

Columbia County
2025 Real Property Assessment Report
Account 28109

Map 8N4W23-B0-00900
Code - Tax ID 0510 - 28109

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

Deed Reference # 2016-6391
Sales Date/Price 07-20-2016 / \$0
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 05 55 000

Site	Situs Address	City
	80393 KALLUNKI RD	CLATSKANIE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0510	Land	168,730		Land	0
	Impr	160,220		Impr	0
Code Area Total		328,950	140,270	156,484	0
Grand Total		328,950	140,270	156,484	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0510	1	☒		CO:PA-80	Farm Site	104	1.00 AC		006*	8,160
	2	☒		CO:PA-80	Farm Use Zoned	104	10.94 AC	5D2	006*	89,270
					OSD - Single Family - SA	100				71,300
Code Area Total							11.94 AC			168,730

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
0510	1	1923	133	Two story	96	1,223				108,120
	3		325	General Purpose Building	96	864				12,160
	5		375	Muti-Purpose Shed	96	288				5,300
	6		360	Machine Shed	96	480				5,750
	7		325	General Purpose Building	96	900				12,990
	8		350	Lean-To	96	540				3,360
	9		350	Lean-To	96	96				600
	10		325	General Purpose Building	96	528				11,940
Code Area Total						4,919				160,220

Exemptions / Special Assessments / Notations				
Code Area 0510				
Special Assessments		Amount	Acres	Year Used
■ Beaver Improvement Company		322.38	11.94	2025
Notations				
■ Farm Potential Additional Tax Liability ADDED 2007				

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Contig Accts 28108

Comments 2/2018: removed the SAOSD MAV. jl
2012: Reappraisal. Pta'd w/TL 800. TL 800 is land locked. Home in avg condition. New for cycle is LT estimated 18x30, \$2,100. TT