

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: Metes & Bounds
MAP: 61009AC00500
TAX CODE: 1005
ACRES: 1.11
PROP CLASS: 101
SITUS: 302 S OCEAN AVE

GIN RIDGE PROPERTIES LLC
PO BOX 2691
GEARHART, OR 97138

VALUES:	Last Year	This Year
Real Market (RMV) Land:	1,649,248	1,900,500
Structures:	2,478,395	1,650,349
Total RMV:	4,127,643	3,550,849
Assessed (AV) Total AV:	1,720,775	1,772,397

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	19,662.60	13,243.54	6,756.91
2/15/2024			6,756.91
5/15/2024		6,756.91	6,756.90
Total	19,662.60	20,000.44	20,270.72

Last Year's Tax: 19,703.40

This Year's Tax

See back for explanation of taxes marked with (*)

TAX BY DISTRICT	
COMM COLLEGE	1379.81
NW ESD	272.59
SCHOOL 10	7817.16
LO SCHOOL 10	921.65
School Total	10,391.21
GEARHART	1781.79
4H & EXT SVC	94.65
CLATSOP CO	2718.50
LO CLATSOP CO	124.07
PORT ASTORIA	222.61
UNION HEALTH	189.29
GEARHART RD	106.70
SUNSET TRANS	287.13
Government Total	5,524.74
CLATSOP CO	334.27
COMM COLLEGE	221.02
GEARHART	1660.91
SCHOOL 10	2138.57
Bonds - Other Total	4,354.77

Total 2024 Tax 20,270.72

Total Due (Before Discount) 20,270.72

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2024 - 2025 Property Taxes

ACCOUNT ID: 55245

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....Due:	3%	11/15/2024	19,662.60
or 2/3 Payment Enclosed.....Due:	2%	11/15/2024	13,243.54
or 1/3 Payment Enclosed.....Due:	0%	11/15/2024	6,756.91

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

☐ Mailing Address Change on Back

Enter Payment Amount \$

8031
GIN RIDGE PROPERTIES LLC
PO BOX 2691
GEARHART, OR 97138

MAKE PAYMENT TO:
Clatsop County Tax Collector
820 Exchange Suite 210
Astoria, Oregon 97103

04000000552450001966260000132435400006756919