

**Parcel Information****Tax Information**

Parcel #: 27878

Tax Year Annual Tax

Alternate ID: 0510074110400010000

2017 \$555.14

Account #: 7N4W11D0 100

2016 \$543.04

Site Address:

2015 \$529.94

Clatskanie OR 97016

Owner: Clifford Family Limited Partnership
1350 S Conyers Creek Rd
Clatskanie OR 97016

Legal

Twn/Range/Section: T: 7N R: 4W S: 11 Q: SE

Parcel Size: 68.17 Acres (2,969,485 SqFt)

Lot/Block: /

Census Tract/Block: 970200/3103

Levy Code: 0510

Levy Rate: 12.5072 (2017)

Market Land Value: \$309,950

Market Impr Value: \$650

Market Total Value: \$310,600 (2017)

Assessed Land Value: \$40,547

Assessed Impr Value: \$210

Assessed Total Value: \$40,757 (2017)

Land

Land Use: 641 - IMPRVD H&B USE TRACT FOREST/WLO, DESIGNATED,
ZONING NOT SIGNIFICANT

Zoning: SM - Surface Mining

School Dist: 340 - Clatskanie School District

Watershed: 1708000304 - Beaver Creek-Frontal
Columbia River

Waterfront Name:

Improvement

Year Built: 0

Fireplaces: 0

Bldg Use: 401 - H & B Use Rural Tract Improved

Bedrooms: 0

Total Baths: 0.00

Full/Half Baths: 0 / 0

Finished Area: 0 SqFt

Floor 1: 0 SqFt

Floor 2: 0 SqFt

Garage: 0 SqFt

Carport: 0 SqFt

Heat:

Bldg/Dwelling Count: 1 / 1

Bldg Name: 38189

Bldg Type: Res - Residential Other Improvements

Transfer Information

Rcrdg Date:	09/24/98	Sale Price:		Doc Num:	F9812208	Doc Type:	Grant Deed
Owner:	CLIFFORD FAMILY LIMITED PARTNERSHIP TRUST			Grantor:	OWNER NAME UNAVAILABLE		

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

24-Jan-2018

CLIFFORD FAMILY LIMITED PARTNERSHIP
1350 S CONYERS CREEK RD
CLATSKANIE, OR 97016

Tax Account #	27878	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0510
Situs Address		Interest To	Feb 15, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.14	Nov 15, 2017	\$16.65
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$543.04	Nov 15, 2016	\$16.29
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$529.94	Nov 15, 2015	\$15.90
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$504.47	Nov 15, 2014	\$15.13
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$467.15	Nov 15, 2013	\$14.01
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$433.91	Nov 15, 2012	\$13.02
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$425.53	Nov 15, 2011	\$12.77
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$413.01	Nov 15, 2010	\$12.39
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.84	Nov 15, 2009	\$11.85
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$413.52	Nov 15, 2008	\$12.41
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$367.28	Nov 15, 2007	\$11.02
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$351.16	Nov 15, 2006	\$10.53
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$340.57	Nov 15, 2005	\$10.22
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$335.51	Nov 15, 2004	\$10.07
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$203.87	Nov 15, 2003	\$6.12
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$189.24	Nov 15, 2002	\$5.68
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.59	Nov 15, 2001	\$5.81
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$6,661.77		

COLUMBIA COUNTY ASSESSOR
Real Property Improvement Summary Report
 FOR ASSESSMENT YEAR 2016

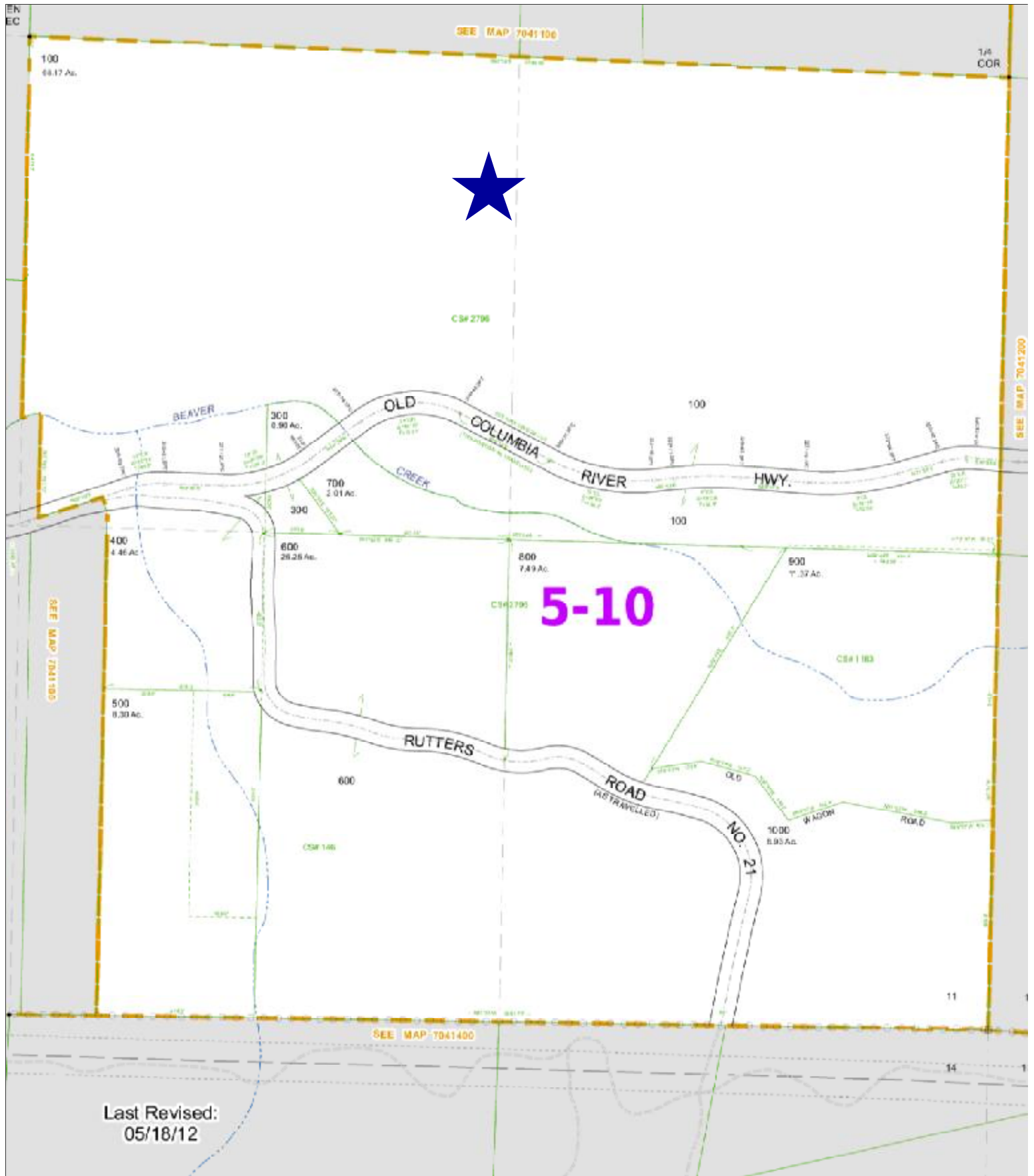
1/24/2018

Account #	27878		
Map	7N4W11-D0-00100		
Situs Address	BEAVER FALLS RD CLATSKANIE		
Mailing Address	CLIFFORD FAMILY LIMITED PARTNERSHIP 1350 S CONYERS CREEK RD CLATSKANIE, OR 97016	Deed Reference #	1993-5393
		Sales Date/Price	6/29/1993 / \$42,500.00
		Appraiser	NANCY SULLIVAN
		Inspected	1/6/2016 / OTHER

IMPROVEMENT									
SITE	BLD #	CODE AREA	YEAR BUILT	EFF YEAR BUILT	COMPLETE %	% Good	+/-	LIVABLE SQFT	RMV
	1	0510			100	100		0	550
STAT CLASS	190 - Residential Other Improvements								

ACCESSORIES					
DESCRIPTION	EFF YEAR BUILT	SQFT	SIZE TYPE	QUANTITY	RMV
SHED - CONVENTIONAL	1920	242	S		532
Total Accessories RMV					532

DESCRIPTION: 2016 valued from old card, per old card shed is poor construction in 1991, applied 25% functional adustment. NS



Last Revised:
05/18/12



This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

**Parcel Information**

Parcel #: 27871

Alternate ID: 0510074110000100000

Account #: 7N4W1100 1000

Site Address:
Clatskanie OR 97016Owner: Clifford Family Limited Partnership
1350 S Conyers Creek Rd
Clatskanie OR 97016

Twn/Range/Section: T: 7N R: 4W S: 11

Parcel Size: 6.41 Acres (279,220 SqFt)

Lot/Block: /

Census Tract/Block: 970200/3111

Levy Code: 0510

Levy Rate: 12.5072 (2017)

Market Land Value: \$29,140

Market Impr Value: \$0

Market Total Value: \$29,140 (2017)

Assessed Land Value: \$2,898

Assessed Impr Value: \$0

Assessed Total Value: \$2,898 (2017)

Tax Information

Tax Year	Annual Tax
2017	\$46.37
2016	\$45.64
2015	\$44.79

Legal**Land**Land Use: 641 - IMPRVD H&B USE TRACT FOREST/WLO, DESIGNATED,
ZONING NOT SIGNIFICANT

Zoning: SM - Surface Mining

School Dist: 340 - Clatskanie School District

Watershed: 1708000304 - Beaver Creek-Frontal
Columbia River

Waterfront Name:

Improvement

Year Built: 0

Fireplaces: 0

Bldg Use: 401 - H & B Use Rural Tract Improved

Bedrooms: 0

Total Baths: 0.00

Full/Half Baths: 0 / 0

Finished Area: 0 SqFt

Floor 1: 0 SqFt

Floor 2: 0 SqFt

Garage: 0 SqFt

Carport: 0 SqFt

Heat:

Bldg/Dwelling Count: 0 / 0

Bldg Name:

Bldg Type:

Transfer Information

Rcrdg Date:	09/24/98	Sale Price:		Doc Num:	F9812208	Doc Type:	Grant Deed
Owner:	CLIFFORD FAMILY LIMITED PARTNERSHIP TRUST			Grantor:	OWNER NAME UNAVAILABLE		

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

24-Jan-2018

CLIFFORD FAMILY LIMITED PARTNERSHIP
1350 S CONYERS CREEK RD
CLATSKANIE, OR 97016

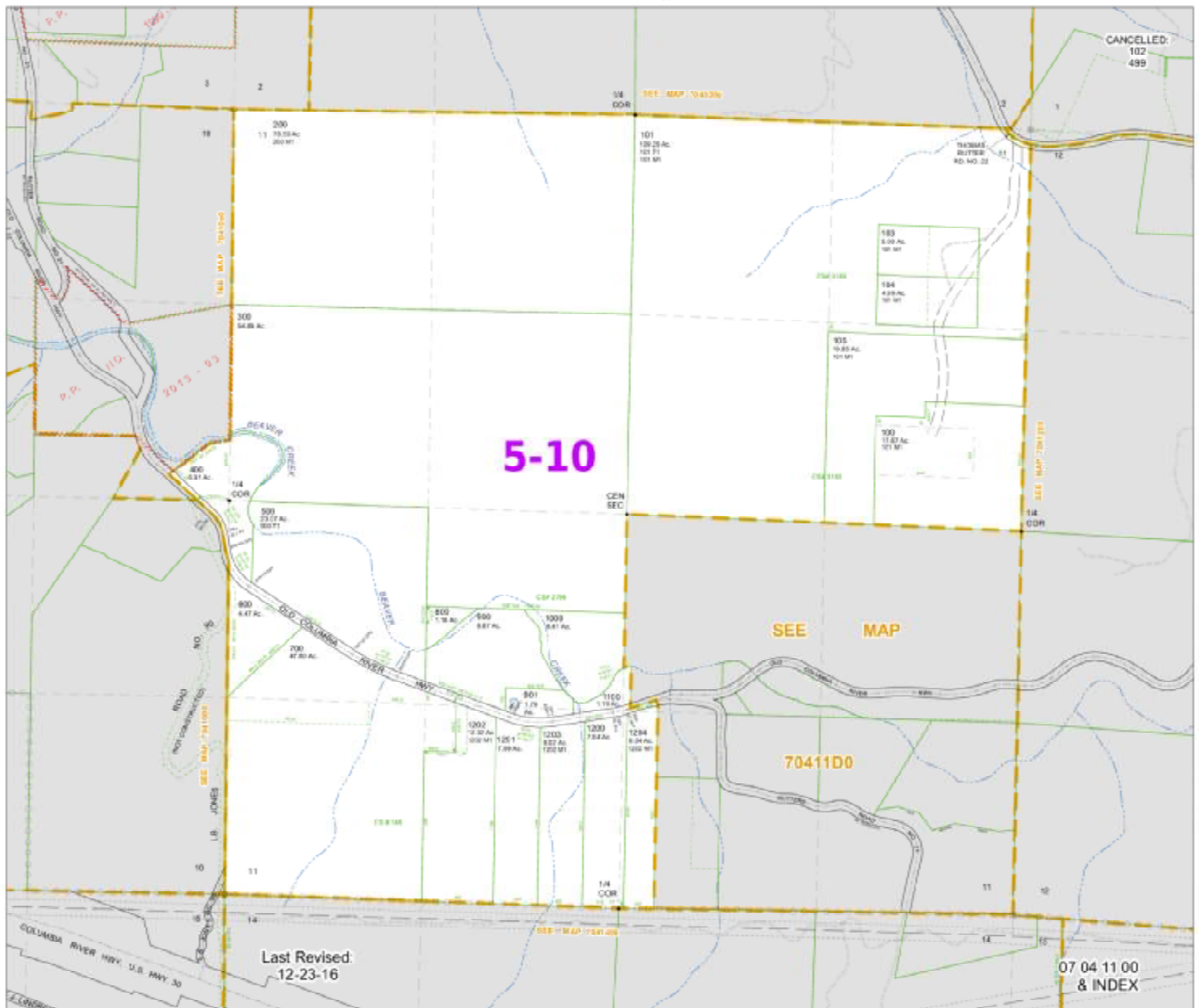
Tax Account # 27871	Lender Name
Account Status A	Loan Number
Roll Type Real	Property ID 0510
Situs Address	Interest To Feb 15, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.37	Nov 15, 2017	\$1.39
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.64	Nov 15, 2016	\$1.37
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.79	Nov 15, 2015	\$1.34
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.95	Nov 15, 2014	\$1.32
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.55	Nov 15, 2013	\$1.25
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.56	Nov 15, 2012	\$1.22
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.83	Nov 15, 2011	\$1.31
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.36	Nov 15, 2010	\$1.30
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.92	Nov 15, 2009	\$1.26
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.29	Nov 15, 2008	\$1.30
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.05	Nov 15, 2007	\$1.20
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.99	Nov 15, 2006	\$1.20
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.53	Nov 15, 2005	\$1.19
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.94	Nov 15, 2004	\$1.17
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.18	Nov 15, 2003	\$0.73
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.99	Nov 15, 2002	\$0.72
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.80	Nov 15, 2001	\$0.71
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$665.74		



This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

07 04 11 00
& INDEX

This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.