

**Parcel Information**

Parcel #:	17435
Alternate ID:	0211051310000060000
Account #:	5N1W3100 600
Site Address:	60750 Robinette Rd
	St Helens OR 97051
Owner:	Chen, Baochang
	Zhu, Weiqun
	60750 Robinette Rd
	St Helens OR 97051
Twn/Range/Section:	05N / 01W / 31
Parcel Size:	12.06 Acres (525,334 SqFt)
Lot/Block:	
Census Tract/Block:	970500 / 5022
Levy Code:	0211
Levy Rate:	14.1120
Market Land Value:	\$385,810.00
Market Impr Value:	\$586,900.00
Market Total Value:	\$972,710.00 (2023)
Assessed Land Value:	\$97,848.00
Assessed Impr Value:	\$485,800.00
Assessed Total Value:	\$583,648.00 (2023)

**Tax Information**

Tax Year	Annual Tax
2024	\$8,483.47
2023	\$8,370.16
2022	\$8,015.41

**Legal****Land**

Land Use:	541 - IMPROVED FARM DEFERRAL ZONED NON-EFU	Zoning:	County-PF-80 - Primary Forest
Waterfront Name:		Watershed:	1709001203 - Multnomah Channel
School District:	502 - St. Helens	Primary School:	Lewis & Clark Elementary School
Middle School:	St Helens Middle School	High School:	Plymouth High School

**Improvement**

Year Built:	1994	Fireplaces:	1	Bldg Use:	
Bedrooms:	3	Total Baths:	2.5	Full/Half Baths:	2 / 1
Finished Area:	3,421 SqFt	Floor 1:	1,963 SqFt	Floor 2:	1,458 SqFt
Garage:	960 SqFt	Carport:		Heat:	
Bldg/Dwelling Count:	3 / 1	Bldg Name:	14985	Bldg Type:	Res

**Transfer Information**

Loan Date:	04/16/2012	Loan Amt:	\$328,700.00	Doc Num:	2629	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	New Conventional	Lender:	HOMELINK MORTGAGE INC		

Rec. Date:	11/30/2007	Sale Price:	\$780,000.00	Doc Num:	14777	Doc Type:	Warranty Deed
Owner:	Baochang Chen			Grantor:	WRIGHT DAVID A		
Orig. Loan Amt:	\$415,000.00			Title Co:	COLUMBIA COUNTY TITLE		
Finance Type:		Loan Type:	Purchase Money Mortgage	Lender:	WELLS FARGO BANK NA		

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**

28-Mar-2025

Tax Account #	17435	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0211
Situs Address	60750 ROBINETTE RD ST HELENS OR 97051	Interest To	Mar 28, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,483.47	Nov 15, 2024	\$254.50
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,370.16	Nov 15, 2023	\$251.10
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,015.41	Nov 15, 2022	\$240.46
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,257.21	Nov 15, 2021	\$217.72
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,964.36	Nov 15, 2020	\$178.93
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,901.69	Nov 15, 2019	\$177.05
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,663.38	Nov 15, 2018	\$169.90
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,288.09	Nov 15, 2017	\$188.64
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,625.61	Nov 15, 2016	\$168.77
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,286.22	Nov 15, 2015	\$158.59
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,367.53	Nov 15, 2014	\$161.03
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,367.78	Nov 15, 2013	\$161.03
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,216.61	Nov 15, 2012	\$186.50
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,297.83	Nov 15, 2011	\$188.93
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,866.90	Nov 15, 2010	\$206.01
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,653.56	Nov 15, 2009	\$199.61
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,344.00	Nov 15, 2008	\$190.32
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,175.60	Nov 15, 2007	\$0.00
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,982.18	Nov 15, 2006	\$0.00
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,128.69	Nov 15, 2005	\$0.00
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,669.28	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,504.34	Nov 15, 2003	\$0.00
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,304.01	Nov 15, 2002	\$0.00
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,295.73	Nov 15, 2001	\$158.87
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$150,029.64		

**Columbia County**  
**2024 Real Property Assessment Report**  
Account 17435

**Map** 5N1W31-00-00600  
**Code - Tax ID** 0211 - 17435

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

**Legal Descr** See Record

**Mailing** CHEN BAOCHANG & ZHU WEIQUN  
60750 ROBINETTE RD  
ST HELENS OR 97051

**Deed Reference #** 2007-14777  
**Sales Date/Price** 11-03-2006 / \$780,000  
**Appraiser** DAVID L

**Property Class** 541    **MA**    **SA**    **NH**  
**RMV Class** 401    06    61    000

Site	Situs Address	City
1	60750 ROBINETTE RD	ST HELENS

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception    CPR %
0211	Land	367,870		Land	0
	Impr	570,900		Impr	0
<b>Code Area Total</b>		938,770	598,640	601,152	0
<b>Grand Total</b>		938,770	598,640	601,152	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0211	2	<input checked="" type="checkbox"/>		CO:PF-80	Farm Use Unzoned	90	5.80 AC	2H3	006*	140,270
	3	<input checked="" type="checkbox"/>		CO:PF-80	Farm Use Unzoned	90	4.76 AC	2H4	006*	115,120
	4	<input checked="" type="checkbox"/>		CO:PF-80	Market	90	0.50 AC	2H3	003	12,100
					OSD - Single Family	100				76,200
	1	<input checked="" type="checkbox"/>		CO:PF-80	Rural Site	90	1.00 AC		003	24,180
<b>Code Area Total</b>							12.06 AC			367,870

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0211	1	1994	154	Two story with basement	92	3,421			497,590
	2		325	General Purpose Building	92	2,480			72,220
	3		350	Lean-To	92	160			1,090
<b>Code Area Total</b>						6,061			570,900

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
■ Farm Potential Additional Tax Liability ADDED 2007									

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

**Columbia County**  
**2024 Real Property Assessment Report**  
Account 17435

**Comments**

7/2023: Remove Bopta notation only, no change in valuation. jl  
Clerical Error 2/3/2022 > Discovery of MAV calculation error and correcting for 2021. Calculation details in jacket.  
DL  
2018: Bopta reduced based on Assessors recommendation. 309.120. Reduced improvement class to 5 and applied the over-improvement adjustment. TMB  
2013 rfr: Exterior of home is a 6. Interior quality of laminate floors, builder grade lighting, laminate countertops, stock cabinets are more typical of a class 4. Met somewhat in the middle at a 5+. AJ  
2013: RA. New for cycle is extensive asphalt paving. Estimated 16,780SF from aerial maps. Exception \$19,380 and LT \$810. TT

# Improvement Summary

COLUMBIA County

For Assessment Year 2024

Account ID	17435		
Map	5N1W31-00-00600	Situs	60750 ROBINETTE RD ST HELENS OR 97051
Mailing	CHEN BAOCHANG & ZHU WEIQUN 60750 ROBINETTE RD ST HELENS OR 97051		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0211	154	1994	100	154 - Two story with basement	3,421

Rooms: 3 - BD, 2 - FB, 1 - HB, 1 - DR, 1 - LR, 1 - KT, 1 - FP

Floors					
Description		Class	Comp %	OR %	Sqft
First Floor		5	100		1963
Second Floor		5	100		1458
Basement		5	100		1655
Garage		5	100	90	960

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
Attic Storage	480	Half Bath	1
Automatic Door Opener	1	Heat - Forced Air Heat & Cooling	1963
Direct Vent - Gas	1	Heat - Forced Air Heat & Cooling	729
Full Bath w/2 Lavatories	2	Kitchen Utility Package	1
Roof Cover - A COMP HVY	960		

Accessories			
Description		Size	Qty
Accessory PKG Class 5			1

Total RMV \$497,590

# Improvement Summary

COLUMBIA County

For Assessment Year 2024

Account ID

17435

Map

5N1W31-00-00600

Situs

60750 ROBINETTE RD ST HELENS OR 97051

Mailing

CHEN BAOCHANG & ZHU WEIQUN  
60750 ROBINETTE RD  
ST HELENS OR 97051

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0211	325		100	325 - General Purpose Building	2,480

Rooms:

Floors					
Description		Class	Comp %	OR %	Sqft
Building Structure		5	100		2480

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
Cold Water Service - Farm	1	Wall Height Variation - Farm	12
Finished Office Area - Farm	336	Wiring - Farm	1

Total RMV

\$72,220

# Improvement Summary

COLUMBIA County

For Assessment Year 2024

Account ID

17435

Map

5N1W31-00-00600

Situs

60750 ROBINETTE RD ST HELENS OR 97051

Mailing

CHEN BAOCHANG & ZHU WEIQUN  
60750 ROBINETTE RD  
ST HELENS OR 97051

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0211	350		100	350 - Lean-To	160

Rooms:

Floors					
Description		Class	Comp %	OR %	Sqft
Building Structure		4	100		160

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size

Total RMV

\$1,090





00075743200700147770020021

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

Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_  
Loan No. \_\_\_\_\_

WHEN RECORDED MAIL TO GRANTEE: *and send taxes:*

- Baochang Chen and Weiqun Zhu \_\_\_\_\_
- 60750 Robinette Rd \_\_\_\_\_
- St. Helens, OR 97051 \_\_\_\_\_

1711415 State of Oregon

APN:

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that David A. Wright and Jeanine L. Wright, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Baochang Chen and Weiqun Zhu, Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Columbia County, State of Oregon, described as follows, to wit:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$780,000.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 3 day of November, 2006 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: 11-3-06

David A. Wright  
David A. Wright

Jeanine L. Wright  
Jeanine L. Wright

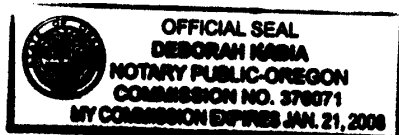
STATE OF Oregon

COUNTY OF Multnomah SS.

On 11-3-06 before me, Deborah Kabia a notary public, personally appeared, David A. Wright and Jeanine L. Wright, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Deborah Kabia My Commission Expires: 1/21/08



CARTUS File No. 1711415

Property Address: 60750 Robinette Road, Saint Helens, OR 97051

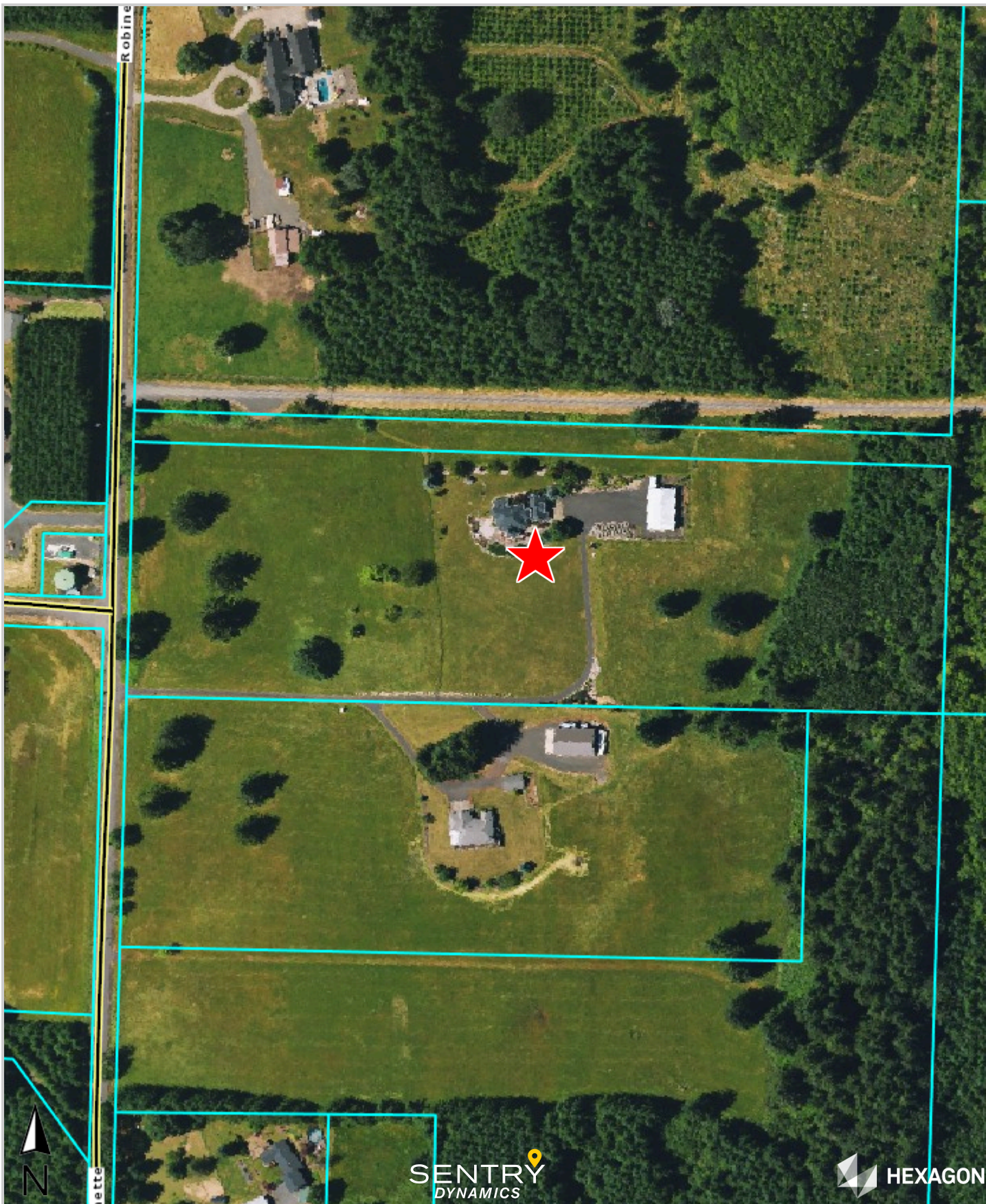
EXHIBIT "A"

A tract of land situate in the Northwest quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 31, township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon;  
Thence South 00° 09' East, along the West line of said Section 31, a Distance of 908.00 feet to the TRUE POINT OF BEGINNING of the following described tract;  
Thence North 89° 55' East parallel to the North line of said Section 31, a distance of 1325.27 feet, more or less, to the East line of the Northwest quarter of the Northwest quarter of said Section 31;  
Thence South 00° 01' West, along said East line a distance of 396.00 feet more or less to the Southeast corner of said Northwest of the Northwest quarter;  
Thence South 89° 32' 22" West, along the South line of said Northwest quarter of the Northwest quarter a distance of 1324.42 feet to the Southwest corner thereof;  
Thence North 00° 09' West a distance of 406.95 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM, that portion lying within the boundaries of the County Road.

TOGETHER WITH a 20 foot wide road easement being 10 feet perpendicular and parallel to each side of the following described centerline.  
COMMENCING at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon;  
Thence North 88° 46' 59" East, a distance of 20.00 feet;  
Thence North 00° 54' 03" West, a distance of 10.27 feet to the POINT OF BEGINNING of said centerline;  
Thence South 89° 59' 42" East, a distance of 416.13 feet to the terminus of said centerline.

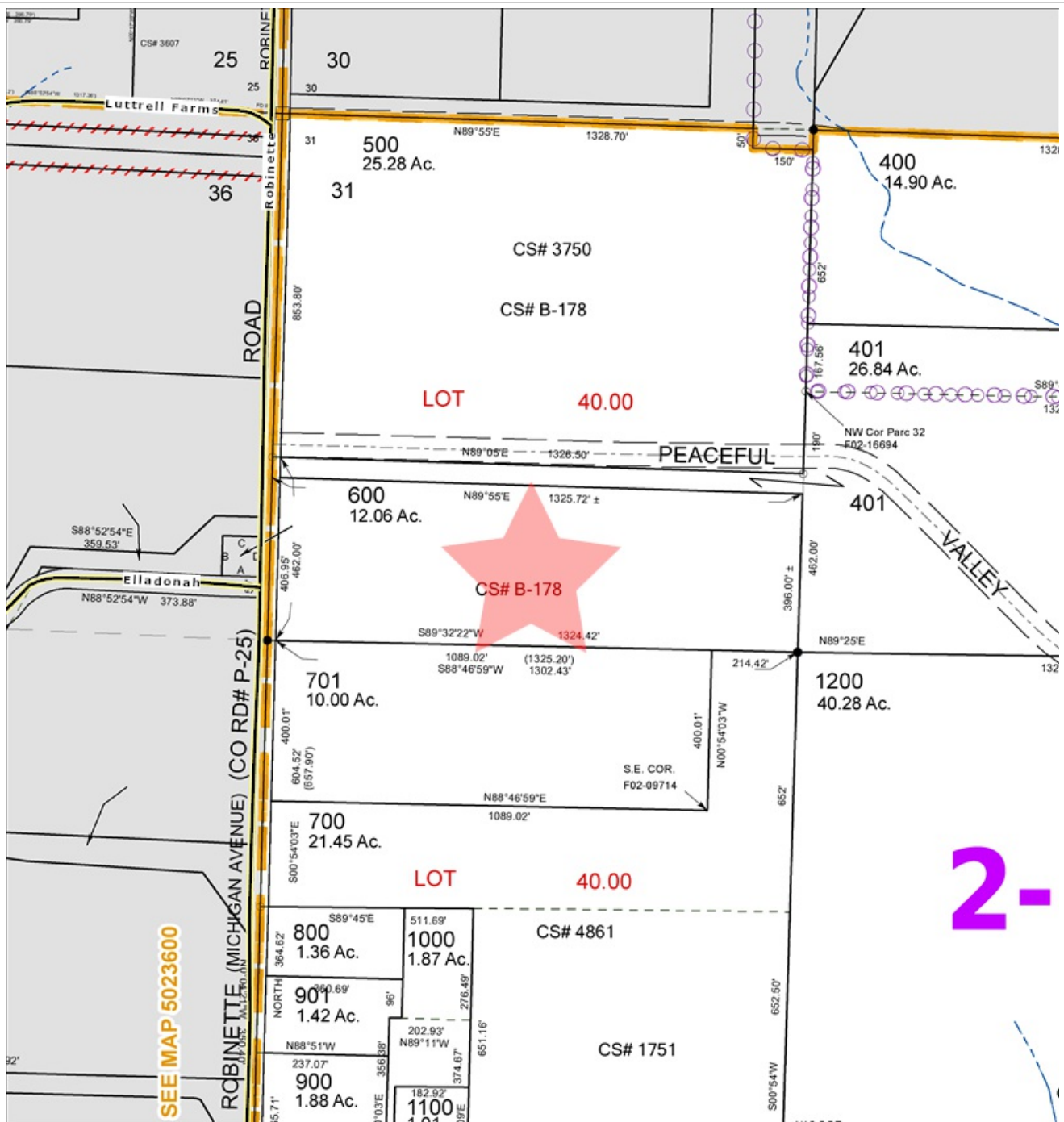


**TICOR TITLE™**

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.



## Assessor Map



**Parcel ID: 17435**

**Site Address: 60750 Robinette Rd**

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## Full Assessor Map

