

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: Metes & Bounds

MAP: 61009AC00400

TAX CODE: 1005

ACRES: 1.12

PROP CLASS: 100

SITUS: 294 S OCEAN AVE

MPF PROPERTIES LLC  
3520 SE CRYSTAL SPRINGS BLVD  
PORTLAND, OR 97202

| VALUES:                 | Last Year | This Year |
|-------------------------|-----------|-----------|
| Real Market (RMV) Land: | 1,379,324 | 1,641,395 |
| Structures:             | 391,842   | 0         |
| Total RMV:              | 1,771,166 | 1,641,395 |
| Assessed (AV) Total AV: | 1,080,333 | 866,564   |

|              |           |         |
|--------------|-----------|---------|
| NET TAXABLE: | 1,080,333 | 866,564 |
|--------------|-----------|---------|

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      | 9,624.76    | 6,482.65    | 3,307.48                |
| 2/15/2024       |             |             | 3,307.48                |
| 5/15/2024       |             | 3,307.48    | 3,307.47                |
| Total           | 9,624.76    | 9,790.13    | 9,922.43                |

Last Year's Tax: 12,359.33

This Year's Tax

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

| TAX BY DISTRICT     |          |
|---------------------|----------|
| COMM COLLEGE        | 674.62   |
| NW ESD              | 133.28   |
| SCHOOL 10           | 3821.98  |
| LO SCHOOL 10        | 450.61   |
| School Total        | 5,080.49 |
| GEARHART            | 871.16   |
| 4H & EXT SVC        | 46.27    |
| CLATSOP CO          | 1329.14  |
| LO CLATSOP CO       | 60.66    |
| PORT ASTORIA        | 108.84   |
| UNION HEALTH        | 95.76    |
| GEARHART RD         | 52.17    |
| SUNSET TRANS        | 140.38   |
| Government Total    | 2,704.38 |
| CLATSOP CO          | 126.61   |
| COMM COLLEGE        | 110.83   |
| GEARHART            | 844.73   |
| SCHOOL 10           | 1055.39  |
| Bonds - Other Total | 2,137.56 |

Total 2023 Tax 9,922.43

Total Due (Before Discount) 9,922.43

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2023 - 2024 Property Taxes

| Payment Options                  | Discount | Date Due   | Amount   |
|----------------------------------|----------|------------|----------|
| Full Payment Enclosed.....Due:   | 3%       | 11/15/2023 | 9,624.76 |
| or 2/3 Payment Enclosed.....Due: | 2%       | 11/15/2023 | 6,482.65 |
| or 1/3 Payment Enclosed.....Due: | 0%       | 11/15/2023 | 3,307.48 |

ACCOUNT ID:55244

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

☐ Mailing Address  
Change on Back

Enter Payment Amount  
\$

MAKE PAYMENT TO:

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