

**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:** 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  
 14001 93RD AVE SE  
 SNOHOMISH, WA 98296

<b>VALUES:</b>	<b>Last Year</b>	<b>This Year</b>
Real Market (RMV) Land:	370,471	385,290
Structures:	953,294	967,264
<b>Total RMV:</b>	<b>1,323,765</b>	<b>1,352,554</b>
Assessed (AV) Total AV:	615,389	633,850

*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*

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.*

<b>Payment Options</b>			
<b>Date Due</b>	<b>3% discount</b>	<b>2% discount</b>	<b>Trimester (no discount)</b>
11/15/2024	8,462.04	5,699.52	2,907.92
2/15/2024			2,907.92
5/15/2024		2,907.92	2,907.91
<b>Total</b>	<b>8,462.04</b>	<b>8,607.43</b>	<b>8,723.75</b>

**Last Year's Tax:** 7,928.48

**This Year's Tax**

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

<b>TAX BY DISTRICT</b>	
COMM COLLEGE	493.45
NW ESD	97.49
SCHOOL 10	2795.60
LO SCHOOL 10	329.60
<b>School Total</b>	<b>3,716.14</b>
CAN BCH RFPD	223.18
LO CAN BCH RFPD	950.78
4H & EXT SVC	33.85
CLATSOP CO	972.20
LO CLATSOP CO	44.37
PORT ASTORIA	79.61
UNION HEALTH	67.70
CO RURAL LAW	456.06
ROAD DIST #1	644.94
SUNSET TRANS	102.68
<b>Government Total</b>	<b>3,575.37</b>
ARCH CAPE SAN	468.86
CLATSOP CO	119.54
COMM COLLEGE	79.04
SCHOOL 10	764.80
<b>Bonds - Other Total</b>	<b>1,432.24</b>

**Total 2024 Tax** 8,723.75

**Total Due (Before Discount)** 8,723.75

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

**2024 - 2025 Property Taxes**

TAX CODE: 1007

ACCOUNT ID: 2743

<b>Payment Options</b>	<b>Discount</b>	<b>Date Due</b>	<b>Amount</b>
<b>Full Payment Enclosed.....Due:</b>	<b>3%</b>	11/15/2024	8,462.04
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2024	5,699.52
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2024	2,907.92

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

Mailing Address  
Change on Back

Enter Payment Amount  
\$

MAKE PAYMENT TO:

SHERMAN JOSEPH MICHAEL  
 SHERMAN PAMELA ELAINE  
 SHERMAN REAL PROPERTY TRUST  
 14001 93RD AVE SE  
 SNOHOMISH, WA 98296

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