

**Clatsop County Oregon**  
**Real Property Tax Statement for the 7/1/2023 - 6/30/2024 Tax Year**  
**820 Exchange Suite 210 Astoria, Oregon 97103 Phone (503) 325-8561**

**LEGAL DESC:** HIGHLANDS AT GEARHART LT 65

**MAP:** 71033DC01500

**TAX CODE:** 1006

**ACRES:** 0.24

**PROP CLASS:** 101

**SITUS:** 4510 HIGH RIDGE RD

PASION ANTONIO J REVOCABLE TRUST 1/2  
 PASION DOROTHY A REVOCABLE TRUST 1/2  
 PASION DOROTHY A / ANTONIO J TRUSTEE  
 780 SW 83RD AVE  
 PORTLAND, OR 97225-6304

**Last Year's Tax:** 8,307.07

**This Year's Tax**

See back for explanation of taxes marked with (\*)

TAX BY DISTRICT	
COMM COLLEGE	521.68
NW ESD	103.06
SCHOOL 10	2955.54
LO SCHOOL 10	348.46
<b>School Total</b>	<b>3,928.74</b>
GEARHART FD	214.03
LO GEARHART FD	221.14
4H & EXT SVC	35.78
CLATSOP CO	1027.82
LO CLATSOP CO	46.91
PORT ASTORIA	84.17
SUNSET PARK	621.87
UNION HEALTH	74.05
CO RURAL LAW	482.15
ROAD DIST #1	681.84
SUNSET TRANS	108.56
<b>Government Total</b>	<b>3,598.32</b>
CLATSOP CO	97.90
COMM COLLEGE	85.71
SCHOOL 10	816.13
<b>Bonds - Other Total</b>	<b>999.74</b>

**Total 2023 Tax** 8,526.80

**Total Due (Before Discount)** 8,526.80

VALUES:	Last Year	This Year
Real Market (RMV) Land:	271,808	312,579
Structures:	917,808	1,157,656
<b>Total RMV:</b>	<b>1,189,616</b>	<b>1,470,235</b>
Assessed (AV) Total AV:	650,597	670,114
<b>NET TAXABLE:</b>	<b>650,597</b>	<b>670,114</b>

*This is the only statement you will receive on this account  
 If a mortgage company pays your taxes,  
 this statement is for your records only.*

Payment Options			
Date Due	3% discount	2% discount	Trimester (no discount)
11/15/2023	8,271.00	5,570.84	2,842.27
2/15/2024			2,842.27
5/15/2024		2,842.27	2,842.26
<b>Total</b>	<b>8,271.00</b>	<b>8,413.11</b>	<b>8,526.80</b>

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**2023 - 2024 Property Taxes**

ACCOUNT ID: 18148

Payment Options	Discount	Date Due	Amount
<b>Full Payment Enclosed.....Due:</b>	<b>3%</b>	11/15/2023	8,271.00
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2023	5,570.84
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2023	2,842.27

**DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY**

Mailing Address  
Change on Back

Enter Payment Amount \$
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MAKE PAYMENT TO:

Clatsop County Tax Collector  
 820 Exchange Suite 210  
 Astoria, Oregon 97103

04000000181480000827100000055708400002842279