



Property Profile Report

Today's Date:

03/06/2026

Owner Name:

Leahy Investments LLC

Property Address:

**500 N Columbia River Hwy
St Helens OR 97051 28ND**

Reference Number:

4N1W 4BB 3100

Account Number:

10294

Two Columbia County Locations to serve you:

2534 Skyes Rd. St Helens, OR 97051 503.397.3537	51669 Columbia River Highway #110 Scappoose, OR 97056 503.543.6177
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

Columbia County Parcel Information



Parcel Information

Parcel #: **10294**
 Alternate ID: **0291041040220310000**
 Account #: **4N1W 4BB 3100**
 Site Address: 500 N Columbia River Hwy
 St Helens OR 97051
 Owner: Leahy Investments LLC
 PO Box 489
 Cornelius OR 97113
 TwN/Range/Section: 04N / 01W / 04 / NW
 Parcel Size: 0.80 Acres (34,845 SqFt)
 Lot/Block: 2
 Census Tract/Block: 970800 / 3001
 Levy Code: 0291
 Levy Rate: 16.1119
 Market Land Value: \$572,790.00
 Market Impr Value: \$0.00
 Market Total Value: \$572,790.00 (2025)
 Assessed Land Value: \$455,930.00
 Assessed Impr Value: \$0.00
 Assessed Total Value: \$455,930.00 (2025)

Tax Information

Tax Year	Annual Tax
2025	\$7,345.88
2024	\$7,091.34
2023	\$6,983.28

Legal

PARC #2 PP #1995-014

Land

Land Use: 200 - VACANT LAND ZONED COMMERCIAL	Zoning: St. Helens-HC - Highway Commercial
Waterfront Name:	Watershed: 1708000304 - Beaver Creek-Frontal Columbia River
School District: 502 - St Helens	Primary School: Lewis & Clark Elementary School
Middle School: St Helens Middle School	High School: St Helens High School

Improvement

Year Built:	Fireplaces:	Bldg Use: 200 - Commercial Vacant
Bedrooms:	Total Baths:	Full/Half Baths:
Finished Area:	Floor 1:	Floor 2:
Garage:	Carport:	Heat:
Bldg/Dwelling Count:	Bldg Name:	Bldg Type:

Transfer Information

Rec. Date: 05/24/2017	Sale Price: \$800,000.00	Doc Num: 4832	Doc Type: Warranty Deed
Owner: Kcl Inc		Grantor: PREMIER COMMUNITY BANK	
Orig. Loan Amt: \$800,000.00		Title Co: COLUMBIA COUNTY TITLE	
Finance Type:	Loan Type: Seller Carry	Lender: PREMIER COMMUNITY BANK	

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.

Columbia County
2025 Real Property Assessment Report
 Account 10294

Map 4N1W04-BB-03100
Code - Tax ID 0291 - 10294

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr GRAYSTONE ESTATES
 Lot - 80

Mailing LEAHY INVESTMENTS LLC
 PO BOX 489
 CORNELIUS OR 97113

Deed Reference # 2019-4120
Sales Date/Price 05-28-2019 / \$0
Appraiser TINA B

Property Class 200 **MA SA NH**
RMV Class 200 01 00 000

Site	Situs Address	City
	500 N COLUMBIA RIVER HWY	ST HELENS

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0291	Land	572,790	Land	0	
	Impr	0	Impr	0	
Code Area Total		572,790	455,930	455,930	0
Grand Total		572,790	455,930	455,930	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0291	1	<input checked="" type="checkbox"/>		SH:HC	Commercial Site	100	34,845 SF		008	572,790
Code Area Total							34,845 SF			572,790

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV		

PP Accounts 0201 - 443030; 0291 - 11678

Comments 2021:Graystone Estates, land full exception. TMB
 2019 Review > This site previously had a severe topo adjustment this prior to grade and fill work. Topo adjustment is still considered warranted, but reduced down to low topo due to improvement to the land. The net diff from severe topo vs low topo is full exception. DL

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

6-Mar-2026

LEAHY INVESTMENTS LLC
 PO BOX 489
 CORNELIUS OR 97113

Tax Account #	10294	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0291
Situs Address	500 N COLUMBIA RIVER HWY ST HELENS OR 97051	Interest To	Mar 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,345.88	Nov 15, 2025	\$220.38
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,091.34	Nov 15, 2024	\$212.74
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,983.28	Nov 15, 2023	\$209.50
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,698.23	Nov 15, 2022	\$200.95
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,116.70	Nov 15, 2021	\$183.50
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,075.76	Nov 15, 2020	\$422.27
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,468.83	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,194.06	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,855.02	Nov 15, 2017	\$265.65
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,989.86	Nov 15, 2016	\$269.70
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,951.70	Nov 15, 2015	\$268.55
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,025.29	Nov 15, 2014	\$570.76
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17,486.74	Nov 15, 2013	\$524.60
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17,180.84	Nov 15, 2012	\$515.43
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16,580.72	Nov 15, 2011	\$497.42
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16,458.60	Nov 15, 2010	\$493.76
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,951.10	Nov 15, 2009	\$478.53
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,243.79	Nov 15, 2008	\$457.31
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,835.17	Nov 15, 2007	\$0.00
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,373.32	Nov 15, 2006	\$0.00
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,630.68	Nov 15, 2005	\$0.00
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64,222.75	Nov 15, 2004	\$1,941.45
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62,826.11	Nov 15, 2003	\$1,884.78
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63,430.75	Nov 15, 2002	\$0.00
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63,108.82	Nov 15, 2001	\$0.00
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$514,125.34		

19-00309
COLUMBIA COUNTY TITLE

File No.: 19-288891

Grantor
KLC, INC.
Grantee
LEAHY INVESTMENTS LLC
After recording return to
LEAHY INVESTMENTS LLC P. O. Box 489 Cornelius, OR 97113
Until requested, all tax statements shall be sent to
LEAHY INVESTMENTS LLC P.O. Box 489 Cornelius, OR 97113
Tax Acct No(s): 10294, 4N1W04-B0-00600; 10313, 4N1W04-BC-00200; 10312, 4N1W04-BC-00100; 10431, 4N1W04-BD-02000; 10354, 4N1W04-BC-05400

COLUMBIA COUNTY, OREGON **2019-004120**
DEED-D
Cnt=1 Pgs=3 HUSERB **05/28/2019 11:48:46 AM**
\$15.00 \$11.00 \$60.00 \$5.00 \$10.00 = **\$101.00**



I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

KCL, INC., an Oregon corporation, Grantor, conveys to **LEAHY INVESTMENTS LLC, an Oregon limited liability company**, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is \$0.00 – Transfer to LLC only. (Here comply with requirements of 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.

Executed this 24 day of May, 2019.

KCL, INC., an Oregon corporation

By: [Signature]
Name: Kenneth C. Leahy, Sr.
Its: President

STATE OF OREGON
COUNTY OF Multnomah

This instrument was acknowledged before me this 24 day of 2018 by Kenneth C. Leahy, Sr., as President of KCL, INC., an Oregon corporation, on behalf of the corporation.

[Signature]
Print Name: Trevor Garrett Cheyne
Notary Public for Oregon
My Commission Expires: 10/15/21



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 2 of PARTITION PLAT NO. 2003-28 as recorded November 7, 2003 under Columbia County Clerk's Fee Number 03-17424, records of Columbia County, Oregon; EXCEPTING THEREFROM ownership of the exterior, subsurface waterline as conveyed to the City of St Helens by instrument recorded August 26, 2004 under Columbia County Clerk's instrument number 2004-011133, records of Columbia County, Oregon.

PARCEL 2:

A tract of land situate in the Northwest quarter of Section 4, Township 4 North, Range 1 West of the Willamette Meridian, more particularly described as follows; BEGINNING at the most Westerly corner of Lot 6 of Block 7 of GEORGETOWN according to the official plat of said Georgetown of record in the office of the County Clerk of Columbia County, Oregon; Thence North 63° 51' West 40 feet; Thence North 26° 09' East 298 feet; Thence South 63° 51' East 40 feet to the Westerly line of Georgetown; Thence South 29° 09' West along the Westerly line of GEORGETOWN ADDITION, 298 feet, more or less, to the PLACE OF BEGINNING, and being located in Section 4, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; EXCEPT that portion conveyed to City of St. Helens by deed recorded December 9, 1954 in Book 124, Page 334, Deed Records of Columbia County, Oregon.

PARCEL 3:

A tract of land in the Northwest quarter of Section 4, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows: BEGINNING at the most Westerly corner of Lot 6, Block 7 of GEORGETOWN, Columbia County, Oregon; Thence North 63° 51' West 40.0 feet; Thence North 26° 09' East 74.87 feet to the TRUE POINT OF BEGINNING of the following described property; Thence North 49° 59' West 82.4 feet; Thence North 26° 09' East a distance of 203.38 feet; Thence South 63° 51' East a distance of 80.00 feet; Thence South 26° 09' West a distance of 223.13 feet to the TRUE POINT OF BEGINNING.

PARCEL 4:

Lots 1, 2, 3, 4, 5, and 6, Block 6 of GEORGETOWN, Columbia County, Oregon; EXCEPTING THEREFROM that tract of land conveyed unto the State of Oregon, by and through its Department of Transportation by deed recorded March 25, 1995 under Columbia County Clerk's instrument number 95-02314, records of Columbia County, Oregon. TOGETHER WITH that portion of vacated Chenault Avenue that would inure thereto, by operation of law.

PARCEL 5:

Lots 5 and 6, Block 7 of GEORGETOWN, Columbia County, Oregon; EXCEPTING THEREFROM that tract of land conveyed unto the State of Oregon, by and through its Department of Transportation, by deed recorded July 31, 1995 under Columbia County Clerk's instrument number 95-06398, records of Columbia County, Oregon. TOGETHER WITH that portion of vacated Chenault Avenue that would inure thereto, by operation of law.