

### Parcel Information

Parcel #:	29238
Alternate ID:	0211041070130010400
Account #:	4N1W 7AC 104
Site Address:	
	OR
Owner:	Col Co Ad School Dist 502-St Helens
	474 N 16th St
	St Helens OR 97051
Twn/Range/Section:	04N / 01W / 07 / NE
Parcel Size:	10.76 Acres (468,705 SqFt)
Lot/Block:	
Census Tract/Block:	970600 / 1037
Levy Code:	0211
Levy Rate:	14.1120
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	\$0.00
2023	\$0.00
2022	\$0.00

### Legal

### Land

Land Use:	940 - CITY VACANT	Zoning:	Clatskanie-R-10 - Single-Family 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:	Fireplaces:	Bldg Use:	400 - H & B Use Rural Tract 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: 12/07/2001	Sale Price: \$735,000.00	Doc Num:	Doc Type: Warranty Deed
Owner: Col Co Ad School Dist 502-st Helens		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

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

14-Aug-2025

COL CO AD SCHOOL DIST 502-ST HELENS  
474 N 16TH ST  
ST HELENS OR 97051

Tax Account #	29238	Lender Name
Account Status	A	Loan Number
Roll Type	Real	Property ID 0211
Situs Address		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
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.49	Nov 15, 2001	\$0.49
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$16.49		

**Columbia County**  
**2024 Real Property Assessment Report**  
 Account 29238

Map	4N1W07-AC-00104	Tax Status	Non-Assessable
Code - Tax ID	0211 - 29238	Account Status	Active
Legal Descr	See Record	Subtype	Normal
Mailing	COL CO AD SCHOOL DIST 502-ST HELENS 474 N 16TH ST ST HELENS OR 97051	Deed Reference #	2009-2862
		Sales Date/Price	03-20-2009 / \$0
		Appraiser	NANCY S
Property Class	940 MA SA NH		
RMV Class	400 06 61 000		

Site	Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0211 Land	427,040			Land	0
Impr	0			Impr	0
<b>Code Area Total</b>	<b>427,040</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>427,040</b>	<b>0</b>	<b>0</b>		<b>0</b>

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0211 1	<input checked="" type="checkbox"/>			CO:R-10	Recreation or Parks	90	6.97 AC	2H3	003	276,620
	2	<input checked="" type="checkbox"/>		CO:R-10	Recreation or Parks	90	3.79 AC	2H4	003	150,420
<b>Code Area Total</b>						<b>10.76 AC</b>				<b>427,040</b>

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

Exemptions / Special Assessments / Notations								
Exemptions (RMV)								
■ Past Exemption - Converted								
Notations								
■ Farm Potential Additional Tax Liability ADDED 2003 2003 Susp., 1.26 ac, 5 yrs, \$1843.11 from TL100 2003 Susp., 9.50 ac, 5 yrs, \$8091.97 NOTE: Ownership is government body making this exempt & suspension not collectable. If ownership changes to other assessable party then suspension can be collected upon a change of use.								
						Amount	Tax	Years
						10.76	9,935.08	5

COLUMBIA COUNTY TITLE E 2009-001291

**After recording return to: (Name, Address, Zip)**

**St. Helens School District No. 502  
474 North 16th Street  
St. Helens, OR 97051**

Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)

St. Helens School District No. 502  
474 North 16th Street  
St. Helens, OR 97051

COLUMBIA COUNTY, OREGON 2009-002862  
DEED-D  
Cnt=1 Pgs=2 HUSERB 03/20/2009 02:27:35 PM  
\$10.00 \$11.00 \$5.00 \$10.00 Total:\$36.00



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

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED  
(Corporate Grantor)**

CITY OF ST. HELENS, a municipal corporation of the State of Oregon, Grantor, conveys and warrants to St. Helens School District No. 502, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Columbia County, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit 'A'

Subject to and excepting: Easements, Restrictions and Reservations of record, if any..

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007).

The true and actual consideration for this conveyance is \$121,885.00 plus exchange of other property.  
(Here, comply with the requirements of ORS 93.030.)

Dated this 19 day of February, 2009.

**City of St. Helens,  
a municipal corporation of the State of Oregon**

By: Randy Pet  
Randy Peterson, Mayor

STATE OF Oregon

County of Columbia } SS.

This instrument was acknowledged before me on this 19 day of February, 2009 by Randy Peterson as Mayor of City of St. Helens, a municipal corporation of the State of Oregon.

Keed Ous  
Notary Public for Oregon  
My commission expires: July 28, 2009

EXHIBIT "A"

A portion of Government Lot 2 and a tract of land located in the Northeast one-quarter of Section 7, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap inscribed "LAND DEV. CONSULTANTS" on the East line of Government Lot 2 which bears South 00° 43' 08" West 400.00 feet from the Northeast corner of said Government Lot 2;

Thence along the East line of said Government Lot 2 South 00° 43' 08" West 508.83 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR.";

Thence leaving the East line of said Government Lot 2 North 89° 03' 02" West 811.27 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DEWEY SURVEYING INC.";

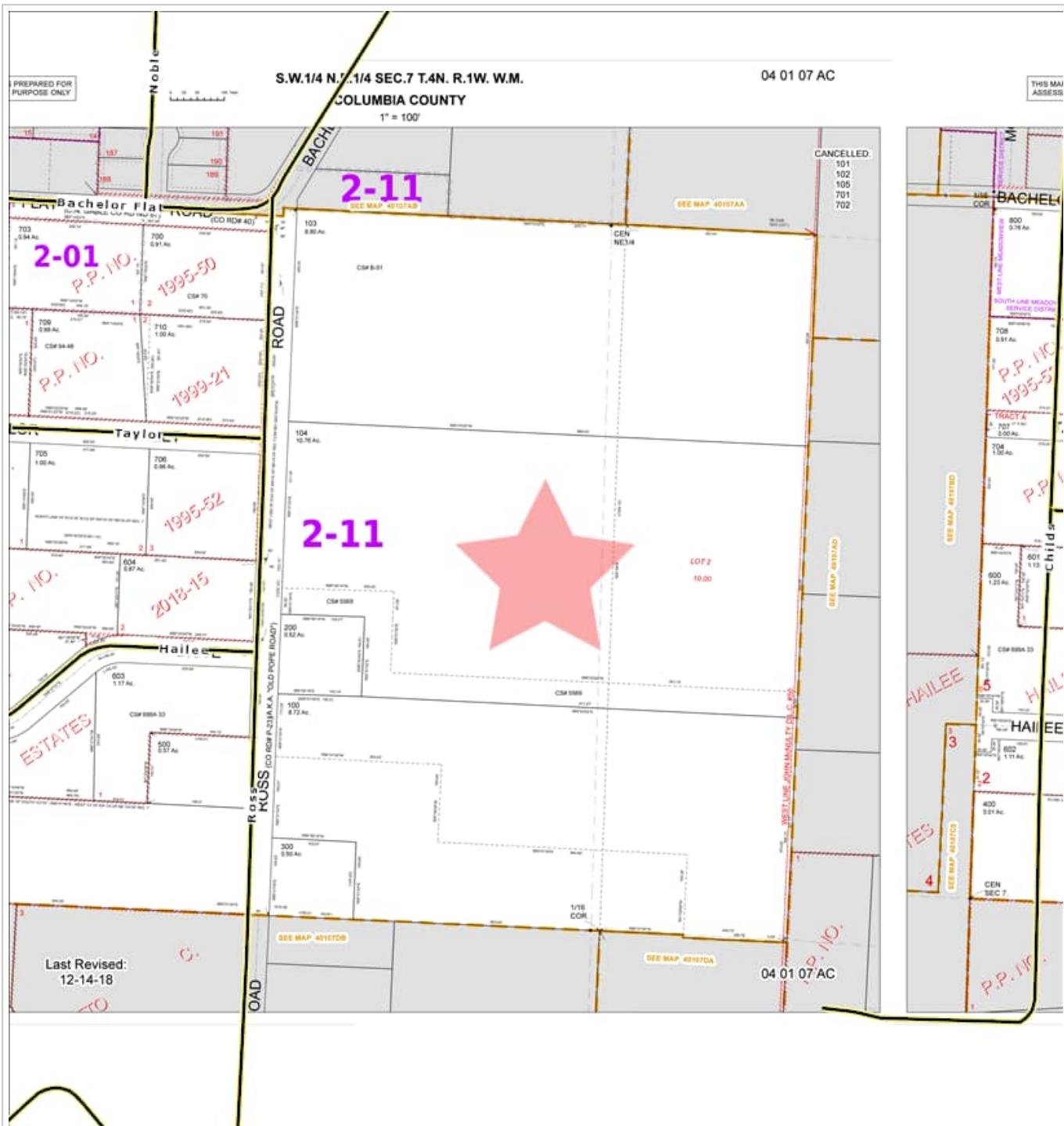
Thence along the East line of Document Number 97-05491 North 00° 51' 52" East 150.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DEWEY SURVEYING INC.";

Thence along the North line of Document Number 97-05491 North 89° 58' 18" West 155.07 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "LAND DEV. CONSULTANTS";

Thence along the East right-of-way line of Ross Road (County Road No. P-23) North 00° 21' 24" East 361.34 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "LAND DEV. CONSULTANTS";

Thence along the North line of Parcel 1 of Document Number 01-13680 South 89° 03" 02" East 968.24 feet to the POINT OF BEGINNING.

## Assessor Map



**TICOR TITLE™**

Parcel ID: 29238

**Site Address:**

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.

## Full Assessor Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 25 50 100 Feet

S.W.1/4 N.E.1/4 SEC.7 T.4N. R.1W. W.M.

## COLUMBIA COUNTY

04 01 07 AC

$$1'' = 100'$$

1000



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Aerial Map



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