

## Clatsop County Oregon

Real Property Tax Statement for the 7/1/2024 - 6/30/2025 Tax Year  
820 Exchange Suite 210 Astoria, Oregon 97103 Phone (503) 325-8561

LEGAL DESC: RIVERWOOD PARK TRACT A LT 2 BLK 1

MAP: 61021DC07112

TAX CODE: 1001

ACRES: 0.12

PROP CLASS: 101

SITUS: 1642 S EDGEWOOD ST

MUSSELMAN DANIEL  
MUSSELMAN KELSEY  
19600 NW PHILLIPS RD  
HILLSBORO, OR 97124

VALUES:	Last Year	This Year
Real Market (RMV) Land:	268,250	278,980
Structures:	512,606	478,789
Total RMV:	780,856	757,769
Assessed (AV) Total AV:	346,642	357,040

If your Total AV has grown by more than 3% from last year and you have any questions, please contact Assessment & Taxation at (503)325-8522

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)
11/15/2024	4,975.29	3,351.05	1,709.72
2/15/2024			1,709.72
5/15/2024		1,709.72	1,709.72
<b>Total</b>	<b>4,975.29</b>	<b>5,060.77</b>	<b>5,129.16</b>

## Last Year's Tax: 4,977.56

## This Year's Tax

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

## TAX BY DISTRICT

COMM COLLEGE	263.78
NW ESD	52.13
SCHOOL 10	1494.43
LO SCHOOL 10	185.66

## School Total 1,996.00

U/R SE SEASIDE	213.19
SEASIDE	1074.15
LO SEASIDE	106.86
4H & EXT SVC	18.10
CLATSOP CO	519.71
LO CLATSOP CO	24.99
PORT ASTORIA	42.56
SUNSET PARK	314.45
UNION HEALTH	36.20
SEASIDE RD	102.90
SUNSET TRANS	54.91

## Government Total 2,508.02

CLATSOP CO	67.34
COMM COLLEGE	44.52
SCHOOL 10	430.80
SEASIDE	82.48

## Bonds - Other Total 625.14

## Total 2024 Tax 5,129.16

## Total Due (Before Discount) 5,129.16

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

## 2024 - 2025 Property Taxes

ACCOUNT ID: 12744

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....	Due: 3%	11/15/2024	4,975.29
or 2/3 Payment Enclosed.....	Due: 2%	11/15/2024	3,351.05
or 1/3 Payment Enclosed.....	Due: 0%	11/15/2024	1,709.72

DISCOUNT IS LOST AFTER DUE DATE &amp; INTEREST WILL APPLY

Mailing Address  
Change on Back

Enter Payment Amount  
\$

3364

MUSSELMAN DANIEL  
MUSSELMAN KELSEY  
19600 NW PHILLIPS RD  
HILLSBORO, OR 97124

MAKE PAYMENT TO:

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

04000000127440000497529000033510500001709720