

**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:** COVE BEACH LT 7 THRU 12 BLK 6

**MAP:** 41031BC00100

**TAX CODE:** 1015

**ACRES:** 0.79

**PROP CLASS:** 101

**SITUS:** 31912 CLATSOP LN

BLECHA JOSEPH SIMON  
 KLEIN ERICKA  
 PO BOX 152  
 MANZANITA, OR 97130

**Last Year's Tax:** 2,120.18

**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:	393,439	409,177
Structures:	243,805	247,028
<b>Total RMV:</b>	<b>637,244</b>	<b>656,205</b>
Assessed (AV) Total AV:	159,822	164,616

<b>TAX BY DISTRICT</b>	
COMM COLLEGE	128.15
NW ESD	25.32
SCHOOL 10	726.04
LO SCHOOL 10	85.60

<b>School Total</b>	<b>965.11</b>
CAN BCH RFPD	57.96
LO CAN BCH RFPD	246.92
4H & EXT SVC	8.79
CLATSOP CO	252.49
LO CLATSOP CO	11.52
PORT ASTORIA	20.68
UNION HEALTH	17.58
CO RURAL LAW	118.44
ROAD DIST #1	167.50
SUNSET TRANS	26.67
FALCON COVE	120.89

<b>Government Total</b>	<b>1,049.44</b>
CLATSOP CO	31.05
COMM COLLEGE	20.53
FIRE PATROL	18.75
FIRE PATROL SUR	47.50
SCHOOL 10	198.63

<b>Bonds - Other Total</b>	<b>316.46</b>
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**Total 2024 Tax** 2,331.01

**Total Due (Before Discount)** 2,331.01

*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*

Agent Code: CLG Lender Code: GMC

*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	2,261.08	1,522.93	777.00
2/15/2024			777.00
5/15/2024		777.00	777.01
<b>Total</b>	<b>2,261.08</b>	<b>2,299.93</b>	<b>2,331.01</b>

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

**2024 - 2025 Property Taxes**

ACCOUNT ID:3175

<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	2,261.08
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2024	1,522.93
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2024	777.00

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

Mailing Address  
 Change on Back

<b>Enter Payment Amount</b> \$
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 KLEIN ERICKA  
 PO BOX 152  
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**MAKE PAYMENT TO:**

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