

STATEMENT OF TAX ACCOUNT

COLUMBIA COUNTY TAX COLLECTOR

230 STRAND STREET

ST. HELENS, OR 97051

(503) 397-0060

1-Nov-2019

TODD LINDA A
57049 WALKER RD
SCAPPOOSE, OR 97056

Tax Account #	7586	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address	57049 WALKER RD SCAPPOOSE, OR 97056	Interest To	Nov 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2019	ADVALOREM	\$122.31	\$126.09	\$0.00	\$3.78	\$126.09	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$137.85	\$123.09	\$14.76	\$0.00	\$123.09	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.48	Nov 15, 2017	\$0.00
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$145.19	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.50	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.91	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$263.41	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$259.13	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$248.21	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.95	Nov 15, 2010	\$0.00
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$242.67	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$211.26	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.67	Nov 15, 2007	\$0.00
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.22	Nov 15, 2006	\$0.00
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$197.78	Nov 15, 2005	\$0.00
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.90	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.75	Nov 15, 2003	\$0.00
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.73	Nov 15, 2002	\$0.00
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.68	Nov 15, 2001	\$0.71
Total		\$260.16	\$249.18	\$14.76	\$3.78	\$2,944.62		

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

November 1, 2019 11:25:07 am

Account # 7586
Map # 4N2W16-00-02400
Code - Tax # 0108-7586

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name TODD LINDA A

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser TINA BURELL

Mailing Address 57049 WALKER RD
SCAPPOOSE, OR 97056

Prop Class 640 MA SA NH Unit
RMV Class 400 03 31 000 30361-3

Situs Address(s)	Situs City
ID# 57049 WALKER RD	SCAPPOOSE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0108 Land	30,650			Land	0
Impr.	0			Impr.	0
Code Area Total	30,650	19,020	8,830		0
Grand Total	30,650	19,020	8,830		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	2	☐		CO:FA-80	Designated Forest Land	103	A	3.48	FB	006*	23,810
0108	1	☒		CO:FA-80	Market	103	A	1.00	2H4	003	6,840
Grand Total								4.48			30,650

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
Grand Total								0		0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0108		SPECIAL ASSESSMENT:								
		■ FIRE PATROL				Amount	18.75	Acres	3.48	Year 2019
		NOTATION(S):								
		■ FARM POT'L ADD'L TAX LIABILITY ADDED 2005				Amount	1.00	Tax	271.51	Years 2
		Disq 2005 Abmt, 1.00 ac, 5 yr, \$678.77								
		2008, Switch to Suspension, 3 years met								
		■ FIRE PATROL ADDED 2006								
		■ FOREST POT'L ADD'L TAX LIABILITY ADDED 2007								

Comments:

2018:RA.Desk Review.TMB

2014: RA. H&BU is pta'd with #7585 & #7587 due to access, zoning and location. jl

2012 - Size Change due to Re-Map, - .02 Ac. ms

2012 - It was discovered that the 2011 Trend was not applied to unimproved properties (400) in the MA 2 Area. The RMV of properties effected by this error have been corrected. IF the RMV fell below the MAV for 2011 a Roll Correction was created. IF the RMV did not effect the AV, the RMV was corrected for 2012. ms

BARGAIN AND SALE DEED - STATUTORY FORM
Individual Grantor

COLUMBIA COUNTY, OREGON 2008-008634
DEED-D
Cnt=1 Pgs=1 HUSERB 09/05/2008 11:32:52 AM
\$5.00 \$11.00 \$10.00 Total:\$26.00



00091340200800086340010018

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

LOWELL RANDOLPH TODD, Grantor, conveys to LINDA A. TODD, Grantee, the following real property situated in Columbia County, Oregon, to-wit: 4.5 acre parcel and 4.4 acre parcel, and further described as PARCEL 1: The North half of the Southeast quarter of the Southwest quarter of the Southeast quarter lying West of the County Road in Section 16, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon. SUBJECT TO an easement for road purposes over the South 25 feet thereof; PARCEL 2: The South half of the Southeast quarter of the Southwest quarter of the Southeast quarter lying West of the County Road in Section 16, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, SUBJECT TO an easement for road purposes over the North 25 feet thereof, pursuant to variance and easement attached hereto as Exhibit 1.

The true consideration for this conveyance is \$-0-*. *Pursuant to the Stipulated General Judgment of Dissolution of Marriage entered in Columbia County Circuit Court, Case No. 08-32-92.

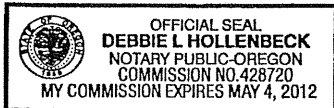
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: 03 September, 2008.

Lowell Randolph Todd

STATE OF OREGON, County of Multnomah) ss. Sept. 3, 2008.

Personally appeared the above named LOWELL RANDOLPH TODD and acknowledged the foregoing instrument to be his voluntary act and deed.

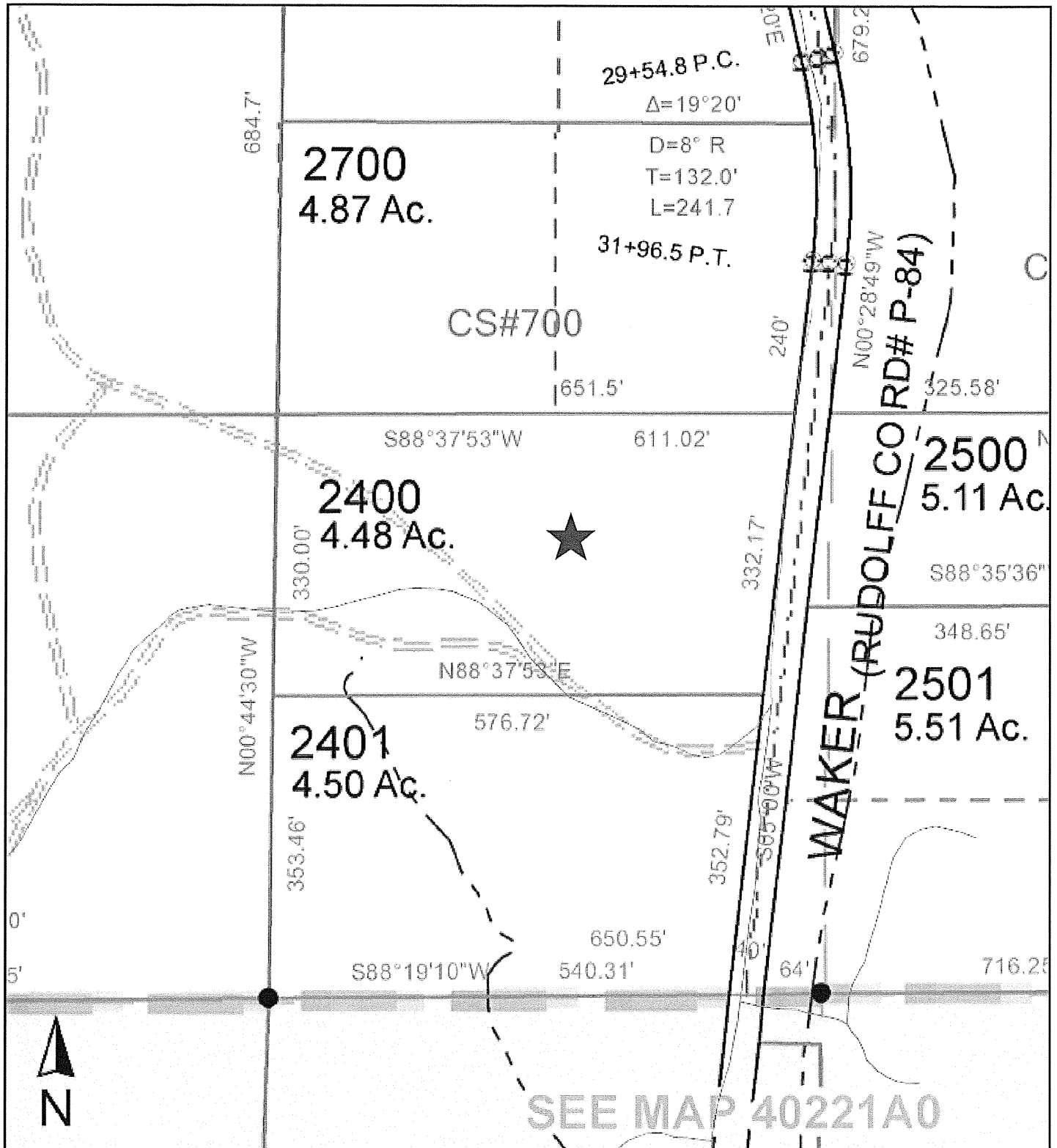


Before me:
Notary Public for OREGON
My Commission Expires: _____

LOWELL RANDOLPH TODD, Grantor
LINDA A. TODD, nka WHEELER, Grantee
57049 Walker Road
Scappoose, OR 97056

Until a change is requested, all tax
statements shall be sent to:
LINDA A. TODD, nka WHEELER, Grantee
57049 Walker Road
Scappoose, OR 97056

After recording return to:
LINDA A. TODD, nka WHEELER, Grantee
57049 Walker Road
Scappoose, OR 97056


TICOR TITLE COMPANY
ParcelID: 7586
57049 Walker Rd
Scappoose, OR 97056

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.



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