

**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:** NEW ASTORIA LTS 1 THRU 3, BLK 45

**MAP:** 81009BC04101

**TAX CODE:** 3004

**ACRES:** 0.23

**PROP CLASS:** 101

**SITUS:** 304 8TH AVE

TOMAC JUSTIN MICHAEL  
TOMAC ALICIA CAROL  
304 8TH AVE  
HAMMOND, OR 97121

<b>VALUES:</b>	<b>Last Year</b>	<b>This Year</b>
Real Market (RMV) Land:	93,760	107,824
Structures:	175,153	221,776
<b>Total RMV:</b>	<b>268,913</b>	<b>329,600</b>
Assessed (AV) Total AV:	117,323	120,842

**NET TAXABLE:** 117,323 120,842

Agent Code: CLG      Lender Code: FLG

*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.***

<b>Payment Options</b>			
<b>Date Due</b>	<b>3% discount</b>	<b>2% discount</b>	<b>Trimester (no discount)</b>
11/15/2023	1,553.33	1,046.23	533.79
2/15/2024			533.79
5/15/2024		533.79	533.79
<b>Total</b>	1,553.33	1,580.02	1,601.37

**Last Year's Tax:** 1,251.40

**This Year's Tax**

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

<b>TAX BY DISTRICT</b>	
COMM COLLEGE	82.93
NW ESD	16.39
SCHOOL 30	488.73
<b>School Total</b>	<b>588.05</b>
U/R WARRENTON	132.51
WARRENTON	177.92
LO WARRENTON	73.71
4H & EXT SVC	5.69
CLATSOP CO	163.40
LO CLATSOP CO	8.46
PORT ASTORIA	13.39
CARE CENTER	18.79
LO CARE CENTER	27.79
SUNSET TRANS	17.27
<b>Government Total</b>	<b>638.93</b>
CLATSOP CO	17.66
COMM COLLEGE	15.46
SCHOOL 30	258.42
WARRENTON	82.85
<b>Bonds - Other Total</b>	<b>374.39</b>

**Total 2023 Tax** 1,601.37

**Total Due (Before Discount)** 1,601.37

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

**2023 - 2024 Property Taxes**

ACCOUNT ID: 29365

<b>Payment Options</b>	<b>Discount</b>	<b>Date Due</b>	<b>Amount</b>
<b>Full Payment Enclosed.....Due:</b>	<b>3%</b>	11/15/2023	1,553.33
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2023	1,046.23
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2023	533.79

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

Mailing Address  
Change on Back

**Enter Payment Amount**

\$

21343

TOMAC JUSTIN MICHAEL  
TOMAC ALICIA CAROL  
304 8TH AVE  
HAMMOND, OR 97121

**MAKE PAYMENT TO:**

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