

**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:** TOLOVANA PARK W 25' LT 5, 6 BLK 5

**MAP:** 51031AA04501

**TAX CODE:** 1008

**ACRES:** 0.17

**PROP CLASS:** 101

**SITUS:** 279 GULCANA AVE

ROCHEL SCOTT C  
 ROCHEL INDIA K  
 ROCHEL SCOTT AND INDIA TRUST  
 17827 37TH PL W  
 LYNNWOOD, WA 98037

**Last Year's Tax:** 4,688.62

**This Year's Tax**

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

<b>VALUES:</b>	<b>Last Year</b>	<b>This Year</b>
Real Market (RMV) Land:	559,813	643,786
Structures:	164,069	160,788
<b>Total RMV:</b>	<b>723,882</b>	<b>804,574</b>
Assessed (AV) Total AV:	397,854	409,788
<b>NET TAXABLE:</b>	<b>397,854</b>	<b>409,788</b>

<b>TAX BY DISTRICT</b>	
COMM COLLEGE	319.02
NW ESD	63.03
SCHOOL 10	1807.37
LO SCHOOL 10	213.09
<b>School Total</b>	<b>2,402.51</b>
CANNON BEACH	288.86
CAN BCH RFPD	144.29
LO CAN BCH RFPD	221.29
4H & EXT SVC	21.88
CLATSOP CO	628.53
LO CLATSOP CO	28.69
PORT ASTORIA	51.47
UNION HEALTH	45.28
CANNON BEACH RD	106.14
SUNSET TRANS	66.39
<b>Government Total</b>	<b>1,602.82</b>
CAN BCH RFPD	31.96
CANNON BEACH	165.14
CLATSOP CO	59.87
COMM COLLEGE	52.41
SCHOOL 10	499.08
<b>Bonds - Other Total</b>	<b>808.46</b>

**Total 2023 Tax** 4,813.79

**Total Due (Before Discount)** 4,813.79

Agent Code: CLG Lender Code: PEM

*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	4,669.38	3,145.01	1,604.60
2/15/2024			1,604.60
5/15/2024		1,604.60	1,604.59
<b>Total</b>	<b>4,669.38</b>	<b>4,749.61</b>	<b>4,813.79</b>

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**2023 - 2024 Property Taxes**

ACCOUNT ID:6493

<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	4,669.38
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2023	3,145.01
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2023	1,604.60

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

Mailing Address  
Change on Back

<b>Enter Payment Amount</b> \$
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20497

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**MAKE PAYMENT TO:**

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