



**Oregon
Farm & Home**

★ B R O K E R S ★

35308 RIVERSIDE LANE

SCAPPOOSE

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This 102 +/- acre farm, located along the scenic Multnomah Channel in Scappoose, Oregon, offers a unique opportunity for farming and agricultural activities. Zoned Exclusive Farm Use (EFU), this property is ideal for a variety of farming operations, from crop cultivation to livestock production. The land is well-maintained and has access to the natural beauty of the channel, providing a peaceful and productive environment for farming. The property features four homes, making it a perfect setup for a large scale operation or even a small farming community. Each residence offers privacy and comfort while remaining close to the farm's primary operations.

In addition to the homes, this farm includes multiple outbuildings, essential for a wide range of agricultural needs. A large hay storage facility ensures that feed can be stored and preserved for livestock throughout the year, while the milking parlor provides the infrastructure needed for dairy operations. Several feed barns offer ample space for grain and animal feed, optimizing the farm's efficiency. The property is fully equipped to support a working farm, whether for dairy, crop production, or livestock care, with all the necessary facilities to facilitate and grow a thriving agricultural business.

LOCATION

The location of this 102-acre farm along the Multnomah Channel, just outside Scappoose, Oregon, offers an ideal combination of seclusion, natural beauty, and prime agricultural land. Situated behind the dike, the property benefits from added protection against potential flooding while providing expansive, fertile ground for farming. The Multnomah Channel itself offers stunning water views and easy access to recreational activities like fishing and boating, making it a perfect spot for those who appreciate the tranquility of rural life with a touch of scenic charm. The area is also known for its rich soil, which is particularly well-suited for farming, allowing for productive use of the land for both crops and livestock. Being slightly removed from the hustle and bustle of Scappoose yet still within convenient reach of local amenities and transportation corridors, this location strikes a perfect balance between accessibility and peaceful, country living. The farm is ideally positioned to take advantage of both its agricultural potential and the serene beauty of the channel, making it an exceptional choice for anyone seeking a spacious, working farm in an idyllic setting.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

OPPORTUNITY

Owning multiple tax lots zoned Exclusive Farm Use (EFU) in one contiguous grouping offers incredible possibilities for maximizing agricultural use while taking advantage of the prime location on the Multnomah Channel. With several outbuildings already in place—such as a silo, barn, milking parlor, and hay storage—the property is well-equipped to support a variety of farming operations, whether it be crop cultivation, livestock, or dairy. The diverse infrastructure provides ample space for efficient storage, equipment, and livestock management, making it ideal for both large-scale agricultural ventures and small-scale diversified farming. Additionally, the proximity to the Multnomah Channel opens up unique opportunities for waterfront recreation. With the ability to dock houseboats and access water sports, the property offers a blend of agricultural and recreational potential, providing the perfect setting for those who wish to enjoy farm life while also exploring the natural beauty of the channel. This combination of farming infrastructure and waterfront access makes this property versatile and full of opportunities for both agricultural pursuits and leisure activities.



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LAND



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LAND

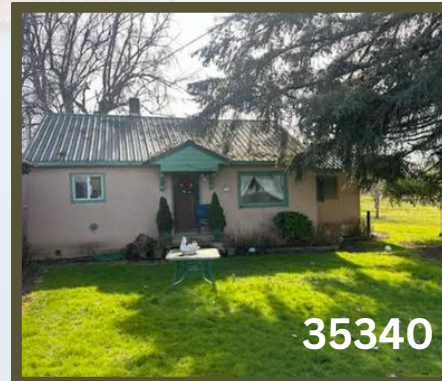
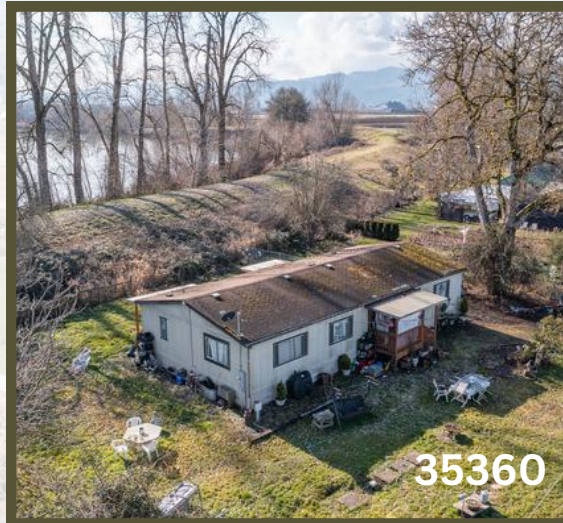
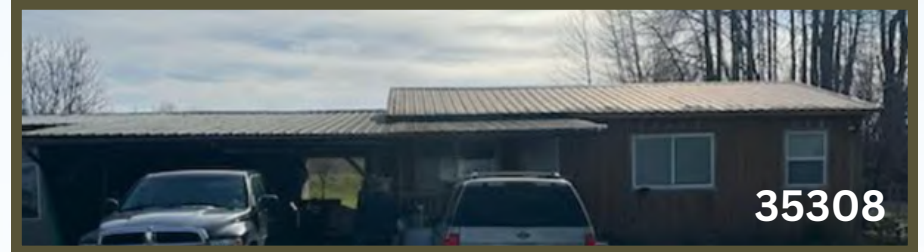
102 +/- Acres

Contingent upon successful completion of a lot line adjustment of approx 4 acres

- **7 Parcel IDs**
 - **5311 | 49.88 +/- Acres**
 - **Lot Line Adjustment***
 - **5305 | 25.28 +/- Acres**
 - **5307 | 11.91 +/- Acres**
 - **43300 | 5.86 +/- Acres**
 - **5313 | 15.06 +/- Acres**
 - **34424 | 0 AC, Manufactured Home**
 - **482 | 0 AC, Manufactured Home**
- **Zoned Exclusive Farm Use**
- **Irrigated Farm Ground**
- **Gravel Road System**
- **Fenced**
- **Liquid Manure Tank**
- **Naturally Grassed**
- **Borders Multnomah Channel**

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HOMES

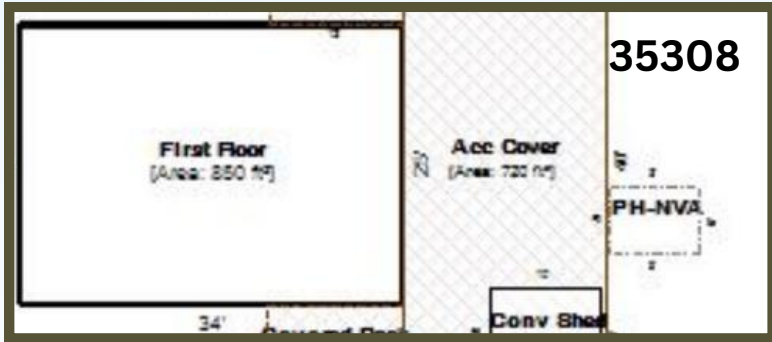


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HOMES

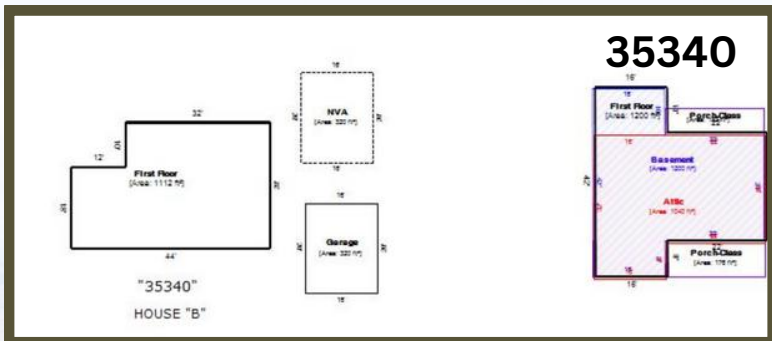
35308 Riverside Lane

- **850 SqFt, Per County Assessor**
- **3 Bedrooms**
- **1 Bathrooms**
- **Carport**



35340 Riverside Lane

- **1112 SqFt, Per County Assessor**
- **3 Bedrooms**
- **1 Bathroom**
- **Large 4 Car Carport**
- **Detached Garage with Mudroom**



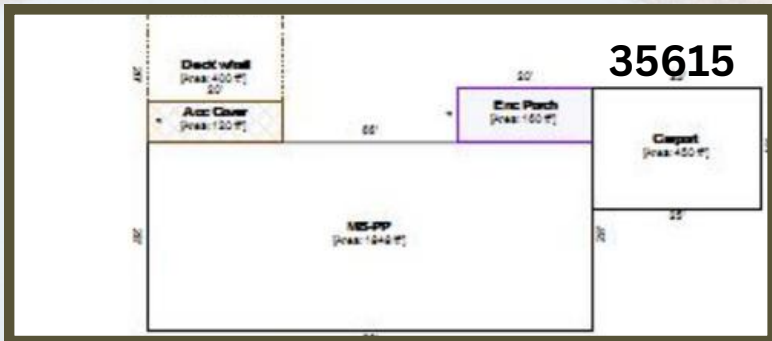
35360 Riverside Lane

- 1512 SqFt, Per County Assessor
- Double Wide Manufactured Home, Built 1984, Brand Skyline
 - Parcel Id 34424
- 3 Bedrooms
- 2 Bathrooms
- Well and Well House Located by House on Left Side of the Yard



35615 Riverside Lane

- 
- 1848 SqFt, Per County Assessor
 - Double Wide Manufactured Home, Built 1982, Brand Golden West
 - Parcel ID 482
 - 3 Bedrooms
 - 2 Bathrooms
 - Wood Stove Insert Certification Unknown
 - Roof has Minor Leak by Skylight
 - Carport
- ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION



All properties are tenant occupied

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OUTBUILDINGS

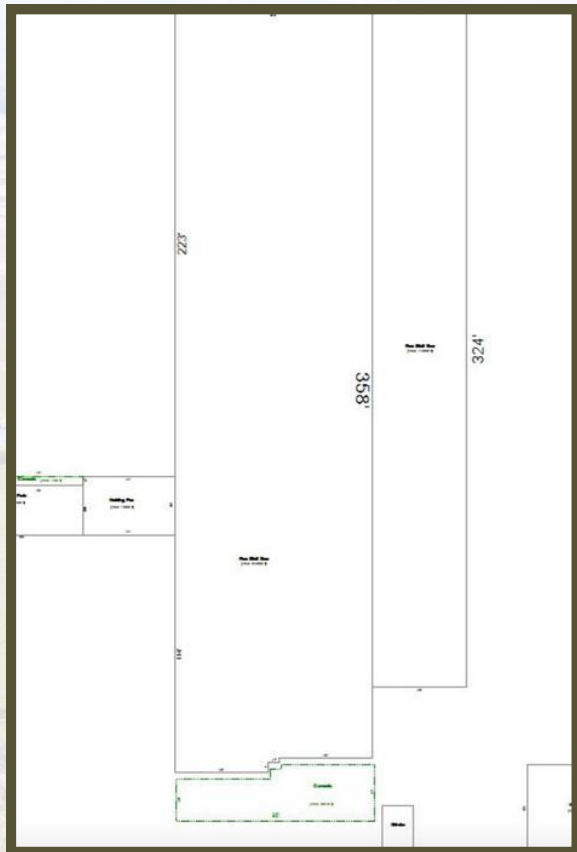


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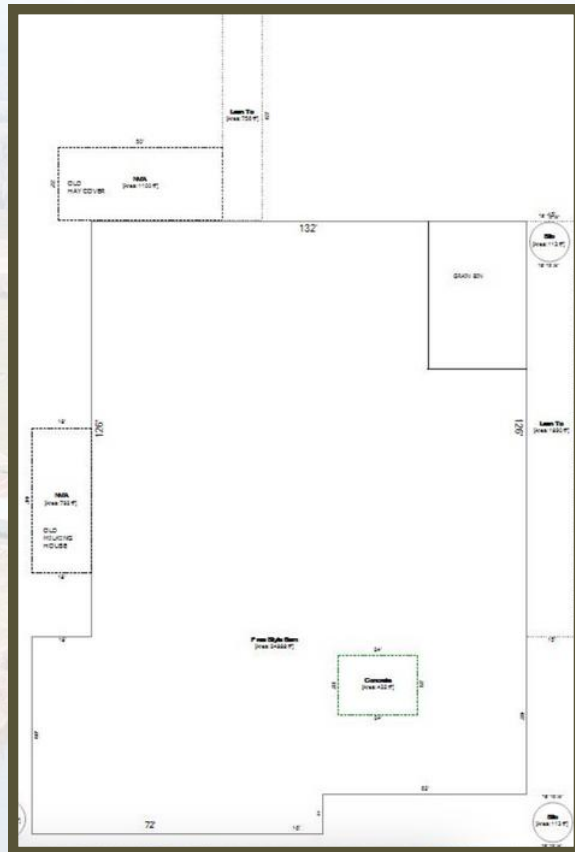
Free Stall Barn with Attached Milking Parlor

- Free Stall Barn | 34335 SqFt
- Milking Parlor | 1456 Sqft
- Concrete Floor
- Water Service



Free Stall Barn

- 2488 SqFt
- Concrete Floor
- Water Service



Hay Cover

- 2100 SqFt

Hay Cover

- 12665 SqFt

Loft Barn

- 2400 SqFt

Bunker Silo 1

- 4800 SqFt

Bunker Silo 2

- 6000 SqFt

Machine Shop

- 1512 SqFt

Various Other Silos,
Storage Sheds
and Smaller
Outbuildings!



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SYSTEMS

Wells

- Home
 - All Homes Are Connected to One Well
 - Located by House #35308
 - See Well Log Below
- Irrigation
 - Two Wells on the Farm Land
 - Electric Water Pump Stationed on the Levee
 - Installed 2003 or 2004
 - 18 Outlets for Irrigation

Septic

SELLER PREFERRED TERMS

OREF Forms

Fidelity Escrow In Albany

5 Business Days for Offer Response Time

24 Hour Notice for Showings

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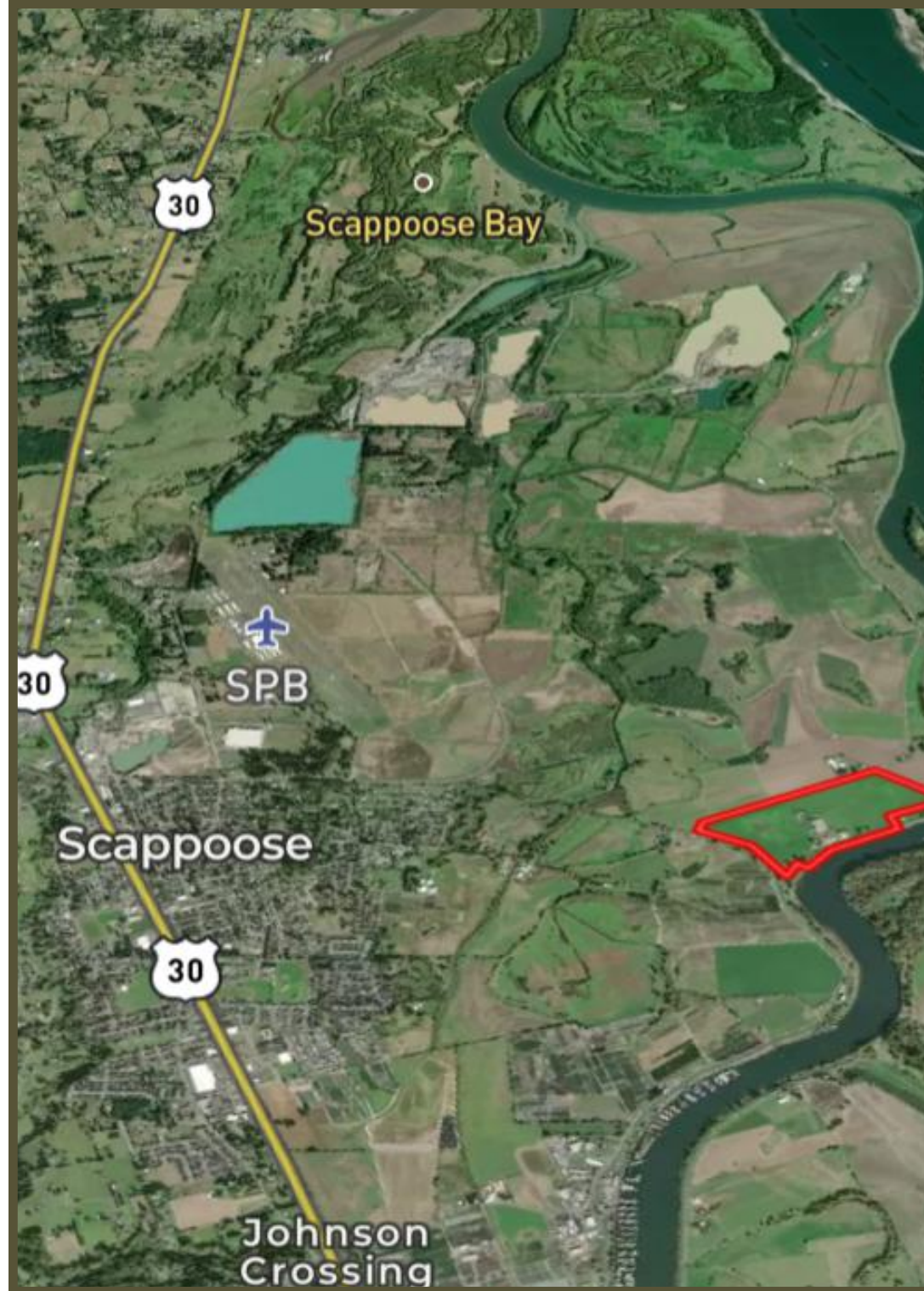
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

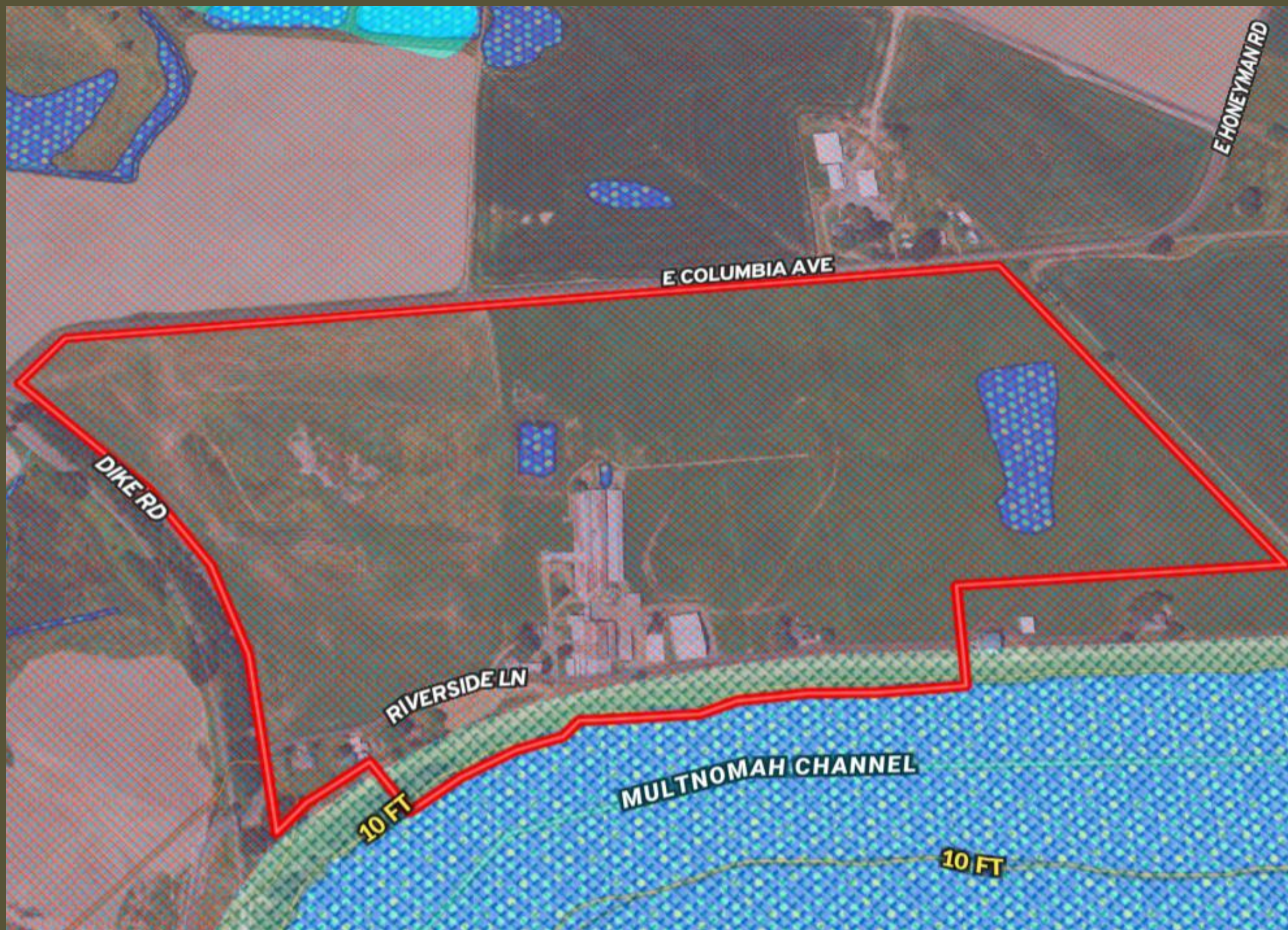
- *PROPERTY BOUNDARIES*
- *SURFACE WATER*
- *FLOODPLAIN MAP*
- *IRRIGATION MAP*
- *STRUCTURE MAP*
- *SURROUNDINGS MAP*



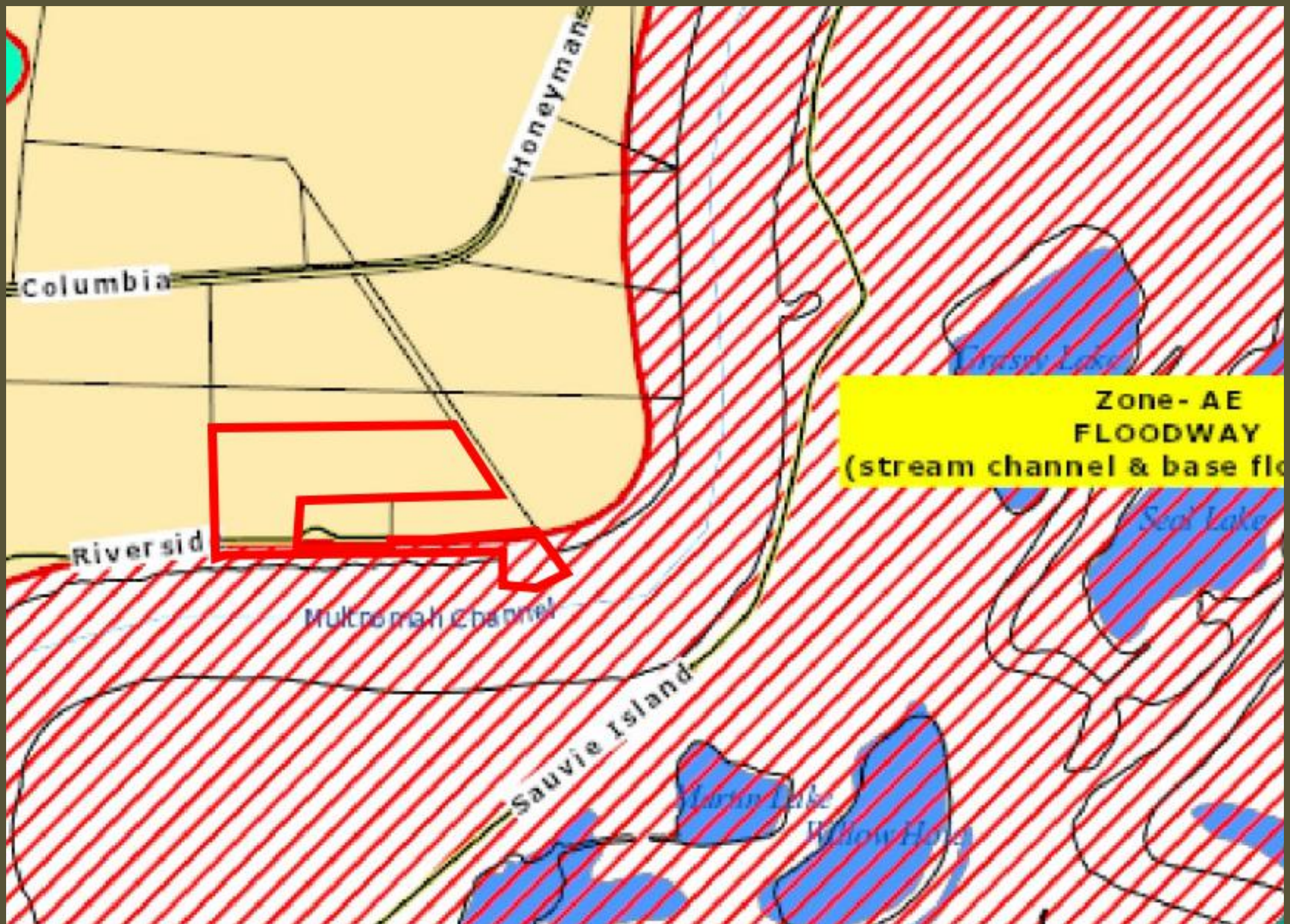
SCAN HERE
FOR
INTERACTIVE
MAP!



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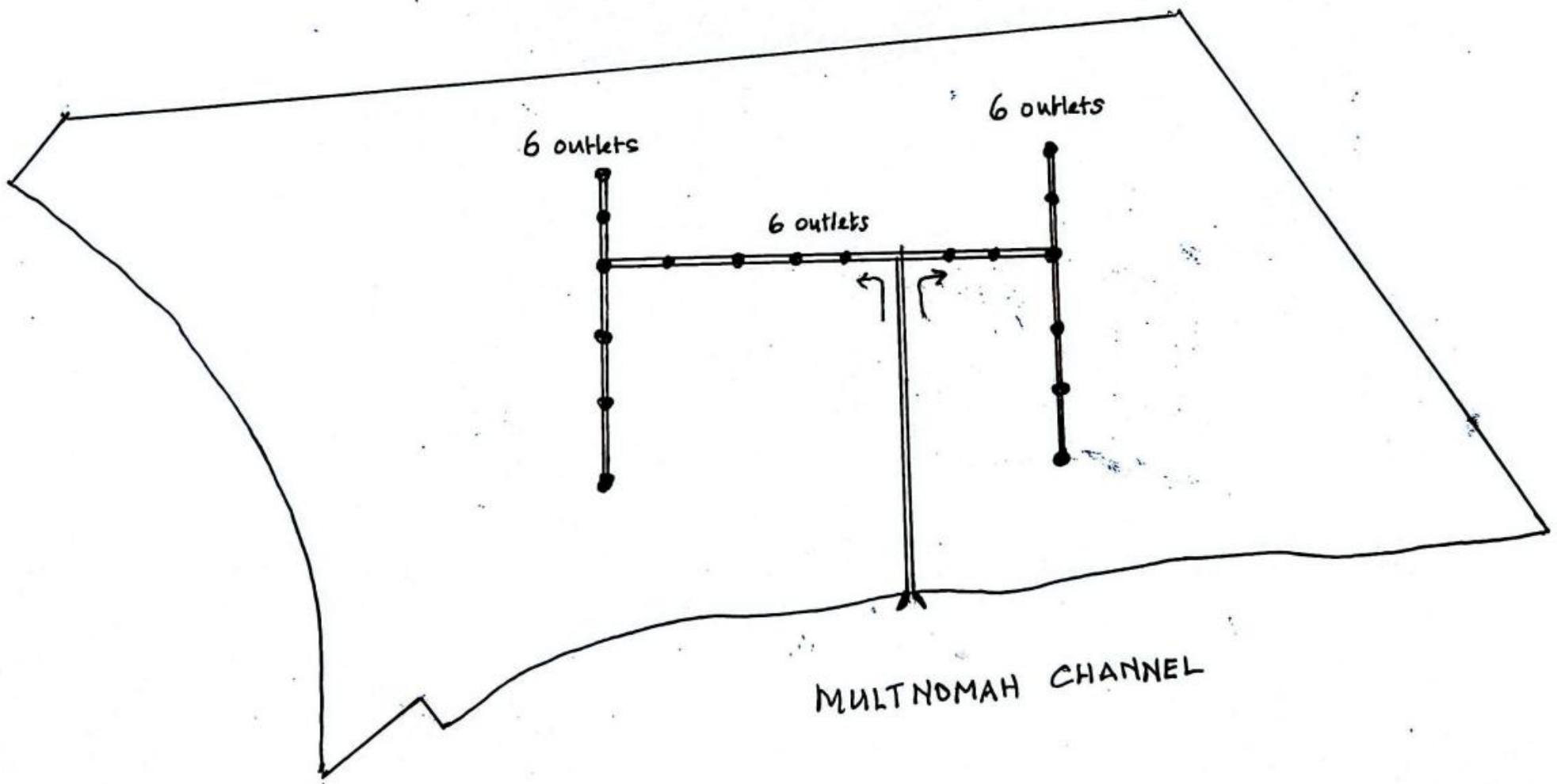
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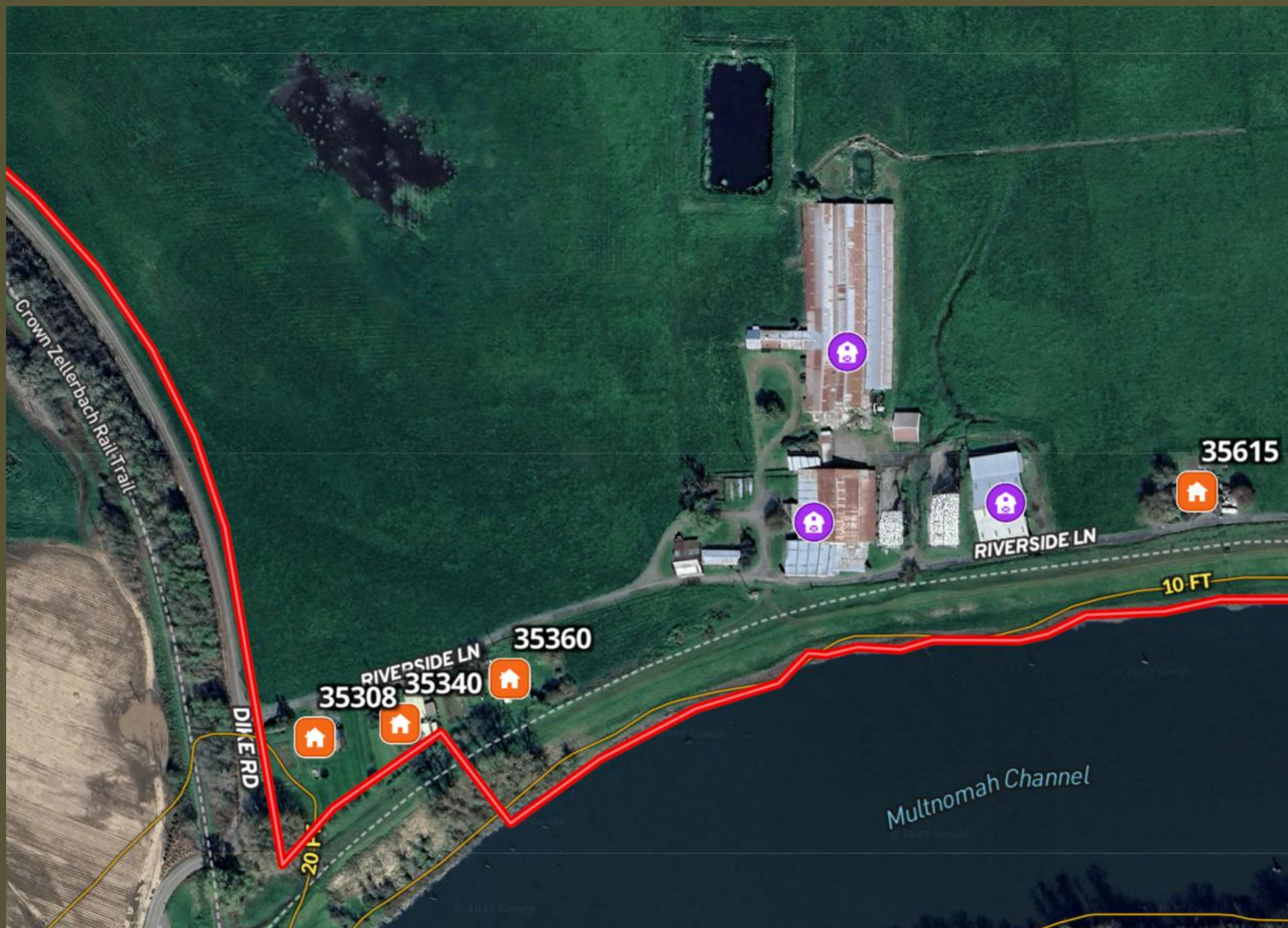


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Underground Irrigation System Map

Crop Growers would be ^{very} interested in this feature
that comes with the farmland





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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- SAUVIE SILT LOAM
- RAFTON SILT LOAM

SOIL CODE	SOIL DESCRIP
48	Sauvie silty clay loam, protected
42	Rafton silt loam, protected
47	Sauvie silt loam, protected
W	Water
TOTAL S	



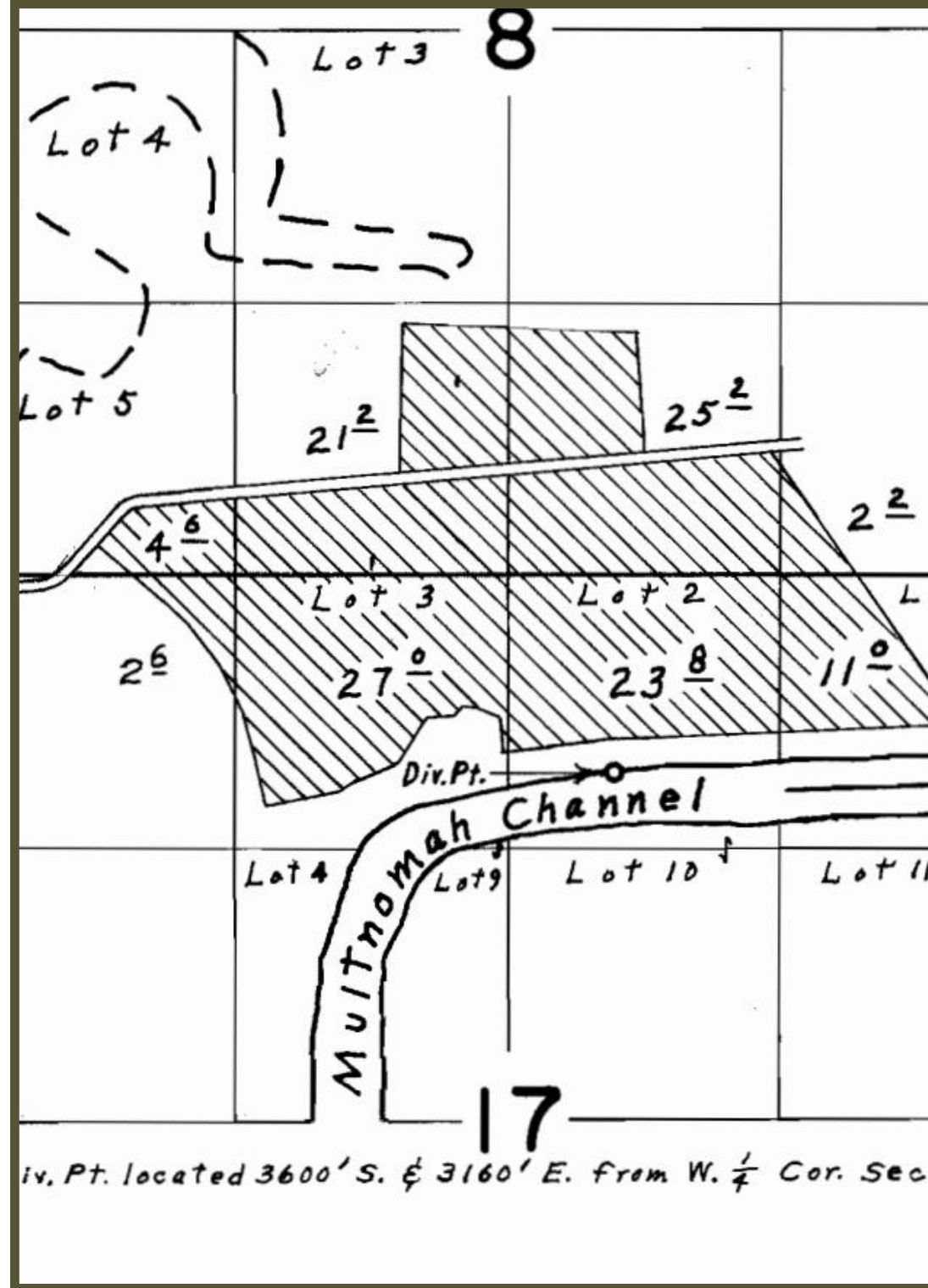
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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- 117 ACRES
- CERTIFICATE 42704
- CERTIFICATE 64420



STATE OF OREGON
COUNTY OF COLUMBIA
CERTIFICATE OF WATER RIGHT

This Is to Certify, That **WALLACE JOHNSON** **97741**
of **Route 2, Box 1269 Madras**, State of **Oregon**, has made proof
to the satisfaction of the **STATE ENGINEER** of Oregon, of a right to the use of the waters of
Multnomah Channel

a tributary of **Columbia River** for the purpose of
irrigation of 117.6 acres

under Permit No. **36516** of the State Engineer, and that said right to the use of said waters
has been perfected in accordance with the laws of Oregon; that the priority of the right hereby
confirmed dates from **May 15, 1972**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes
aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed
1.47 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream.
The point of diversion is located in the **Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)**, Section 17, T. 3 N., R. 1 W.,
W.M., 3600 feet South and 3160 feet East from W $\frac{1}{2}$ Corner, Section 8.

The amount of water used for irrigation, together with the amount secured under any other
right existing for the same lands, shall be limited to **one-eightieth** of one cubic foot per second
per acre or its equivalent for each acre irrigated and shall be further limited to
a diversion of not to exceed **2 $\frac{1}{2}$ acre feet per acre** for each acre irrigated during
the irrigation season of each year;

and shall
conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is
appurtenant, is as follows:

4.6 acres Lot 5 (SW $\frac{1}{4}$ SW $\frac{1}{4}$)
21.2 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
25.2 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
2.2 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8

11.0 acres Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
23.8 acres Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
27.0 acres Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
2.6 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 17
T. 3 N., R. 1 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of
use herein described.

WITNESS the signature of the State Engineer, affixed

this date. **December 5, 1975**

James E. Saxon

Water Resources Director ~~State Engineer~~

STATE OF OREGON
COUNTY OF COLUMBIA
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

CASE LOOS
35800 RIVERSIDE LANE
SCAPPOOSE, OREGON 97056

confirms the right to use ANIMAL WASTEWATER STORED IN THE RESERVOIR CONSTRUCTED UNDER PERMIT R-8505, a tributary of JACKSON CREEK, for the purpose of PRIMARY IRRIGATION OF 67.1 ACRES AND SUPPLEMENTAL IRRIGATION OF 117.6 ACRES.

The right has been perfected under Permit 47049. The date of priority is AUGUST 24, 1982. The right is limited to not more than 3.9 ACRE FEET OF STORED WATER, or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NE 1/4 SW 1/4, SECTION 8, T 3 N, R 1 W, W.M.; 1500 FEET NORTH AND 2200 FEET EAST FROM THE SW CORNER OF SECTION 8.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year from storage. The right is limited to any deficiency in the available supply of any prior right for the same land and shall not exceed the limitation allowed herein.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

	<u>PRIMARY</u>	<u>SUPPLEMENTAL</u>
SE 1/4 SE 1/4 SECTION 7	0.8 ACRE	
LOT 3 (SW 1/4 NW 1/4)	10.6 ACRES	
SE 1/4 NW 1/4	1.7 ACRES	
NE 1/4 SW 1/4	17.1 ACRES	
LOT 4 (NW 1/4 SW 1/4)	0.7 ACRE	
LOT 5 (SW 1/4 SW 1/4)	19.5 ACRES	4.6 ACRES
SE 1/4 SW 1/4	16.7 ACRES	21.2 ACRES
SW 1/4 SE 1/4		25.2 ACRES
SE 1/4 SE 1/4		2.2 ACRES
SECTION 8		
TOWNSHIP 3 NORTH, RANGE 1 WEST, W.M.		

SEE NEXT PAGE

LOT 1 (NE 1/4 NE 1/4)	11.0 ACRES
LOT 2 (NW 1/4 NE 1/4)	23.8 ACRES
LOT 3 (NE 1/4 NW 1/4)	27.0 ACRES
NW 1/4 NW 1/4	2.6 ACRES

SECTION 17

TOWNSHIP 3 NORTH, RANGE 1 WEST, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date JUNE 25, 1990.

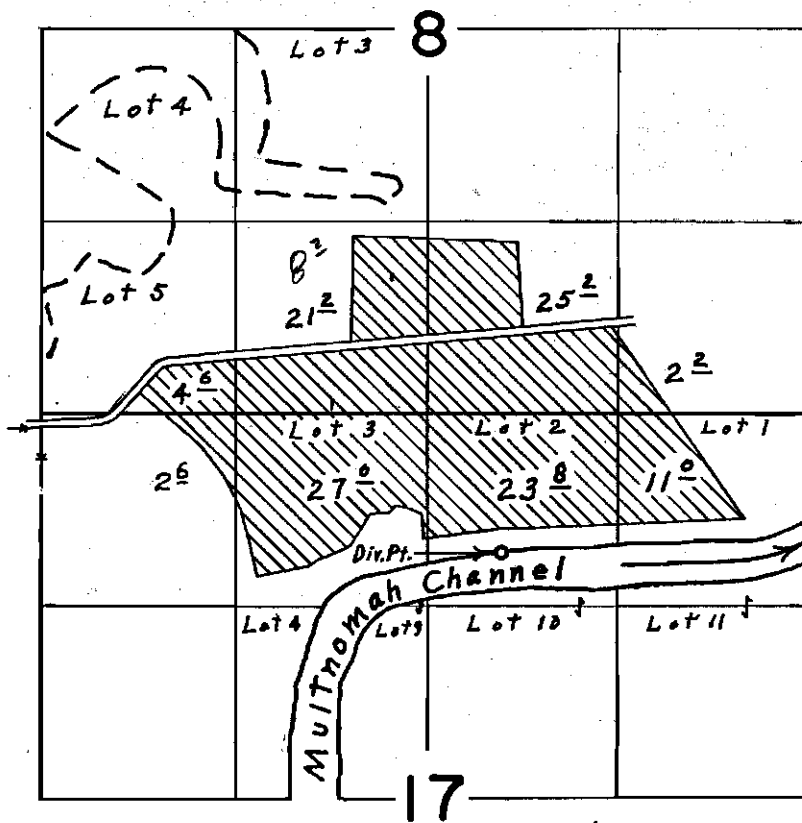
/s/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 64420.

63942.ZFS

T.3 N. R.1 W. W.M.



Div. Pt. located 3600' S. & 3160' E. from W. $\frac{1}{4}$ Cor. Sec. 8

FINAL PROOF SURVEY

UNDER

Application No. 49252 Permit No. 365/6
IN NAME OF

WALLACE JOHNSON

Surveyed June 25, 1974, by L. E. Gould

STATE OF OREGON
COUNTY OF COLUMBIA
CERTIFICATE OF WATER RIGHT

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confirmed dates from **May 15, 1972**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes
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or its equivalent in case of rotation, measured at the point of diversion from the stream.
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and shall
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11.0 acres Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
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27.0 acres Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
2.6 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
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T. 3 N., R. 1 W., W. M.

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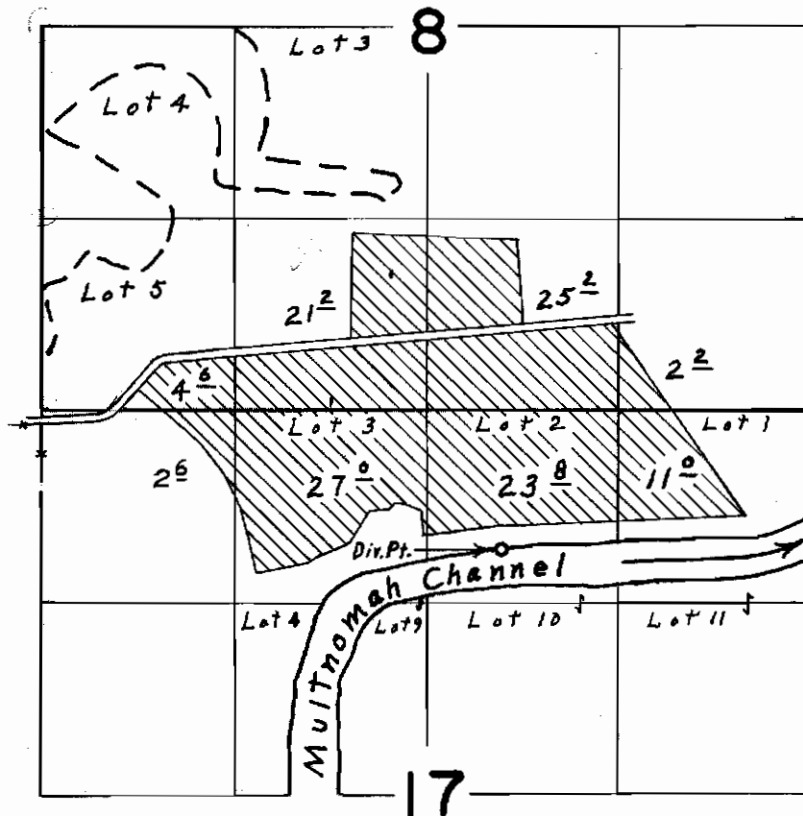
WITNESS the signature of the State Engineer, affixed

this date. **December 5, 1975**

James E. Saxon

Water Resources Director ~~State Engineer~~

T.3 N. R.1 W. W.M.



Div. Pt. located 3600' S. & 3160' E. from W. $\frac{1}{4}$ Cor. Sec. 8

FINAL PROOF SURVEY
UNDER

Application No. 49252 Permit No. 36516
IN NAME OF
WALLACE JOHNSON

Surveyed June 25, 1974, by L. E. Gould

- 115 GPM

COUNTY INFO

LIST PACK PROVIDED BY TICOR TITLE
TITLE COMPANY



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Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos Ch Rev Tr Crt Shelter Bypass Fund

Property Address:

OR

Reference Number:

3N1W 800 1200

Account Number:

5305

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

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **5305**
 Alternate ID: **0108031080000120000**
 Account #: **3N1W 800 1200**
 Site Address:

OR

Owner: Loos Ch Rev Tr Crt Shelter
 Bypass Fund
 35800 Riverside Ln
 Scappoose OR 97056

Twn/Range/Section: 03N / 01W / 08

Parcel Size: 25.28 Acres (1,101,196 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 1028

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$124,580.00

Market Impr Value: \$0.00

Market Total Value: \$124,580.00 (2023)

Assessed Land Value: \$15,304.00

Assessed Impr Value: \$0.00

Assessed Total Value: \$15,304.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$1,029.22
2023	\$1,028.95
2022	\$1,023.49

Legal**Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name:

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

Middle School: Scappoose Middle School

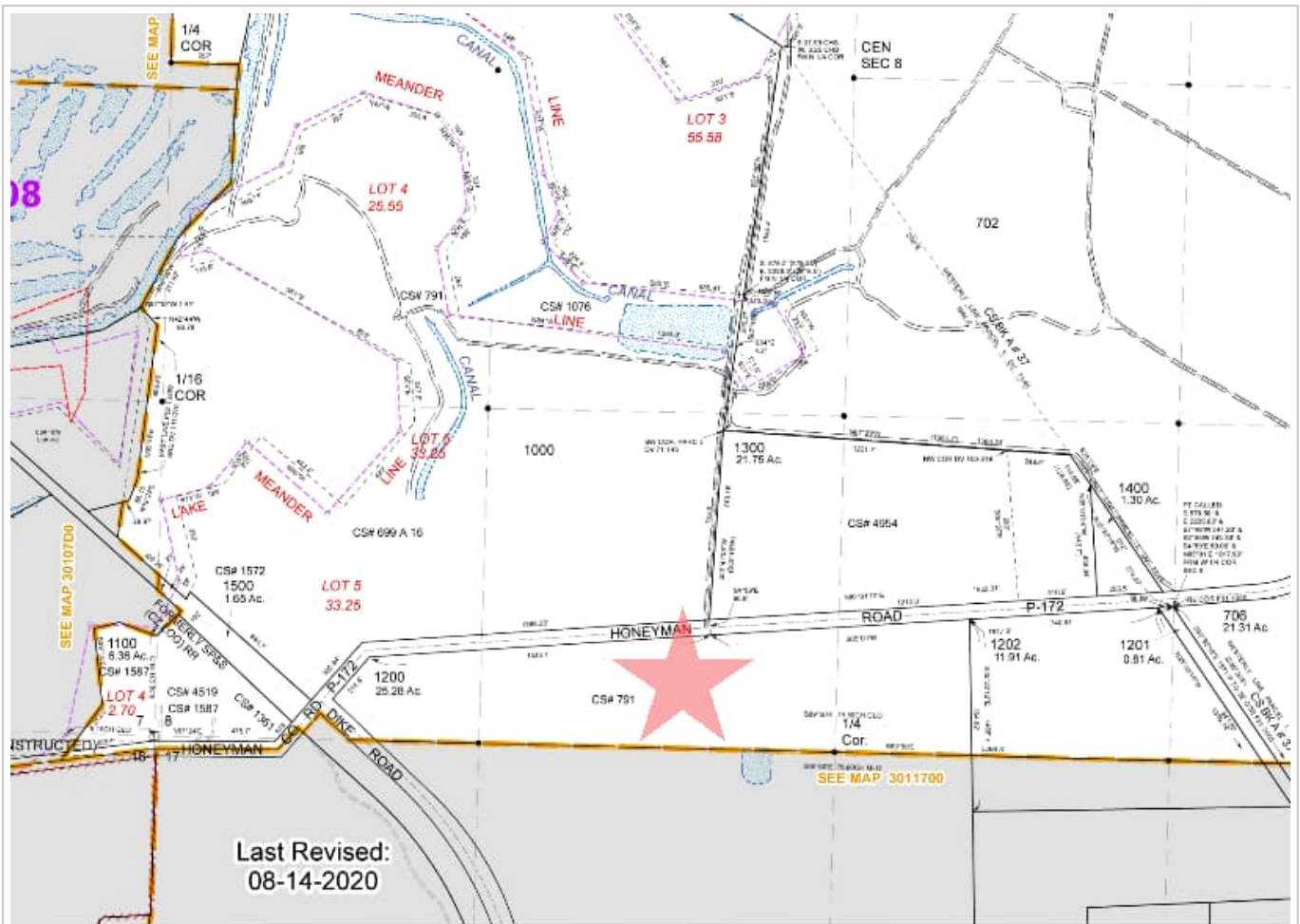
High School: Scappoose High School

Improvement

Year Built:	Fireplaces:	Bldg Use: 401 - H & B Use Rural Tract Improved
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

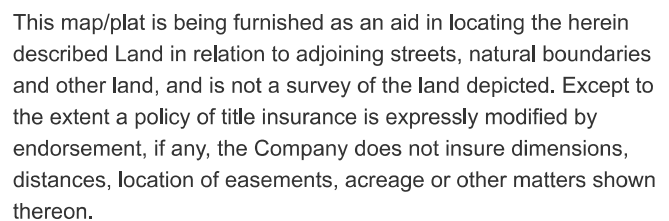


TICOR TITLE COMPANY

Parcel ID: 5305

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.

[illegible]

Columbia County
2024 Real Property Assessment Report
Account 5305

Map 3N1W08-00-01200
Code - Tax ID 0108 - 5305

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing LOOS CH REV TR CRT SHELTER BYPASS FUND
LOOS ANTHONY P TRUSTEE
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Deed Reference # 1993-11296 (SOURCE ID: F93 11296)
Sales Date/Price 12-27-1993 / \$0
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 02 25 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0108	Land	108,720		Land	0
	Impr	0		Impr	0
Code Area Total		108,720	0	15,763	0
Grand Total		108,720	0	15,763	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0108	1	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	20.00 AC	1D2	006*	86,020
	2	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	5.28 AC	1D3	006*	22,700
Code Area Total							25.28 AC			108,720

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

Exemptions / Special Assessments / Notations		
Code Area 0108		
Special Assessments	Amount	Year Used
■ Scappoose Drainage Improvement	820.16	2024
Notations		
■ Farm Potential Additional Tax Liability ADDED 2007		

Contig Accts 433300, 5307, 5311

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

29-Jan-2025

LOOS CH REV TR CRT SHELTER BYPASS FUND
LOOS ANTHONY P TRUSTEE
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Tax Account #	5305	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address		Interest To	Jan 29, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$686.14	\$686.14	\$0.00	\$0.00	\$1,029.22	Nov 15, 2024	\$0.00
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,028.95	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,023.49	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,021.16	Nov 15, 2021	\$0.00
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.23	Nov 15, 2020	\$0.00
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$998.23	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,045.62	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,023.34	Nov 15, 2017	\$30.70
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,036.22	Nov 15, 2016	\$31.09
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,024.60	Nov 15, 2015	\$30.74
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$955.04	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$958.04	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,237.39	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,045.74	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,042.76	Nov 15, 2010	\$31.28
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$924.79	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$856.49	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$794.97	Nov 15, 2007	\$23.85
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$992.53	Nov 15, 2006	\$29.78
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$609.92	Nov 15, 2005	\$18.30
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$602.82	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,038.14	Nov 15, 2003	\$0.00
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,042.12	Nov 15, 2002	\$31.26
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,088.93	Nov 15, 2001	\$32.67
Total		\$686.14	\$686.14	\$0.00	\$0.00	\$23,419.74		



Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos C H Rev Trust

Property Address:

OR

Reference Number:

3N1W 800 1202

Account Number:

5307

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.

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TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **5307**
 Alternate ID: **0108031080000120200**
 Account #: **3N1W 800 1202**
 Site Address:
 OR

Owner: Loos C H Rev Trust
 35800 Riverside Ln
 Scappoose OR 97056

Twn/Range/Section: 03N / 01W / 08

Parcel Size: 11.91 Acres (518,799 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 1028

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$58,700.00

Market Impr Value: \$0.00

Market Total Value: \$58,700.00 (2023)

Assessed Land Value: \$7,172.00

Assessed Impr Value: \$0.00

Assessed Total Value: \$7,172.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$626.26
2023	\$626.44
2022	\$625.99

Legal**Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name:

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

Middle School: Scappoose Middle School

High School: Scappoose High School

Improvement

Year Built:

Fireplaces:

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

Bedrooms:

Total Baths:

Full/Half Baths:

Finished Area:

Floor 1:

Floor 2:

Garage:

Carport:

Heat:

Bldg/Dwelling

Bldg Name:

Bldg Type:

Count:

Transfer Information

Sale Date: 03/06/2002

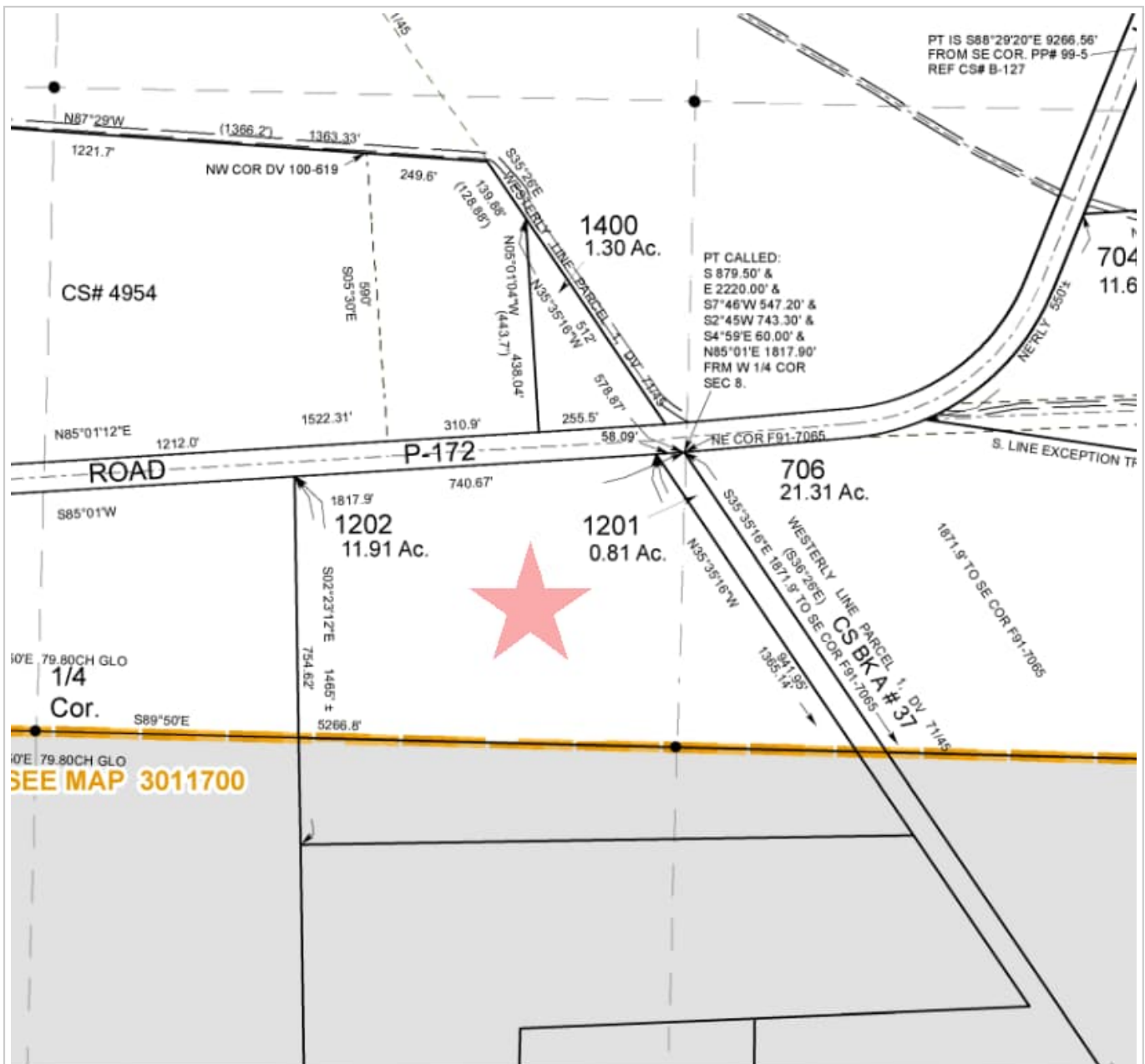
Sale Price:

Doc Num:

Doc Type: BARGAIN &
SALE

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Assessor Map



TICOR TITLE COMPANY

Parcel ID: 5307

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.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 8 T.3N. R.1W. W.M.
COLUMBIA COUNTY
1" = 400'

03 01 08 00

CANCELLED:
100 THRU 500
700
703
800
900

1-08

1-08

1-08

1-08

1-09

MULTNOMAH

LOT 1 23.82
LOT 2 38.75
LOT 3 25.58
LOT 4 25.55
LOT 5 33.25
LOT 7 4.77

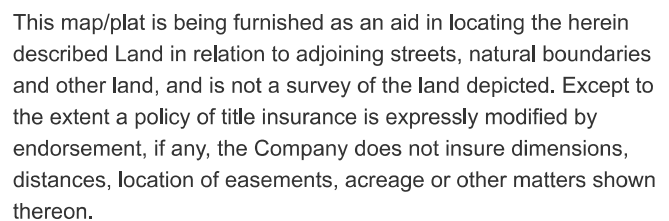
MEANDER

PRIVATE ROAD

03 01 08 00

LOT 2 14.60

Last Revised:
08-14-2020



Columbia County
2024 Real Property Assessment Report
Account 5307

Map 3N1W08-00-01202
Code - Tax ID 0108 - 5307

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing LOOS C H REVOCABLE TRUST
LOOS NETTY
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Deed Reference # 1993-11295 (SOURCE ID: F93 11295)
Sales Date/Price 09-22-2006 / \$0
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 02 25 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0108	Land	51,220		Land	0
	Impr	0		Impr	0
Code Area Total		51,220	0	7,387	0
Grand Total		51,220	0	7,387	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0108	1	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	8.75 AC	1D2	006*	37,630
	2	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	3.16 AC	1D3	006*	13,590
Code Area Total							11.91 AC			51,220

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

Exemptions / Special Assessments / Notations		
Code Area 0108		
Special Assessments	Amount	Year Used
■ Scappoose Drainage Improvement	528.31	2024
Notations		
■ Farm Potential Additional Tax Liability ADDED 2007		

Contig Accts 433300, 5305, 5311
Comments 35303 ,35308 35340 ,35360 ,35360 ,35615

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

29-Jan-2025

LOOS C H REVOCABLE TRUST
LOOS NETTY
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Tax Account #	5307	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address		Interest To	Jan 29, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$417.50	\$417.50	\$0.00	\$0.00	\$626.26	Nov 15, 2024	\$0.00
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$626.44	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$625.99	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$625.98	Nov 15, 2021	\$0.00
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$614.18	Nov 15, 2020	\$0.00
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$614.65	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$650.26	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$638.91	Nov 15, 2017	\$19.17
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$651.43	Nov 15, 2016	\$19.54
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$645.66	Nov 15, 2015	\$19.37
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$600.49	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$576.06	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$629.85	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$532.14	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$530.57	Nov 15, 2010	\$15.92
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$470.43	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$435.81	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.30	Nov 15, 2007	\$12.13
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$505.17	Nov 15, 2006	\$15.16
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$310.14	Nov 15, 2005	\$9.30
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$306.55	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$307.28	Nov 15, 2003	\$0.00
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.09	Nov 15, 2002	\$9.24
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.32	Nov 15, 2001	\$9.07
Total		\$417.50	\$417.50	\$0.00	\$0.00	\$12,538.96		

After Recording Return To:
Key Title Company
2534 Sykes Rd., Suite C
PO Box 1271
St. Helens OR 970518271

Send Tax Statements To:
Kevin K. Iverson
135 N 21st
St. Helens OR 97051

Netty Loos
35800 Riverside Dr
Seaport OR 97056



Title Order No. 07-33603
Escrow No. 07-33603

Tax Account No. 01-08-2-3108-
000-01200 portion, 01-08-2-3108-
000-01300

BARGAIN AND SALE DEED

(ORS 93.860)

Netty Loos, an estate in fee simple, Grantor, conveys to Anthony P. Loos, Trustee(s) of the Anthony P. Loos, Trustee (or any successor Trustee) of the C. H. Loos Revocable Trust - Credit Shelter By- Pass Fund, under agreement dated November 7, 1997, Grantee, the following described real property:

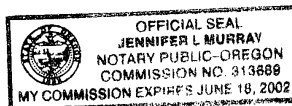
See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is. lot line adjustment

Dated this 6 day of March, 2002.

Netty Loos
Netty Loos



State of OR, County of Columbia)ss.

This instrument was acknowledged before me on 3-6, 2002
by Netty Loos.

Jennifer L. Murray
Notary Public

My commission expires: 6/18/02

I hereby certify that the within instrument was recorded for record and recorded in the County of Columbia, State of Oregon.

03298 '02 MUR-6 P3:37



ELIZABETH MURPHY, County Clerk

By: [Signature] Deputy

Receipt # 3305 # of Pages 2

FEES \$ 31.00

NETTY LOOS PROPERTY - BALANCE OF PROPERTY

February 22, 2002

JOB NO. 4006

PARCEL A

COMMENCING AT A POINT THAT IS SOUTH 879.5 FEET AND EAST 2222.0 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE SOUTH 7°46' WEST 547.2 FEET; THENCE SOUTH 2°45' WEST 743.3 FEET; THENCE SOUTH 4°59' EAST 60.00 FEET TO A POINT ON THE SOUTHERLY LINE OF HONEYMAN ROAD; THENCE ALONG SAID SOUTHERLY LINE NORTH 85°01' EAST 1817.90 FEET TO A 3/4 INCH IRON PIPE IN A FENCE LINE (POINT "B" ON COUNTY SURVEY NO. 3858) ON THE EAST LINE OF THE ALBERT JOHNSON PROPERTY DESCRIBED IN MORTGAGE RECORDED IN BOOK 28, PAGE 107, MORTGAGE RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 85°01'00" WEST A DISTANCE OF 58.09 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF HONEYMAN ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°01'00" WEST A DISTANCE OF 740.77 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF HONEYMAN ROAD; THENCE SOUTH 02°23'12" WEST A DISTANCE OF 754.62 FEET; THENCE NORTH 87°36'48" EAST A DISTANCE OF 1255.80 FEET; THENCE NORTH 35°35'16" WEST A DISTANCE OF 941.95 FEET TO THE TRUE POINT OF BEGINNING.

THIS LOT LINE ADJUSTMENT WILL NOT VIOLATE ANY PROVISION OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, COLUMBIA COUNTY ZONING ORDINANCE OR SUBDIVISION AND PARTITIONING ORDINANCE NOR ANY KNOWN PROVISION OF OREGON REVISED STATUTES OR OREGON ADMINISTRATIVE RULES.



Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos, Anthony P

Loos, Netty

Property Address:

OR

Reference Number:

3N1W1700 200

Account Number:

34424

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

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TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **34424**
Alternate ID: **0108031170000020000**
Account #: **3N1W1700 200**
Site Address:

OR

Owner: Loos, Anthony P
Loos, Netty
35800 Riverside Ln
Scappoose OR 97056

Twn/Range/Section: 03N / 01W / 17

Parcel Size: 0.00 Acres (0 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 1028

Waterfront: Multnomah Channel

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$0.00

Market Impr Value: \$0.00

Market Total Value: \$0.00 (2023)

Assessed Land Value: \$0.00

Assessed Impr Value: \$0.00

Assessed Total Value: \$0.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$108.42
2023	\$108.04
2022	\$103.63

Legal**Land**

Land Use:

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name: Multnomah Channel

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

Middle School: Scappoose Middle School

High School: Scappoose High School

Improvement

Year Built: 1955 (1984)

Fireplaces:

Bldg Use:

Bedrooms: 3

Total Baths: 2

Full/Half Baths: 2 / 0

Finished Area: 1,512 SqFt

Floor 1:

Floor 2:

Garage:

Carport:

Heat:

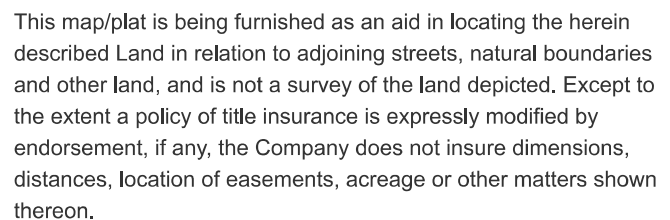
Bldg/Dwelling

Bldg Name: 13317

Bldg Type: Ms

Count:

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SECTION 17 T.3N. R.1W. W.M.
COLUMBIA COUNTY
1" = 400'

03 01 17 00

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1-08

1-09

1-02

MULTNOMAH CHANNEL

LOT 1 4.77
LOT 2 35.19
LOT 3 39.62
LOT 4 7.50
LOT 5 33.25
LOT 6 3.67 AC
LOT 7 31.89
LOT 8 17.90
LOT 9 21.80
LOT 10 28.50
LOT 11 32.10
LOT 12 12.35 AC
LOT 13 15.06 AC
LOT 14 17.90
LOT 15 17.35
LOT 16 16.10
LOT 17 17.01
LOT 18 17.01
LOT 19 17.01
LOT 20 17.01
LOT 21 17.01
LOT 22 17.01
LOT 23 17.01
LOT 24 17.01
LOT 25 17.01
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LOT 32 17.01
LOT 33 17.01
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LOT 36 17.01
LOT 37 17.01
LOT 38 17.01
LOT 39 17.01
LOT 40 17.01
LOT 41 17.01
LOT 42 17.01
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Parcel ID: 34424

Site Address:

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Columbia County
2024 Real Property Assessment Report
 Account 34424

Map 3N1W17-00-00200 P2
Code - Tax ID 0108 - 34424

Tax Status Assessable
Account Status Active
Subtype PERSONAL

Legal Descr See Record

Mailing

Deed Reference # See Record
Sales Date/Price See Record
Appraiser MELINDA G

Property Class 019 **MA** **SA** **NH**
RMV Class 019 07 02 000

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
Grand Total					

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0108	1	1984	452	Double wide	141	1,512		P-34424	23,790
Code Area Total						1,512			23,790

Comments 2019: NC - PPMS moved from acct 2970 to 5311, full exception. Valued as real (AJ) MG
 2018: Name change after 1/1/18. Separated for 2018; no change to valuation. Will be revalued as personal for 2019. AJ



Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos, Tony P

Property Address:

**35615 Riverside Ln
Scappoose OR 97056 3417**

Reference Number:

3N1W1700 200

Account Number:

482

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

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **482**
Alternate ID: **0108031170000020000**
Account #: **3N1W1700 200**
Site Address: 35615 Riverside Ln
Scappoose OR 97056
Owner: Loos, Tony P
35800 Riverside Ln
Scappoose OR 97056
Twn/Range/Section: 03N / 01W / 17
Parcel Size: 0.00 Acres (0 SqFt)
Lot/Block:
Census Tract/Block: 970900 / 1028
Waterfront: Multnomah Channel
Levy Code: 0108
Levy Rate: 13.2617
Market Land Value: \$0.00
Market Impr Value: \$0.00
Market Total Value: \$0.00 (2023)
Assessed Land Value: \$0.00
Assessed Impr Value: \$0.00
Assessed Total Value: \$0.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$1,018.95
2023	\$1,014.47
2022	\$969.04

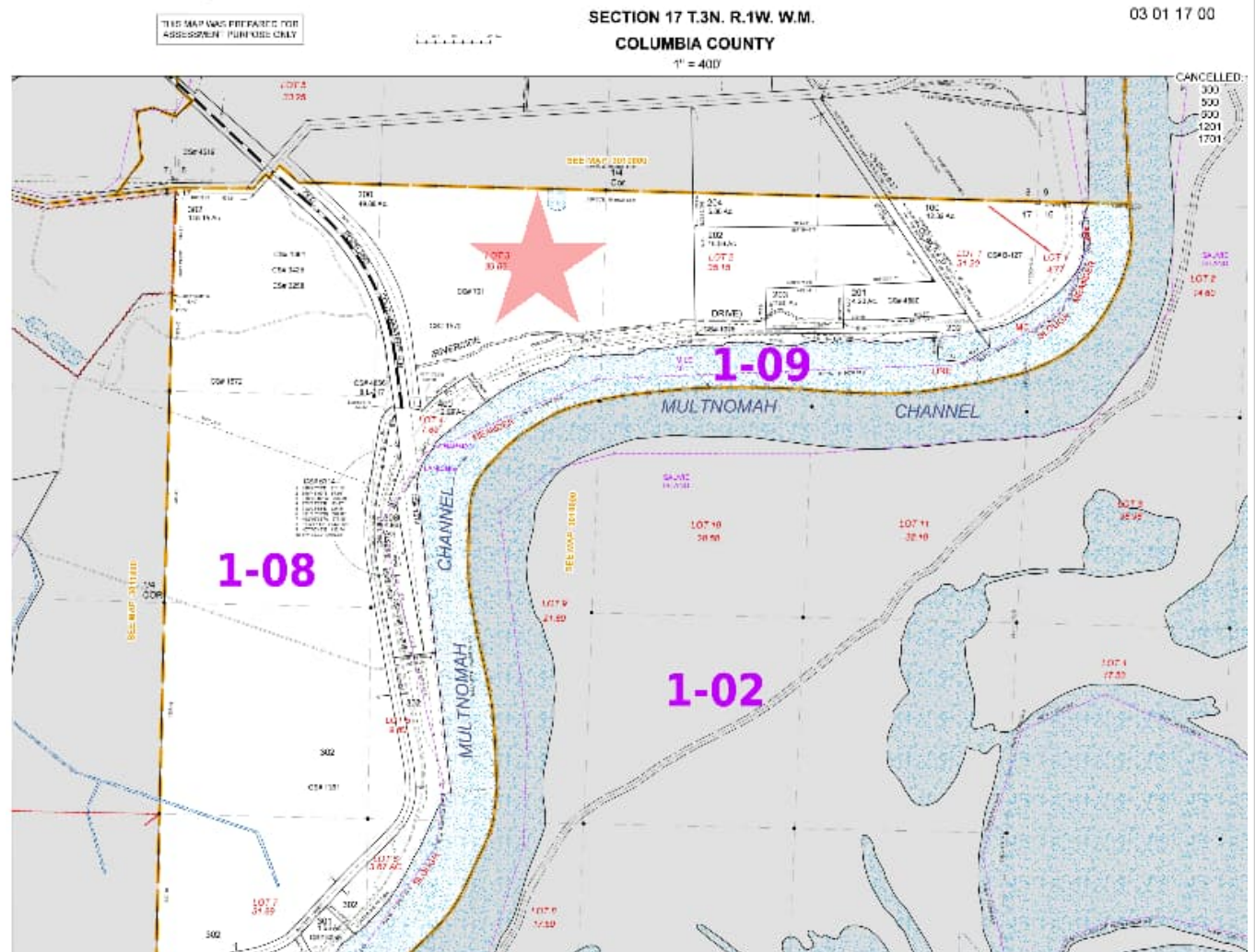
Legal**Land**

Land Use:	Zoning: County-PA-80 - Primary Agriculture
Waterfront Name: Multnomah Channel	Watershed: 1709001203 - Multnomah Channel
School District: 1J - Scappoose	Primary School: Otto Petersen Elementary School
Middle School: Scappoose Middle School	High School: Scappoose High School

Improvement

Year Built: 1989	Fireplaces:	Bldg Use:
Bedrooms: 3	Total Baths: 2	Full/Half Baths: 2 / 0
Finished Area: 1,848 SqFt	Floor 1:	Floor 2:
Garage:	Carport:	Heat:
Bldg/Dwelling Count:	Bldg Name: 39829	Bldg Type: Ms

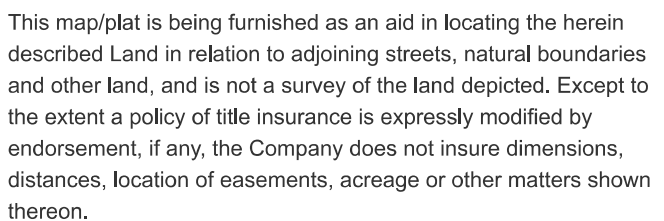
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 482

Site Address: 35615 Riverside Ln

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Columbia County
2024 Real Property Assessment Report
Account 482

Map 3N1W17-00-00200 P1
Code - Tax ID 0108 - 482

Tax Status Assessable
Account Status Active
Subtype PERSONAL

Legal Descr See Record

Mailing

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 019 **MA** **SA** **NH**
RMV Class 019 07 02 000

Site	Situs Address	City
	35615 RIVERSIDE LN	SCAPPOOSE

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
Grand Total					

Land Breakdown									
Code				Plan		Trend			
Area	ID #	RFPD	Ex	Zone	Value Source	%	Size	Land Class	Trended RMV

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0108	1	1989	452	Double wide	141	1,848		P-482	126,170
Code Area Total						1,848			126,170

Comments 2024: Floor plan review only. Diagram updated. The shed & carport improvements on the diagram are showing on the parent acct #5311. -AB
2014: RA Minor exception is estimated enclosed porch +2530 and low cost accessory cover +790. DM/JL



Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos Ch Rev Tr Crt Shelter By Pass Fund

Property Address:

**35303 Riverside Ln
Scappoose OR 97056 3417**

Reference Number:

3N1W1700 200

Account Number:

5311

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

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TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **5311**
 Alternate ID: **0108031170000020000**
 Account #: **3N1W1700 200**
 Site Address: 35303 Riverside Ln
 Scappoose OR 97056

Owner: Loos Ch Rev Tr Crt Shelter By
 Pass Fund
 35800 Riverside Ln
 Scappoose OR 97056

Twn/Range/Section: 03N / 01W / 17

Parcel Size: 49.88 Acres (2,172,772 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 1028

Waterfront: Multnomah Channel

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$521,810.00

Market Impr Value: \$2,018,300.00

Market Total Value: \$2,540,110.00 (2023)

Assessed Land Value: \$54,062.00

Assessed Impr Value: \$760,940.00

Assessed Total Value: \$815,002.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$12,382.19
2023	\$12,339.55
2022	\$11,848.57

Legal**Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name: Multnomah Channel

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

Middle School: Scappoose Middle School

High School: Scappoose High School

Improvement

Year Built: 1895 (1903)

Fireplaces: 1

Bldg Use:

Bedrooms: 9

Total Baths: 3

Full/Half Baths: 3 / 0

Finished Area: 3,600 SqFt

Floor 1:

Floor 2:

Garage: 320 SqFt

Carport:

Heat:

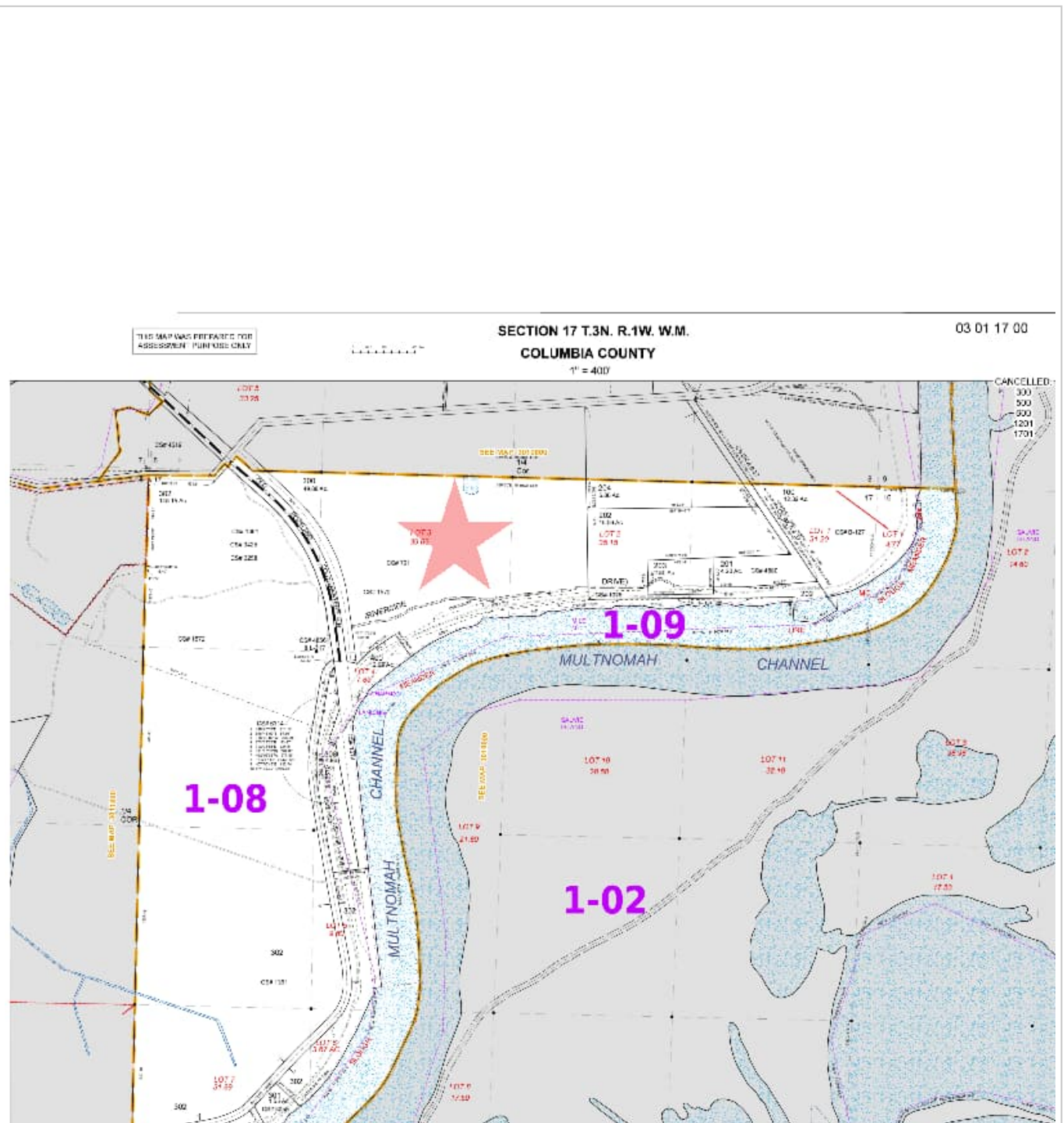
Bldg/Dwelling 15 / 2

Bldg Name: 6587

Bldg Type: Res

Count:

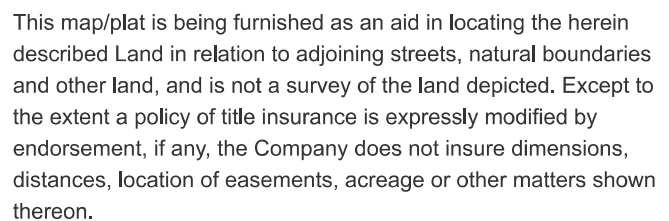
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 5311

Site Address: 35303 Riverside Ln

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[illegible]

Columbia County
2024 Real Property Assessment Report
Account 5311

Map 3N1W17-00-00200
Code - Tax ID 0108 - 5311

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing LOOS CH REV TR CRT SHELTER BY PASS FUND
LOOS ANTHONY P TRUSTEE
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Deed Reference # 1993-11296 (SOURCE ID: F93 11296)
Sales Date/Price 12-27-1993 / \$0
Appraiser MELINDA G

Property Class 551 **MA** **SA** **NH**
RMV Class 401 02 25 000

Site	Situs Address	City
	35303 RIVERSIDE LN	SCAPPOOSE
3	35308 RIVERSIDE LN	SCAPPOOSE
2	35340 RIVERSIDE LN	SCAPPOOSE
	35360 RIVERSIDE LN	SCAPPOOSE
4	35615 RIVERSIDE LN	SCAPPOOSE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0108	Land	518,530		Land	0
	Impr	1,809,620		Impr	0
Code Area Total		2,328,150	783,760	838,933	0
Grand Total		2,328,150	783,760	838,933	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0108	1	<input checked="" type="checkbox"/>		CO:PA-80	Farm Site	96	1.00 AC		006*	4,300
	2	<input checked="" type="checkbox"/>		CO:PA-80	Farm Site	96	1.00 AC		006*	4,300
	3	<input checked="" type="checkbox"/>		CO:PA-80	Farm Site	96	1.00 AC		006*	4,300
	4	<input checked="" type="checkbox"/>		CO:PA-80	Farm Site	96	1.00 AC		006*	4,300
	5	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	38.58 AC	1D2	006*	165,930
	6	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	7.00 AC	1D3	006*	30,110
	7	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	0.30 AC	1D8	006*	1,290
					OSD - Single Family - SA	100				76,000
					OSD - Single Family - SA	100				76,000
					OSD - Single Family - SA	100				76,000
					OSD - Single Family - SA	100				76,000
Code Area Total							49.88 AC			518,530

Columbia County
2024 Real Property Assessment Report
Account 5311

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0108	1	1903	134	Two story with basement	95	3,600			134,550
	2	1949	131	One story	95	1,112			106,210
	3	1940	131	One story	95	850			114,590
	4		355	Loft Barn	95	2,400			11,780
	5		325	General Purpose Building	95	1,512			17,290
	7	1987	320	Free Stall Barn	95	24,888			320,380
	8		335	Hay Cover	95	12,665			103,830
	9	1987	335	Hay Cover	95	2,100			13,470
	11	1982	320	Free Stall Barn	95	34,335			513,610
	12	1982	320	Free Stall Barn	95	14,580			231,820
	13		370	Milking Parlor	95	1,456			160,050
	14		310	Bunker Silo	95	4,800			40,080
	15		310	Bunker Silo	95	6,000			21,200
	16		380	Silos	95	6			10,380
	17		380	Silos	95	6			10,380
Code Area Total						110,310			1,809,620

Exemptions / Special Assessments / Notations		
Code Area 0108		
Special Assessments	Amount	Year Used
■ Scappoose Drainage Improvement	1,256.53	2024
Notations		
■ Farm Potential Additional Tax Liability ADDED 2007		

Contig Accts 433300, 5305, 5307

MS Accounts 0108 - P-482, P-34424

Appraisal Maint 2024-NEW CONSTRUCTION - OTHER (RESIDENTIAL NEW CONSTRUCTION)

Comments 2024: NC - Desk review. Permits issued to replace electrical panel and meter; like for like, no exception added. MG
2019: MAV Adjustment due to MAV Increase error on SA Site accounts from 2018 to 2019. SAM
2019: NC - PPMS acct#34424 moved onto this property. Valued as personal property. MG
11/17 removed SAVOSD MAV. NS
2015 Unit Review> Minor inventory change, appraiser judgement. DL

2014 Bopta> Sustained by board. 309.120 DL

2014: RA Exception is (House 3A) 720 sq.ft. accessory cover +6,530, 80 sq.ft. conventional shed +1,060, 96 sq.ft. back deck +940 and rear deck accessory cover 96 sq.ft. +870 = +9,400 Stat 300 6x12 MP (estimated built in 1978) +1,260 All other dairy equipment was assumed there since last cycle appraisal and part of dairy operation. This is first year for a more in depth value of dairy equipment. No exception was added for these items. Liquid open manure pond and equipment not valued per Sue. DM/JL

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

29-Jan-2025

Tax Account #	5311	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address	35303 RIVERSIDE LN SCAPPOOSE OR 97056	Interest To	Jan 29, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$8,254.79	\$8,254.79	\$0.00	\$0.00	\$12,382.19	Nov 15, 2024	\$0.00
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,339.55	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,848.57	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,558.02	Nov 15, 2021	\$0.00
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,683.80	Nov 15, 2020	\$0.00
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,455.69	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,285.70	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,124.32	Nov 15, 2017	\$303.73
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,070.37	Nov 15, 2016	\$302.11
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,580.29	Nov 15, 2015	\$287.41
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,290.10	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,659.14	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,731.29	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,824.44	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,277.42	Nov 15, 2010	\$278.32
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,040.42	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,856.03	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,800.48	Nov 15, 2007	\$234.01
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,938.20	Nov 15, 2006	\$238.15
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,640.65	Nov 15, 2005	\$199.22
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,014.17	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,833.00	Nov 15, 2003	\$0.00
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,665.66	Nov 15, 2002	\$169.97
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,426.74	Nov 15, 2001	\$162.80
Total		\$8,254.79	\$8,254.79	\$0.00	\$0.00	\$215,326.24		



Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos, Netty

Property Address:

**35800 Riverside Ln
Scappoose OR 97056 3417**

Reference Number:

3N1W1700 202

Account Number:

5313

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

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TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **5313**
 Alternate ID: **0108031170000020200**
 Account #: **3N1W1700 202**
 Site Address: 35800 Riverside Ln
 Scappoose OR 97056
 Owner: Loos, Netty
 35800 Riverside Ln
 Scappoose OR 97056
 Twn/Range/Section: 03N / 01W / 17
 Parcel Size: 15.06 Acres (656,013 SqFt)
 Lot/Block:
 Census Tract/Block: 970900 / 1028
 Waterfront: Multnomah Channel
 Levy Code: 0108
 Levy Rate: 13.2617
 Market Land Value: \$360,430.00
 Market Impr Value: \$0.00
 Market Total Value: \$360,430.00 (2023)
 Assessed Land Value: \$9,221.00
 Assessed Impr Value: \$0.00
 Assessed Total Value: \$9,221.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$678.48
2023	\$678.52
2022	\$676.78

Legal**Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU	Zoning: County-PA-80 - Primary Agriculture
Waterfront Name: Multnomah Channel	Watershed: 1709001203 - Multnomah Channel
School District: 1J - Scappoose	Primary School: Otto Petersen Elementary School
Middle School: Scappoose Middle School	High School: Scappoose High School

Improvement

Year Built: 1995 (2005)	Fireplaces:	Bldg Use: 401 - H & B Use Rural Tract Improved
Bedrooms: 3	Total Baths:	Full/Half Baths:
Finished Area: 3,909 SqFt	Floor 1: 2,845 SqFt	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.



This map/plot 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.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 17 T.3N. R.1W. W.M.
COLUMBIA COUNTY
1" = 400'

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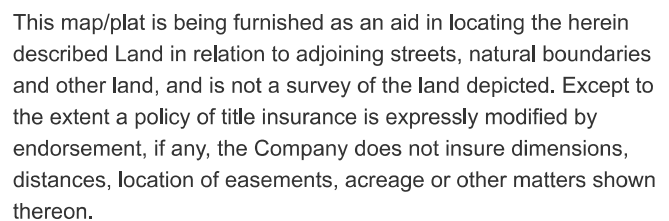
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Columbia County
2024 Real Property Assessment Report
Account 5313

Map 3N1W17-00-00202
Code - Tax ID 0108 - 5313

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing LOOS NETTY
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Deed Reference # 1993-11295 (SOURCE ID: F93 11295)

Sales Date/Price 09-22-2006 / \$0

Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 02 25 000

Site	Situs Address	City
	35800 RIVERSIDE LN	SCAPPOOSE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0108	Land	282,480		Land	0
	Impr	0		Impr	0
Code Area Total		282,480	0	9,498	0
Grand Total		282,480	0	9,498	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0108	1	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	13.82 AC	1D2	006*	259,230
	2	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	1.24 AC	1D3	006*	23,250
Code Area Total							15.06 AC			282,480

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

Exemptions / Special Assessments / Notations		
Code Area 0108		
Special Assessments	Amount	Year Used
■ Scappoose Drainage Improvement	552.51	2024
Notations		
■ Farm Potential Additional Tax Liability ADDED 2007		

Contig Accts 5306, 5312

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

29-Jan-2025

LOOS NETTY
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Tax Account #	5313	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address	35800 RIVERSIDE LN SCAPPOOSE OR 97056	Interest To	Jan 29, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$452.32	\$452.32	\$0.00	\$0.00	\$678.48	Nov 15, 2024	\$0.00
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$678.52	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$676.78	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$676.10	Nov 15, 2021	\$0.00
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$659.37	Nov 15, 2020	\$0.00
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$659.42	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$695.66	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$683.18	Nov 15, 2017	\$20.50
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$695.61	Nov 15, 2016	\$20.87
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$688.70	Nov 15, 2015	\$20.66
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$641.24	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$620.01	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$753.22	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$636.95	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$635.15	Nov 15, 2010	\$19.05
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$563.54	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$521.73	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$702.82	Nov 15, 2007	\$21.08
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$877.59	Nov 15, 2006	\$26.33
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$540.49	Nov 15, 2005	\$16.21
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$633.13	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$634.64	Nov 15, 2003	\$0.00
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$636.68	Nov 15, 2002	\$19.10
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$640.25	Nov 15, 2001	\$19.21
Total		\$452.32	\$452.32	\$0.00	\$0.00	\$15,829.26		



Property Profile Report

Today's Date:

01/29/2025

Owner Name:

Loos C H Trust Rev Trust

Property Address:

OR

Reference Number:

3N1W1700 204

Account Number:

433300

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

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**Parcel Information**

Parcel #: **433300**
 Alternate ID: **0108031170000020400**
 Account #: **3N1W1700 204**
 Site Address:
 OR

Owner: Loos C H Trust Rev Trust
 35800 Riverside Ln
 Scappoose OR 97056

Twn/Range/Section: 03N / 01W / 17

Parcel Size: 5.86 Acres (255,262 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 1028

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$28,880.00

Market Impr Value: \$0.00

Market Total Value: \$28,880.00 (2023)

Assessed Land Value: \$3,615.00

Assessed Impr Value: \$0.00

Assessed Total Value: \$3,615.00 (2023)

Tax Information

Tax Year	Annual Tax
2024	\$413.87
2023	\$414.25
2022	\$415.93

Legal**Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name:

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

Middle School: Scappoose Middle School

High School: Scappoose High School

Improvement

Year Built:

Fireplaces:

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

Bedrooms:

Total Baths:

Full/Half Baths:

Finished Area:

Floor 1:

Floor 2:

Garage:

Carport:

Heat:

Bldg/Dwelling

Bldg Name:

Bldg Type:

Count:

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 17 T.3N. R.1W. W.M.
COLUMBIA COUNTY
1" = 400'

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CANCELLED:
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SAVIE ISLAND
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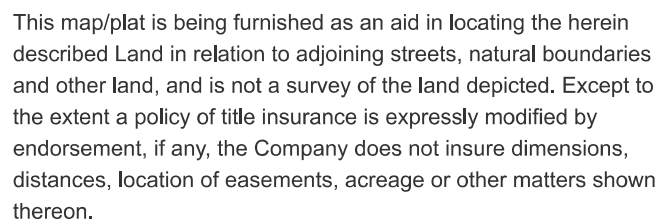
LOT 217
4.20 AC

LOT 218
2.00 AC

LOT 219
4.20 AC

LOT 220
2.00 AC

LOT 221
4.20 AC



Columbia County
2024 Real Property Assessment Report
 Account 433300

Map 3N1W17-00-00204
Code - Tax ID 0108 - 433300

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing LOOS C H TRUST REVOCABLE TRUST
 LOOS NETTY
 35800 RIVERSIDE LN
 SCAPPOOSE OR 97056

Deed Reference # 2002-3298
Sales Date/Price 03-06-2002 / \$0
Appraiser

Property Class 551 **MA SA NH**
RMV Class 401 02 25 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0108	Land	25,200		Land	0
	Impr	0		Impr	0
Code Area Total		25,200	0	3,723	0
Grand Total		25,200	0	3,723	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0108	1	<input checked="" type="checkbox"/>		CO:PA-80	Farm Use Zoned	96	5.86 AC	1D2	006*	25,200
Code Area Total							5.86 AC			25,200

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

Exemptions / Special Assessments / Notations		
Code Area 0108		
Special Assessments	Amount	Year Used
▪ Scappoose Drainage Improvement	364.50	2024
Notations		
▪ Farm Potential Additional Tax Liability ADDED 2010		

Contig Accts 5305, 5307, 5311

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

29-Jan-2025

LOOS C H TRUST REVOCABLE TRUST
LOOS NETTY
35800 RIVERSIDE LN
SCAPPOOSE OR 97056

Tax Account #	433300	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address		Interest To	Jan 29, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$275.91	\$275.91	\$0.00	\$0.00	\$413.87	Nov 15, 2024	\$0.00
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$414.25	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.93	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$416.88	Nov 15, 2021	\$0.00
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$408.41	Nov 15, 2020	\$0.00
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.44	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$438.19	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$432.80	Nov 15, 2017	\$12.98
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$445.07	Nov 15, 2016	\$13.35
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$442.05	Nov 15, 2015	\$13.26
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$410.37	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$365.99	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$340.82	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.62	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.76	Nov 15, 2010	\$8.60
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.02	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$235.53	Nov 15, 2008	\$0.00
Total		\$275.91	\$275.91	\$0.00	\$0.00	\$6,418.00		



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



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TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

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