. E. Luce property in Section 19, Township 4 North, Range 1 West of the Willamette Meridian Columbia County Oregon as described in Deed Book 61 page 94; thence South 82°24'31" East along the North line and extension thereof of said Luce property a distance of 1203.22 feet to the high water line of Scappoose Bay; thence South 0° 39' East along said high water line a distance of 331.00 feet; thence North 62°15'39" west a distance of 451.18 feet; thence North 78°10'57" West a distance of 826.92 feet; thence South 26°25'07" West a distance of 21.42 feet; thence North 64°57'23" West a distance of 37.77 feet to the Easterly right-of-way line of the County Road; thence North 26°11' East along said right-of-way line a distance of 127.00 feet to the point of beginning.

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

February 14, 2022 12:52:37 pm

Account # 8699
 Map # 4N1W19-AD-00400
 Code - Tax # 0110-8699
 Legal Descr See Record
 Mailing Name COLUMBIA COUNTY
 Agent
 In Care Of
 Mailing Address 230 STRAND ST
 ST HELENS, OR 97051

Tax Status NONASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2014-6859
 Sales Date/Price See Record / See Record
 Appraiser MIKE SIMPSON

Prop Class 951 MA SA NH Unit
 RMV Class 401 06 67 000 1569-1

| Situs Address(s) | Situs City |
|-----------------------------|------------|
| ID# 1 56695 OLD PORTLAND RD | WARREN |

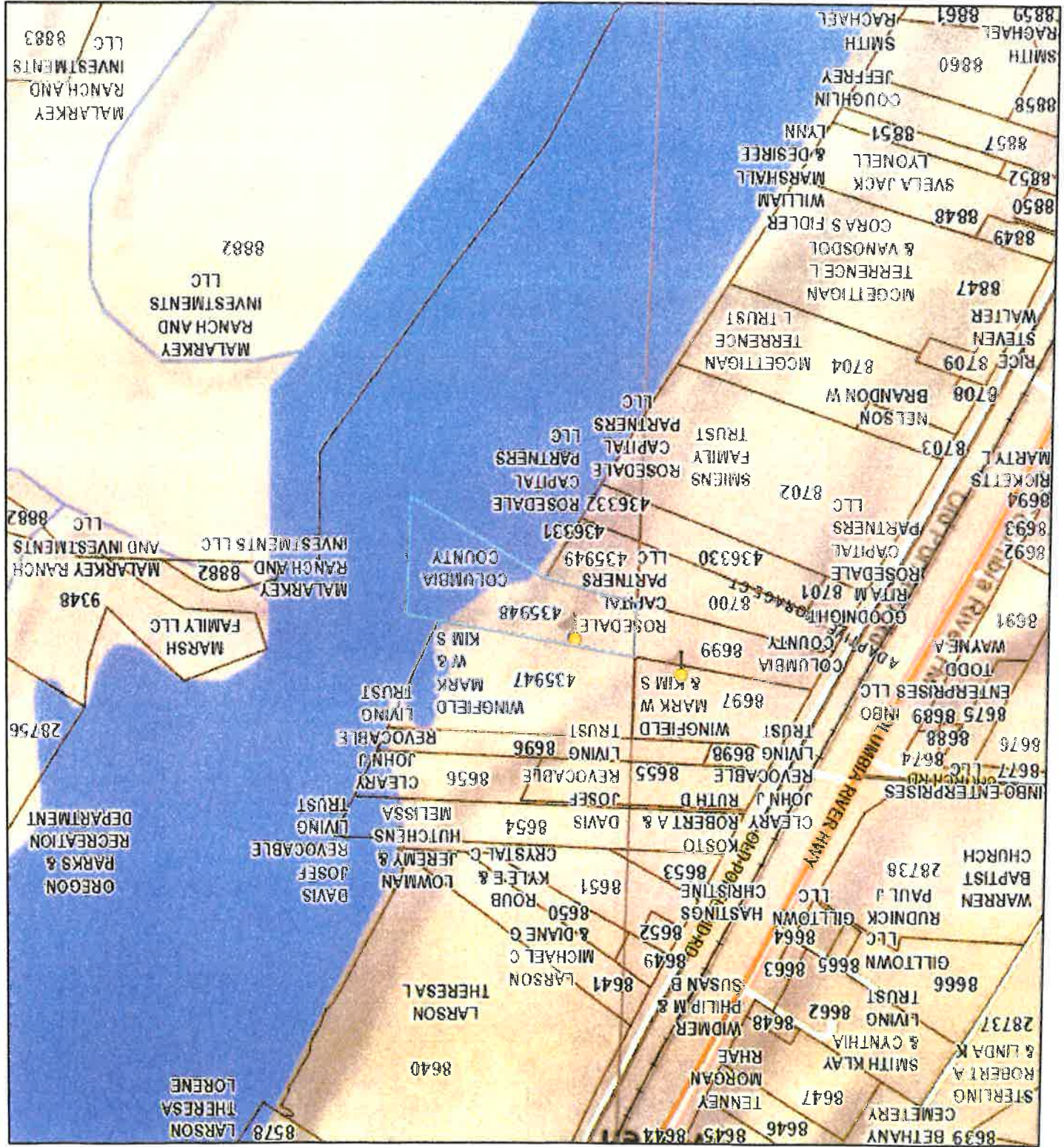
| Code Area | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|----------------|----------|---------------------|---------------|----------|
| 0110 Land | 215,590 | | | Land | 0 |
| Impr. | 91,440 | | | Impr. | 0 |
| Code Area Total | 307,030 | 0 | 0 | | 0 |
| Grand Total | 307,030 | 0 | 0 | | 0 |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | Land Breakdown | | | | Trended RMV | |
|--------------------|-----|-------------------------------------|----|-----------|---------------------|----------------|----|-------------|------------|-------------|----------------|
| | | | | | | TD% | LS | Size | Land Class | | LUC |
| 0110 | 2 | <input checked="" type="checkbox"/> | 1 | CO:RR-5 | Market | 115 | A | 0.62 | 2H7 | 003 | 60,810 |
| 0110 | | | | | OSD - SINGLE FAMILY | 100 | | | | | 56,700 |
| 0110 | 1 | <input checked="" type="checkbox"/> | 1 | CO:RR-5 | Rural Site | 115 | A | 1.00 | | 003 | 98,080 |
| Grand Total | | | | | | | | 1.62 | | | 215,590 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown | | | Trended RMV |
|--------------------|-----|----------|------------|-------------------------|-----------------------|---------------|---------------|---------------|
| | | | | | TD% | Total Sq. Ft. | Ex% MS Acct # | |
| 0110 | 3 | | 350 | LEAN-TO | 108 | 192 | 100 | 660 |
| 0110 | 2 | | 315 | FEEDER BARN | 108 | 1,008 | 100 | 6,520 |
| 0110 | 1 | 1935 | 122 | One story with basement | 108 | 1,581 | 100 | 84,260 |
| Grand Total | | | | | | | 2,781 | 91,440 |

Comments: 2015 - Now owned by County, Non-Assessable. No longer PTA'd with Account 435948 due to change in ownership. If Account 435948 is taken by County, PTA should be reinstated. ms
 2013 - After Re-Appraisal: Size Change due to Re-Map, - .06 AC, Also created new Account for portion in Map #4N1W20-BC (Account 435948), now considered PTA with this Account. ms
 2013 RA> Home appears to be in very poor condition. Applied low topo adjustment to reflect 3 ac+/- that floods, per old card. DL

Columbia County Web Map



February 14, 2022

1:4,800

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.