

**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:** KENT PRICE PARK LT 6, E 41.2' LT 7, BLK 1  
**MAP:** 41019CC00900  
**TAX CODE:** 1007  
**ACRES:** 0.16  
**PROP CLASS:** 101  
**SITUS:** 31944 MONTBRECIA LN

SHERMAN JOSEPH MICHAEL  
 SHERMAN PAMELA ELAINE  
 SHERMAN REAL PROPERTY TRUST  
 18015 NE 33RD ST  
 REDMOND, WA 98052

<b>VALUES:</b>	<b>Last Year</b>	<b>This Year</b>
Real Market (RMV) Land:	322,149	370,471
Structures:	1,041,512	953,294
<b>Total RMV:</b>	<b>1,363,661</b>	<b>1,323,765</b>
Assessed (AV) Total AV:	597,466	615,389
<b>NET TAXABLE:</b>	<b>597,466</b>	<b>615,389</b>

Lender Code: SEM Agent Code: CLG  
*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	7,690.63	5,179.94	2,642.83
2/15/2024			2,642.83
5/15/2024		2,642.83	2,642.82
<b>Total</b>	<b>7,690.63</b>	<b>7,822.77</b>	<b>7,928.48</b>

**Last Year's Tax:** 7,742.37

**This Year's Tax**

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

TAX BY DISTRICT	
COMM COLLEGE	479.08
NW ESD	94.65
SCHOOL 10	2714.17
LO SCHOOL 10	320.00
<b>School Total</b>	<b>3,607.90</b>
CAN BCH RFPD	216.68
LO CAN BCH RFPD	332.31
4H & EXT SVC	32.86
CLATSOP CO	943.88
LO CLATSOP CO	43.08
PORT ASTORIA	77.29
UNION HEALTH	68.00
CO RURAL LAW	442.77
ROAD DIST #1	626.16
SUNSET TRANS	99.69
<b>Government Total</b>	<b>2,882.72</b>
ARCH CAPE SAN	471.76
CAN BCH RFPD	48.00
CLATSOP CO	89.91
COMM COLLEGE	78.71
SCHOOL 10	749.48
<b>Bonds - Other Total</b>	<b>1,437.86</b>

**Total 2023 Tax** 7,928.48

**Total Due (Before Discount)** 7,928.48

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

**2023 - 2024 Property Taxes**

TAX CODE: 1007

ACCOUNT ID: 2743

Payment Options	Discount	Date Due	Amount
<b>Full Payment Enclosed.....Due:</b>	<b>3%</b>	11/15/2023	7,690.63
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2023	5,179.94
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2023	2,642.83

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

Mailing Address  
 Change on Back

Enter Payment Amount \$
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MAKE PAYMENT TO:

SHERMAN JOSEPH MICHAEL  
 SHERMAN PAMELA ELAINE  
 SHERMAN REAL PROPERTY TRUST  
 18015 NE 33RD ST  
 REDMOND, WA 98052

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