

**Parcel Information**

Parcel #:	20531
Alternate ID:	0306073080000040000
Account #:	7N3W 800 400
Site Address:	76248 Delena Mayger Rd
	Rainier OR 97048
Owner:	Chilton Inc
	76248 Delena Mayger Rd
	Rainier OR 97048
TwN/Range/Section:	07N / 03W / 08
Parcel Size:	69.71 Acres (3,036,567 SqFt)
Lot/Block:	2
Census Tract/Block:	970200 / 3104
Waterfront:	POND
Levy Code:	0306
Levy Rate:	12.0746
Market Land Value:	\$407,520.00
Market Impr Value:	\$250,410.00
Market Total Value:	\$657,930.00 (2020)
Assessed Land Value:	\$66,870.00
Assessed Impr Value:	\$152,690.00
Assessed Total Value:	\$219,560.00 (2020)

Tax Information

Tax Year	Annual Tax
2020	\$2,709.16
2019	\$2,653.48
2018	\$2,580.71

Legal**Land**

Land Use:	541 - IMPROVED H&B USE FARM, RCVG FARM DEF, ZONED NON-EFU	Zoning:	PF-80 - Primary Forest
Waterfront Name:	POND	Watershed:	1708000304 - Beaver Creek-Frontal Columbia River
School District:	320 - Rainier School District	Primary School:	Hudson Park Elementary School
Middle School:	Rainier Jr/Sr High School	High School:	Rainier Jr/Sr High School

Improvement

Year Built:	1936 (1915)	Fireplaces:	2	Bldg Use:	401 - H & B Use Rural Tract Improved
Bedrooms:	5	Total Baths:	2	Full/Half Baths:	2 / 0
Finished Area:	1,692 SqFt	Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:	4 / 1	Bldg Name:	3453	Bldg Type:	Res

Transfer Information

Rec. Date:	05/19/2015	Sale Price:	\$375,000.00	Doc Num:	3858	Doc Type:	Deed
Owner:	Rainier Heritage Farm LLC	Grantor:		Title Co:	TICOR TITLE	Lender:	*OTHER INSTITUTIONAL LENDERS
Orig. Loan Amt:	\$187,500.00	Loan Type:	Private Party Lender				

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 Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

March 12, 2021 1:51:52 pm

Account # 20531
Map # 7N3W08-00-00400
Code - Tax # 0306-20531

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name CHILTON INC
Agent RAINIER HERITAGE FARM LLC
In Care Of
Mailing Address 76248 DELENA MAYGER RD
 RAINIER, OR 97048

Deed Reference # 2015-3858
Sales Date/Price 05-19-2015 / \$375,000.00
Appraiser MARIE LAGER

Prop Class 541 **MA** **SA** **NH** **Unit**
RMV Class 401 05 51 000 23455-1

Situs Address(s)	Situs City
ID# 2 76248 DELENA MAYGER RD	RAINIER
ID# 1 76265 DELENA MAYGER RD	RAINIER

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0306 Land	407,520			Land	0
Impr.	250,410			Impr.	0
Code Area Total	657,930	206,330	219,560		0
Grand Total	657,930	206,330	219,560		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	LUC	Trended RMV
0306	8	☒		CO:PF-80	Farm Use Unzoned	103 A	12.00	3H3	006*	57,190
0306	10	☒		CO:PF-80	Farm Use Unzoned	103 A	27.77	3H4	006*	132,340
0306	9	☒		CO:PF-80	Farm Use Unzoned	103 A	7.79	3H4	006*	37,120
0306	6	☐		CO:PF-80	Farm Use Unzoned	103 A	10.51	3H6	006*	50,090
0306	5	☐		CO:PF-80	Farm Use Unzoned	103 A	6.00	3H6	006*	28,590
0306	4	☐		CO:PF-80	Farm Use Unzoned	103 A	3.64	3H7	006*	17,350
0306					OSD - SINGLE FAMILY	100				50,200
0306					OSD - SINGLE FAMILY	100				25,100
0306	1	☒		CO:PF-80	Rural Site	103 A	1.00		003	4,770
0306	2	☒		CO:PF-80	Rural Site	103 A	1.00		003	4,770
Grand Total							69.71			407,520

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0306	3		360	MACHINE SHED	104	864		9,320
0306	2	1944	121	One story	104	624		49,390
0306	4	2016	315	FEEDER BARN	104	6,175		69,850
0306	1	1936	135	One story with attic	104	1,692		121,850
Grand Total							9,355	250,410

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S): ■ FIRE PATROL ADDED 2006 ■ FOREST POT'L ADD'L TAX LIABILITY ADDED 2007 ■ FARM POT'L ADD'L TAX LIABILITY ADDED 2018		

Account # 20531

0306

FIRE PATROL:

■ FIRE PATROL SURCHARGE	Amount	47.50		Year	2020
■ FIRE PATROL	Amount	20.99	Acres	20.15	Year 2020

Comments: 2018 Applied for 67.71 AC for Farm Deferral. SJ
2017-NC: CL 5 Feeder Barn at 100% complete. Exception is full. ML

2015-Check received in full amt for \$1424.58 for deferred taxes. ML
2012 RA> Exception value consisted of 8x8 wood deck on class 2 home \$470. DL

Improvement Summary

COLUMBIA County

For Assessment Year 2020

Account ID 20531

Map 7N3W08-00-00400

Situs 76265 DELENA MAYGER RD RAINIER OR 97048

Mailing
CHILTON INC
RAINIER HERITAGE FARM LLC
76248 DELENA MAYGER RD
RAINIER OR 97048

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0306	135	1936	100	135 - One story with attic	1,692

Rooms: 4 - BD, 1 - FB, 1 - U, 1 - DR, 1 - LR, 1 - KT, 1 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	3	100		1198
Attic	3	100		494

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
EXT. COVER - BEVEL	1	KITCHEN SINK SS SINGLE	1
FULL BATH	1	ROOF COVER - BE METAL	0
HEAT - FORCED AIR HEATING	1198	ROOF TYPE - GABLE	1
HEAT - FORCED AIR HEATING	247	STANDARD WATER HEATER	1
HOOD-FAN	1	WOOD STOVE	1

Accessories

Description	Size	Qty
PORCHES ENCLOSED	120	
CONCRETE-PAVING	1400	

Total RMV \$121,850

Improvement Summary

COLUMBIA County

For Assessment Year 2020

Account ID 20531

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Mailing
CHILTON INC
RAINIER HERITAGE FARM LLC
76248 DELENA MAYGER RD
RAINIER OR 97048

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0306	121	1944	100	121 - One story	624

Rooms: 1 - BD, 1 - FB, 1 - LR, 1 - KT, 1 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	2	100		624

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
FULL BATH	1	ROOF TYPE - GABLE	1
KITCHEN SINK SS SINGLE	1	STANDARD WATER HEATER	1
ROOF COVER - A COMP LGT.	624	WOOD STOVE	1

Accessories

Description	Size	Qty
PORCHES ENCLOSED	84	
PORCHES	64	
DECK W/RAILING	64	

Total RMV \$49,390

Improvement Summary

COLUMBIA County

For Assessment Year 2020

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Mailing
CHILTON INC
RAINIER HERITAGE FARM LLC
76248 DELENA MAYGER RD
RAINIER OR 97048

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0306	360		100	360 - MACHINE SHED	864

Rooms:

Floors					
Description		Class	Comp %	OR %	Sqft
Building Structure		5	100		864

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
DIRT FLOOR - FARM	864		

Total RMV \$9,320

Improvement Summary

COLUMBIA County

For Assessment Year 2020

Account ID 20531

Map 7N3W08-00-00400

Situs 76265 DELENA MAYGER RD RAINIER OR 97048

Mailing
CHILTON INC
RAINIER HERITAGE FARM LLC
76248 DELENA MAYGER RD
RAINIER OR 97048

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
4	0306	315	2016	100	315 - FEEDER BARN	6,175

Rooms:

Floors				
Description	Class	Comp %	OR %	Sqft
Building Structure	5	100		6175

Improvement Inventory				
Description	Qty/Size	Description	Qty/Size	
WALL HEIGHT VARIATION - FARM	16			

Total RMV \$69,850

RECORDING REQUESTED BY:

GRANTOR:

Lester and Leona Roberts Living Trust dated
March 26, 1992
C/O Trisha Risner 23505 Lakeview Drive
Apt.C104
Mountlake Terrace, WA 98403

GRANTEE:

Chilton, Inc. A Washington Corporation
C/O Ben Smith 1760 Down River Drive
Woodland, WA 98674

SEND TAX STATEMENTS TO:

Chilton, Inc. A Washington Corporation
1760 Down River Drive
Woodland, WA 98674

AFTER RECORDING RETURN TO:

Chilton, Inc. A Washington Corporation
1760 Down River Drive
Woodland, WA 98674

Escrow No: 73815011670-TTCOL07

7308-00-00400

20531

76248 & 76265 Delena Mayger Road

Rainier, OR 97048

COLUMBIA COUNTY, OREGON 2015-001732

DEED-D

Cnt=1 Pgs=3 HUSERB 03/10/2015 03:46:53 PM

\$15.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$61.00



00197344201500017320030033

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 THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Trisha Risner, Successor Trustee of the Lester and Leona Roberts Living Trust dated March 26, 1992

Grantor, conveys and warrants to

Chilton, Inc. A Washington Corporation

Grantee, the following described real property free of encumbrances except as specifically set forth
herein:

Parcel 2 of Partition Plat 2007-2, recorded January 9, 2007 in Fee Number 2007-000337, Records
of Columbia County, Oregon.

The true consideration for this conveyance is \$450,000.00.

ENCUMBRANCES: Attached

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.

Dated 2/5/15, if a corporate grantor, it has caused its name to be signed by order of its board of
73815011670-TTCOL07
Deed (Warranty – Statutory (Individual or Corporation))

TICOR TITLE

73815011670

directors.

Lester and Leona Roberts Living Trust dated March
26, 1992

BY: [Signature] Successor Trustee
Trisha Risner, Successor Trustee

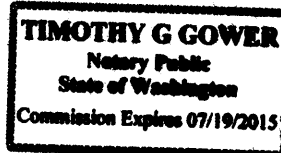
State of Washington

County of KING

This instrument was acknowledged before me on 5 March, 2015 by Trisha Risner Successor
Trustee of the Lester & Leona Roberts Living Trust dated March 26, 1992.

[Signature]
Notary Public - State of Washington

My commission expires: 7-19-15



Exceptions:

The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as Delena Mayger Road.

Any adverse claim based upon the assertion that:

- a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of unnamed creek in the event the boundary of said unnamed creek has been artificially raised or is now or at any time has been below the high watermark, if said unnamed creek is in its natural state.
- b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
- c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed creek, or has been formed by accretion to any such portion.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: J.W. Meserve

Purpose: water pipe

Recording Date: June 22, 2002

Recording No: Book Z, Page 264

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: F.D. Jones and Grace E. Jones, husband and wife

Purpose: water pipe and appurtenances thereof

Recording Date: February 2, 1952

Recording No: Book 113, Page 558

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company

Purpose: right of way

Recording Date: March 28, 1952

Recording No: Book 114, Page 253

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company

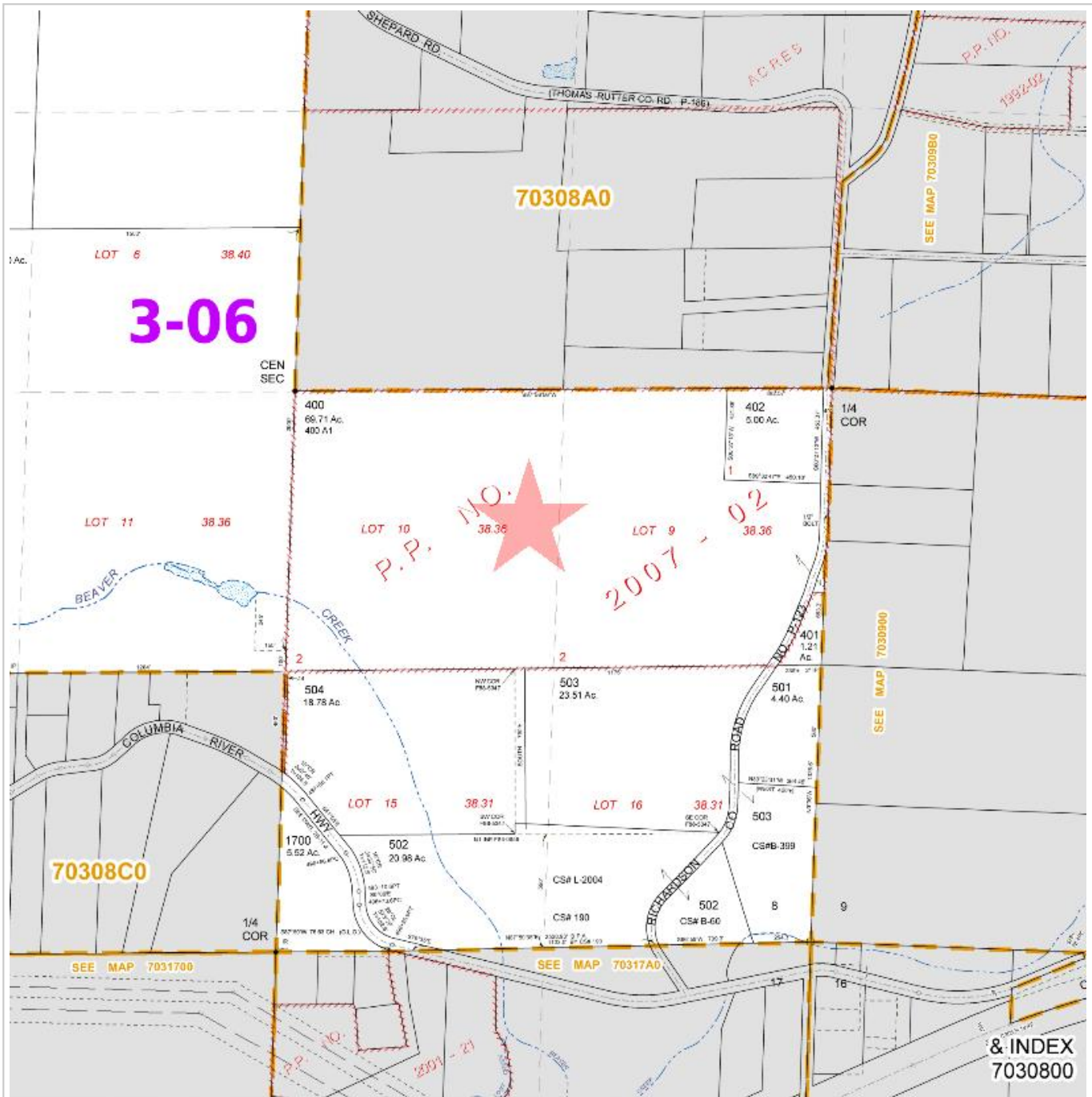
Purpose: right of way

Recording Date: March 28, 1952

Recording No: Book 114, Page 254

Affects: Exact location not disclosed

Assessor Map



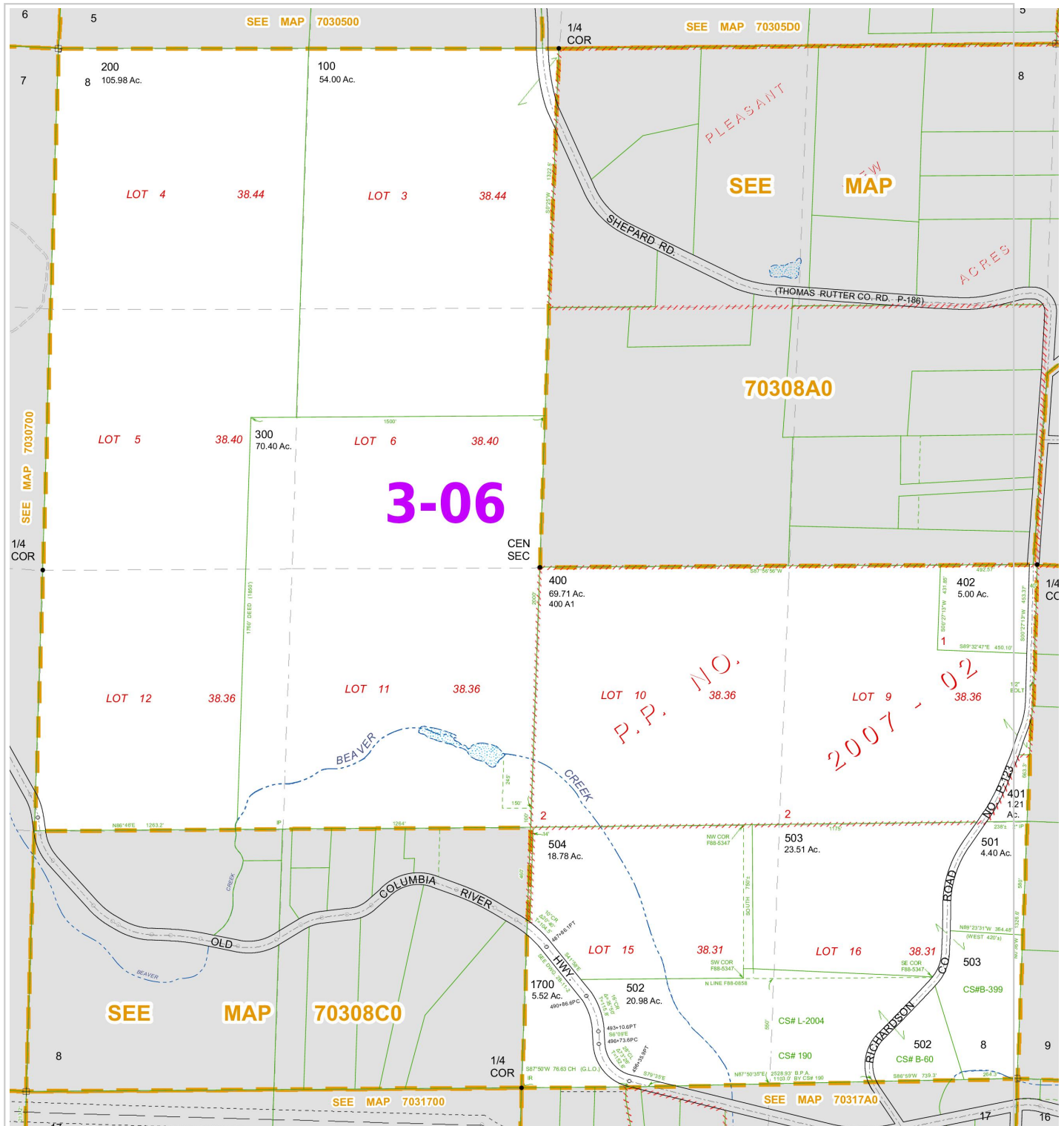
TICOR TITLE COMPANY

Parcel ID: 20531

Site Address: 76248 Delena Mayger Rd

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



TICOR TITLE COMPANY

Parcel ID: 20531

Site Address: 76248 Delena Mayger Rd

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