

Parcel Information

Parcel #:	13114
Alternate ID:	0201041080210380000
Account #:	4N1W 8BA 3800
Site Address:	2675 Gable Rd
	St Helens OR 97051
Owner:	St Helens School District #502
	474 N 16th St
	St Helens OR 97051
Twn/Range/Section:	04N / 01W / 08 / NW
Parcel Size:	5.22 Acres (227,384 SqFt)
Lot/Block:	PT TR 1
Census Tract/Block:	970600 / 1020
Levy Code:	0201
Levy Rate:	16.0198
Market Land Value:	\$0.00
Market Impr Value:	\$0.00
Market Total Value:	\$0.00 (2024)
Assessed Land Value:	\$0.00
Assessed Impr Value:	\$0.00
Assessed Total Value:	\$0.00 (2024)

Tax Information

Tax Year	Annual Tax
2024	\$21,696.65
2023	\$9,200.12
2022	\$8,824.45

Legal

GREENWOOD ACRES

Land

Land Use:	921 - SCHOOL IMPROVED	Zoning:	St. Helens-AR - Apartment Residential
Waterfront Name:		Watershed:	1709001203 - Multnomah Channel
School District:	502 - St. Helens	Primary School:	McBride Elementary School
Middle School:	St Helens Middle School	High School:	Plymouth High School

Improvement

Year Built:	1939 (1952)	Fireplaces:	1	Bldg Use:	
Bedrooms:	3	Total Baths:	1	Full/Half Baths:	1 / 0
Finished Area:	1,453 SqFt	Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:	4 / 1	Bldg Name:	11883	Bldg Type:	Res

Transfer Information

Sale Date:	02/26/2016	Sale Price:		Doc Num:		Doc Type:	BARGAIN & SALE
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

14-Aug-2025

ST HELENS SCHOOL DISTRICT #502
474 N 16TH ST
ST HELENS OR 97051

Tax Account #	13114	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0201
Situs Address	2675 GABLE RD ST HELENS OR 97051	Interest To	Aug 14, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21,696.65	Nov 15, 2024	\$650.90
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,200.12	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,824.45	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,950.82	Nov 15, 2021	\$88.52
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,852.03	Nov 15, 2020	\$85.56
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,806.88	Nov 15, 2019	\$84.21
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,720.95	Nov 15, 2018	\$81.63
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,644.37	Nov 15, 2017	\$79.33
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,605.24	Nov 15, 2016	\$78.16
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,468.27	Nov 15, 2015	\$74.05
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,442.92	Nov 15, 2014	\$73.29
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,292.91	Nov 15, 2013	\$68.79
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,427.71	Nov 15, 2012	\$72.83
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,363.83	Nov 15, 2011	\$70.91
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,411.54	Nov 15, 2010	\$72.35
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,337.22	Nov 15, 2009	\$70.12
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,233.66	Nov 15, 2008	\$67.01
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,173.59	Nov 15, 2007	\$65.21
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,106.21	Nov 15, 2006	\$63.19
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,143.06	Nov 15, 2005	\$64.29
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,045.90	Nov 15, 2004	\$61.38
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,986.49	Nov 15, 2003	\$59.59
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,916.00	Nov 15, 2002	\$57.48
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.57	Nov 15, 2001	\$57.20
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$89,557.39		

COLUMBIA COUNTY

Assessor



ST. HELENS, OR 97051

230 Strand St.

Direct (503) 397-2240

Fax (503) 397-5153

columbiacountyor.gov

REAL PROPERTY CERTIFICATE OF TAXES PAID

Oregon Revised Statute (ORS) 311.411 requires the Assessor to certify that all charges against real property being conveyed to a public entity exempt from taxation under ORS 307.040 or 307.090 have been paid as of the date of recording.

Real Property Tax Account ID: 13114

New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature:

A handwritten signature in cursive script that reads "Becky Magnuson".

Date:

5/31/24

Print Name: Becky Magnuson

Title: Assessment Clerk III

ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.

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Columbia County
2024 Real Property Assessment Report
 Account 13114

Map	4N1W08-BA-03800	Tax Status	Non-Assessable
Code - Tax ID	0201 - 13114	Account Status	Active
		Subtype	Normal
Legal Descr	GREENWOOD ACRES Lot - PT TR 1		
Mailing	ST HELENS SCHOOL DISTRICT #502 474 N 16TH ST ST HELENS OR 97051	Deed Reference #	2024-2992
		Sales Date/Price	05-31-2024 / \$1,250,000
		Appraiser	DAVID L
Property Class	921	MA	SA NH
RMV Class	101	01	00 000

Site	Situs Address	City
	2675 GABLE RD	ST HELENS

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0201 Land	1,038,200			Land	0
Impr	169,180			Impr	0
Code Area Total	1,207,380	0	0		0
Grand Total	1,207,380	0	0		0

Land Breakdown										
Code Area	ID #	RFPD	Plan Ex	Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0201	4	<input checked="" type="checkbox"/>	SH:AR		City Residential Acreage	110	0.55 AC		002	105,270
	5	<input checked="" type="checkbox"/>	SH:AR		Market	110	4.28 AC	2H2	002	819,190
					OSD - Single Family	100				39,100
	1	<input checked="" type="checkbox"/>	SH:AR		Residential Site	110	0.13 AC		002	24,880
	2	<input checked="" type="checkbox"/>	SH:AR		Residential Site	110	0.26 AC		002	49,760
					Code Area Total		5.22 AC			1,038,200

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS	Acct Trended RMV
0201	1	1939	135	One story with attic	111	1,453	100	141,890
	5	1950	360	Machine Shed	111	888	100	14,940
	6	1950	325	General Purpose Building	111	864	100	6,970
	7	1950	360	Machine Shed	111	1,152	100	5,380
				Code Area Total		4,357		169,180

Exemptions / Special Assessments / Notations								
Exemptions (RMV)								
■ ORS 307.090 - State, County, other municipalities, schools & districts								
Code Area 0201								
Special Assessments								
■ Farmland Additional Tax								
Amount								
21,696.65								
Year Used								
2024								

Contig Accts 13115, 14997

Appraisal Maint 2024-TAX STATUS CHANGE TO NON-ASSESSABLE

Columbia County
2024 Real Property Assessment Report
Account 13114

Comments

2024 Appraisal Review > Moving to Non-Assessable by ownership. DL
2024: Paid \$21,696.65 in full to remove farm suspension. BM
07/2023: remove additional parcel/partition cost adjustments. RMV change only. jl
2022: DQ 4.28ac from Non EFU farm deferral, due to no response to income questionnaire. Calculated 5 yrs back
\$21,696.65 put into farm suspension. CL
2022: Site visit for farm disqualification-no response to Farm Questionnaire. Land put to market and full exception.
TMB
2019 road dedication. NS
2017 RA Some newer windows and room, original siding, well maintained; Avg +. WV
2017 - Changed PC to Deferred, RMV class unchanged. NS
2013: HBU is PTA with #14997 & #13115 due to access, location of main residence and outbuildings. Per aerial
photos, moved RMV and associated MAV of the 33x64 Free Stall Barn and the 24x36 GPB from this taxlot to
TL3900 (#13115). jl

COLUMBIA COUNTY, OREGON **2024-02992**
DEED-D **06/03/2024 10:43:01 AM**
Cnt=1 Pgs=9 GOLSONK \$45.00 \$11.00 \$10.00 \$60.00 \$5.00 \$131.00

I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that
the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

GRANTOR'S NAME:

The William E. "Stub" and Gerildyn N. Johnson
Revocable Living Trust, UTD May 16, 2006 and
The William E. "Stub" and Gerildyn N. Johnson
Revocable Living Trust, UTD May 16, 2006, but
specifically the Disclaimer Trust established under
Article VII

REC'D TITLE 360424001427

GRANTEE'S NAME:

St. Helens School District #502

AFTER RECORDING RETURN TO:

Order No.: 360424001427-JS
St. Helens School District #502
474 N 16th St
Saint Helens, OR 97051

SEND TAX STATEMENTS TO:

St. Helens School District #502
474 N 16th St
Saint Helens, OR 97051

APN:13115

13114
14997

Map: 4N1W08-BA-03900
4N1W08-BA-03800
4N1W08-BB-01400

2675 Gable Road, Saint Helens, OR 97051

Total Consideration:
\$1,250,000.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brien Bramfield, successor trustee of the William E. "Stub" and Gerildyn N. Johnson
Revocable Living Trust, UTD May 16, 2006, and Brien Bramfield, successor trustee of
the William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16,
2006, but specifically the Disclaimer Trust established under Article VII, Sections B and
D thereof, each as to an undivided one-half interest, as tenants in common, Grantor,
conveys and warrants to St. Helens School District #502, Grantee, the following described
real property, free and clear of encumbrances except as specifically set forth below, situated in
the County of Columbia, State of Oregon:

PARCEL 1:

Tract 1, GREENWOOD ACRES, in the City of St. Helens, County of Columbia and
State of Oregon.

EXCEPTING THEREFROM that portion dedicated to the public by Deed recorded April

STATUTORY WARRANTY DEED
(continued)

22, 2019, as Instrument No. 2019-002778, Records of Columbia County, Oregon.

PARCEL 2:

Beginning at a point which is South 0°49' West 1,607.80 feet and North 88°50' East 2,077.60 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 7 and 8, Township 4 North of Range 1 West of the Willamette Meridian, in the City of St. Helens, County of Columbia and State of Oregon; thence South 21°30' East 1,348.60 feet; thence South 64°28' West 50.45 feet; thence North 21°30' West 1,370.80 feet to a point that is South 88°50' West 53.66 feet from the point of beginning; thence North 88°50' East 53.66 feet to the point of beginning.

EXCEPTING THEREFROM that portion dedicated to the public by Deed recorded April 22, 2019, as Instrument No. 2019-002778, Records of Columbia County, Oregon.

PARCEL 3:

A strip of land, lying in the plat of GABLE ROAD, recorded in Book 5, page 28, Instrument No. 99-07576, Plat Records of Columbia County, Oregon, being a portion of Tract 2, GREENWOOD ACRES, a duly recorded plat in said county, lying within the John McNulty Donation Land Claim, situated in the Northwest quarter of Section 8, Township 4 North, Range 1 West, Willamette Meridian, in the City of St. Helens, County of Columbia and State of Oregon, and being described as follows:

The Westerly 0.92 feet of Lot 1, and Lots 3 through 9, inclusive, of said plat of GABLE ROAD.

PARCEL 4:

Tract 71, FIRLOK PARK, in the County of Columbia and State of Oregon..

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,250,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: MAY 31, 2024

The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006

BY: Brian Bramfield
Brian Bramfield
Successor Trustee

The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII, Sections B and D thereof

BY: Brian Bramfield
Brian Bramfield
Successor Trustee

State of Province of Alberta, Canada
County of

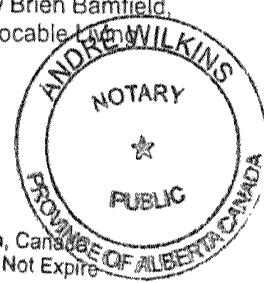
This instrument was acknowledged before me on MAY 31, 2024 by Brian Bramfield, as Successor Trustee for The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006.

ANDRÉ WILKINS
Barrister and Solicitor

Notary Public - State of Oregon Province of Alberta, Canada

My Commission Expires: DOES NOT EXPIRE

André Wilkins
Notary Public
Province of Alberta, Canada
Commission Does Not Expire



State of Province of Alberta, Canada
County of

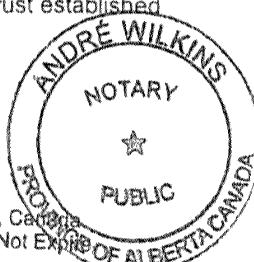
This instrument was acknowledged before me on MAY 31, 2024 by Brian Bramfield, as Successor Trustee for The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII.

ANDRÉ WILKINS
Barrister and Solicitor

Notary Public - State of Oregon Province of Alberta, Canada

My Commission Expires: DOES NOT EXPIRE

André Wilkins
Notary Public
Province of Alberta, Canada
Commission Does Not Expire



Statutory warranty Deed

EXHIBIT "A"

Exceptions *Continued*

As of 5-29-24, 2024, Grantee hereby approves and accepts the foregoing conveyance.

St. Helens School District #502

BY: 

Scot Stockwell - Chief Administrative Officer, School District Clerk and Budget Officer

State of Oregon
County of Columbia

This instrument was acknowledged before me on 5-29-24 by Scot Stockwell - Chief Administrative Officer, School District Clerk and Budget Officer on behalf of St. Helen's School District #502

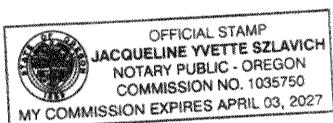


EXHIBIT "A"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets or highways.

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: State of Oregon

Reservation of: All the coal and other minerals in said premises, together with the right to prospect for, mine, and remove the same

Recording Date: September 1, 1942

Recording No.: Book 70, Page 562

Affects Parcels 2 and 4

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 21, 1995

Recording No: 95-02183

Affects: Parcel 3

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 16, 2000

Recording No: 00-01320

Affects: Parcel 3

Drainage Swale disclosed by Warranty Deed

Recording Date: March 2, 2001

Recording No.: 01-02187

Affects: Parcel 3

COLUMBIA COUNTY

Assessor



ST. HELENS, OR 97051

230 Strand St.
Direct (503) 397-2240
Fax (503) 397-5153
columbiacountyor.gov

REAL PROPERTY CERTIFICATE OF TAXES PAID

Oregon Revised Statute (ORS) 311.411 requires the Assessor to certify that all charges against real property being conveyed to a public entity exempt from taxation under ORS 307.040 or 307.090 have been paid as of the date of recording.

Real Property Tax Account ID: 14997

New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature:

A handwritten signature in cursive script that reads "Becky Magnuson".

Date:

5/31/24

Print Name: Becky Magnuson

Title: Assessment Clerk III

ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.

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COLUMBIA COUNTY

Assessor



ST. HELENS, OR 97051

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New Owner: St Helens School District

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Signature:

Handwritten signature of Becky Magnuson.

Date:

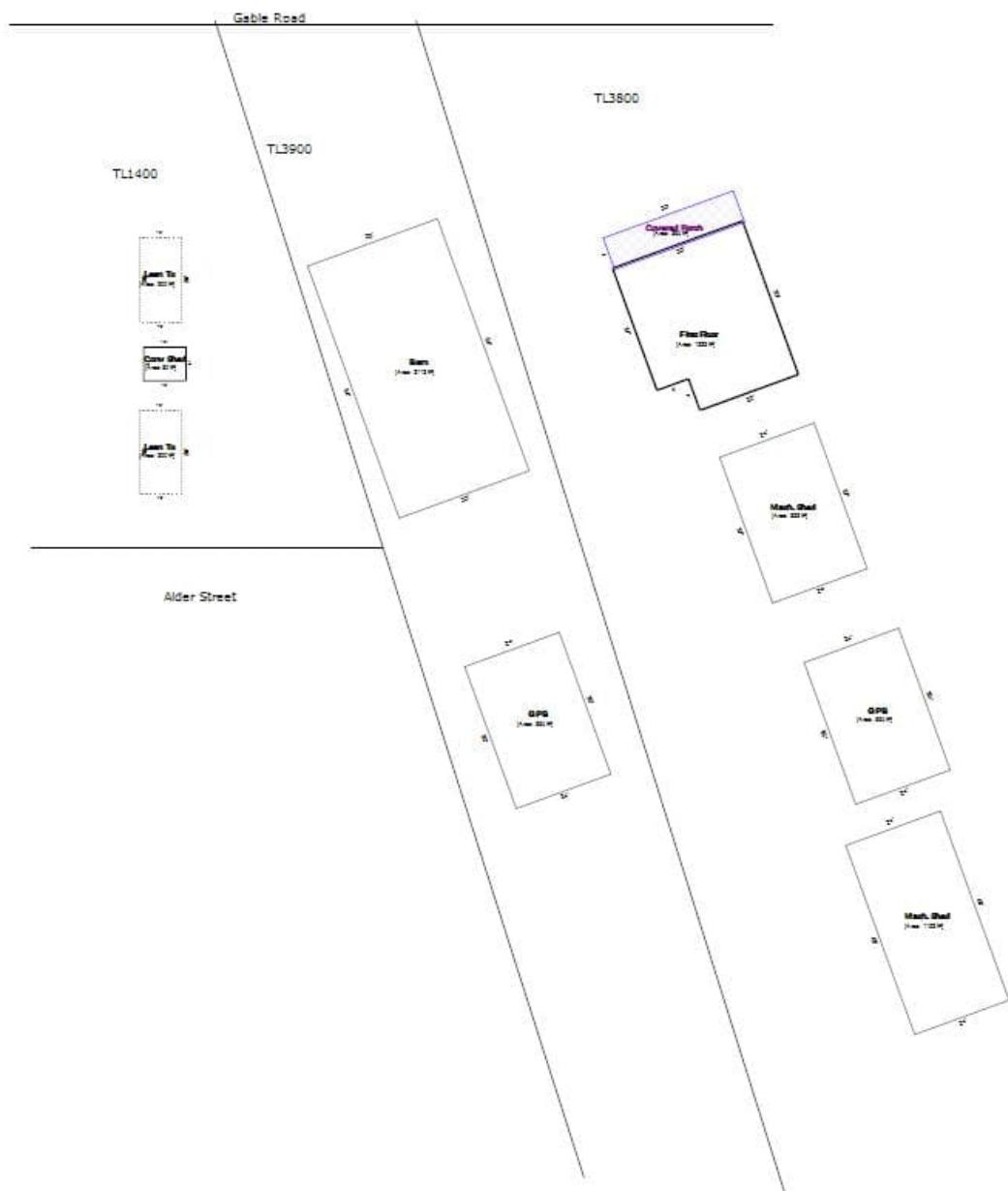
5/31/24

Print Name: Becky Magnuson

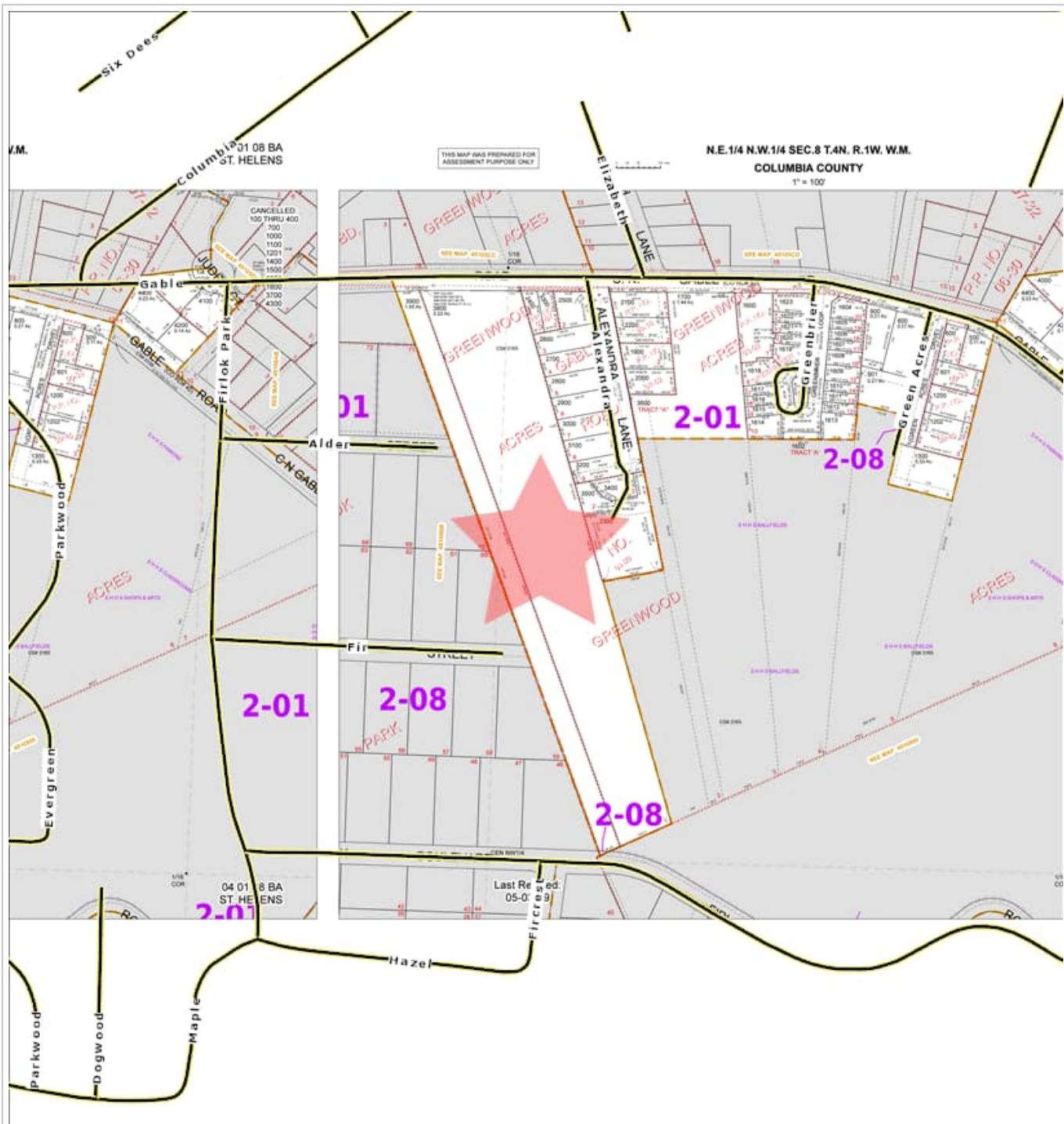
Title: Assessment Clerk III

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Service ~ Engagement ~ Connection ~ Innovation



Assessor Map



Aerial Map



TICOR TITLE™

Parcel ID: 13114

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.