



# Property Profile Report

*Today's Date:*

**03/06/2026**

*Owner Name:*

**Leahy Investments LLC**

*Property Address:*

**OR**

*Reference Number:*

**4N1W 4BB 3101**

*Account Number:*

**440608**

## 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
---	--

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](http://www.columbiacountyticor.com)

For all your customer service needs: [or-ttc-sthelenscustomerservice@ticortitle.com](mailto:or-ttc-sthelenscustomerservice@ticortitle.com)

**Columbia County Parcel Information**



**Parcel Information**

Parcel #: **440608**  
 Alternate ID: **0291041040210310100**  
 Account #: **4N1W 4BB 3101**  
 Site Address:  
 OR

Owner: Leahy Investments LLC  
 PO Box 489  
 Cornelius OR 97113

Twn/Range/Section: 04N / 01W / 04 / NW

Parcel Size: 1.38 Acres (60,073 SqFt)

Lot/Block:

Census Tract/Block: 970800 / 3001

Levy Code: 0291

Levy Rate: 16.1119

Market Land Value: \$858,440.00

Market Impr Value: \$0.00

Market Total Value: \$858,440.00 (2025)

Assessed Land Value: \$683,320.00

Assessed Impr Value: \$0.00

Assessed Total Value: \$683,320.00 (2025)

**Tax Information**

Tax Year	Annual Tax
2025	\$11,009.57
2024	\$10,627.86
2023	\$10,465.92

**Legal**

**Land**

Land Use: 200 - VACANT LAND ZONED COMMERCIAL

Zoning: St. Helens-GC - General 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

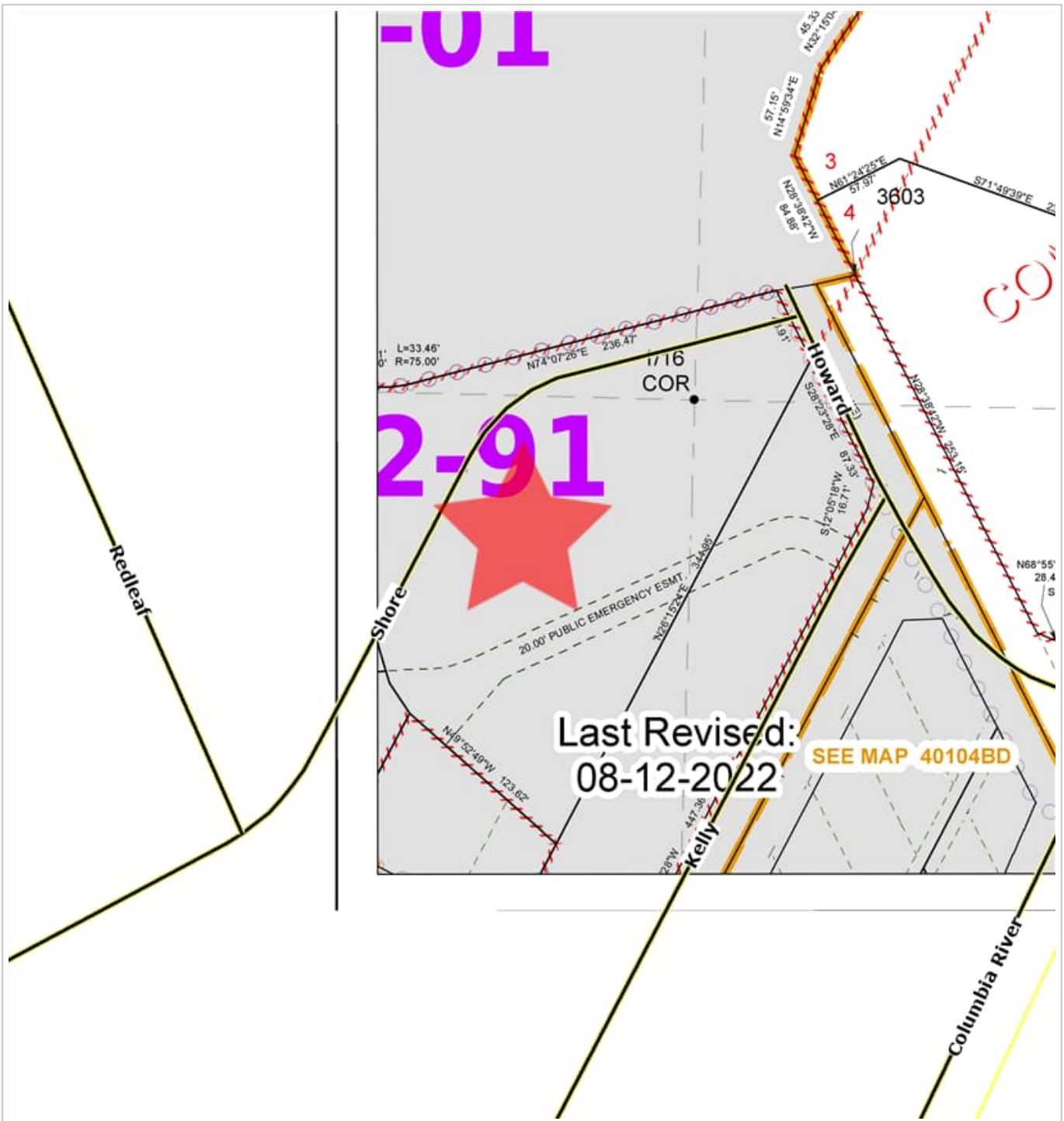
High School: St Helens High School

**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:

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.

Assessor Map



Parcel ID: 440608

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.



Aerial Map



**Parcel ID: 440608**

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.

**Columbia County**  
**2025 Real Property Assessment Report**  
 Account 440608

**Map** 4N1W04-BB-03101  
**Code - Tax ID** 0291 - 440608

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** GRAYSTONE ESTATES  
 Lot - 79

**Mailing** LEAHY INVESTMENTS LLC  
 PO BOX 489  
 CORNELIUS OR 97113

**Deed Reference #** 2021-65  
**Sales Date/Price** 01-05-2021 / \$0  
**Appraiser** TINA B

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

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0291	Land	858,440		Land	0	
	Impr	0		Impr	0	
<b>Code Area Total</b>		858,440	683,320	683,320	0	
<b>Grand Total</b>		858,440	683,320	683,320	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:MU	Commercial Site	100	34,413 SF		008	491,760
	2	<input checked="" type="checkbox"/>		SH:GC	Commercial Site	100	25,660 SF		008	366,680
<b>Code Area Total</b>							60,073 SF			858,440

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

Exemptions / Special Assessments / Notations
<p><b>Notations</b></p> <ul style="list-style-type: none"> <li>■ Review For Use Consistent with New Zoning ADDED 2024 change was made under Ord 2792 (1999)</li> </ul>

**Comments** 2024 Per City of St. Helens, change was made under Ord 2792 (1999) yet virtually the same uses. Adding "Review" notation for further review. NS  
 2021:Graystone Estates, land full exception. TMB

**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 #	440608	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0291
Situs Address		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	\$11,009.57	Nov 15, 2025	\$330.29
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,627.86	Nov 15, 2024	\$318.84
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,465.92	Nov 15, 2023	\$313.98
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,038.53	Nov 15, 2022	\$301.16
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,166.99	Nov 15, 2021	\$0.00
	<b>Total</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$51,308.87		

# 19-00309  
COLUMBIA COUNTY TITLE

File No.: 19-288891

<b>Grantor</b>
KLC, INC.
<b>Grantee</b>
LEAHY INVESTMENTS LLC
<b>After recording return to</b>
LEAHY INVESTMENTS LLC P. O. Box 489 Cornelius, OR 97113
<b>Until requested, all tax statements shall be sent to</b>
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.