

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: 610000000700
TAX CODE: 1006
ACRES: 5.00
PROP CLASS: 201
SITUS: 85892 LEWIS & CLARK RD

L&C TRS LLC
 C/O KYLE TORSETH - GREENWOOD RESOURCES
 PO BOX 9307
 PORTLAND, OR 97207-9307

Last Year's Tax: 9,795.74

This Year's Tax

See back for explanation of taxes marked with (*)

VALUES:	Last Year	This Year
Real Market (RMV) Land:	250,115	250,115
Structures:	<u>1,168,078</u>	<u>1,146,649</u>
Total RMV:	1,418,193	1,396,764
Assessed (AV) Total AV:	769,839	792,933

TAX BY DISTRICT	
COMM COLLEGE	617.30
NW ESD	121.95
SCHOOL 10	3497.23
LO SCHOOL 10	412.33
School Total	4,648.81
GEARHART FD	253.26
LO GEARHART FD	261.67
4H & EXT SVC	42.34
CLATSOP CO	1216.20
LO CLATSOP CO	55.51
PORT ASTORIA	99.59
SUNSET PARK	735.84
UNION HEALTH	84.69
CO RURAL LAW	570.52
ROAD DIST #1	806.81
SUNSET TRANS	128.46
Government Total	4,254.89
CLATSOP CO	149.55
COMM COLLEGE	98.88
SCHOOL 10	956.75
Bonds - Other Total	1,205.18

Total 2024 Tax 10,108.88

Total Due (Before Discount)	10,108.88
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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.*

Date Due	Payment Options		
	3% discount	2% discount	Trimester (no discount)
11/15/2024	9,805.61	6,604.47	3,369.63
2/15/2024			3,369.63
5/15/2024		3,369.63	3,369.62
Total	9,805.61	9,974.09	10,108.88

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2024 - 2025 Property Taxes

TAX CODE: 1006

ACCOUNT ID: 60045

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....Due:	3%	11/15/2024	9,805.61
or 2/3 Payment Enclosed.....Due:	2%	11/15/2024	6,604.47
or 1/3 Payment Enclosed.....Due:	0%	11/15/2024	3,369.63

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

Mailing Address
 Change on Back

Enter Payment Amount \$

MAKE PAYMENT TO:

L&C TRS LLC
 C/O KYLE TORSETH - GREENWOOD RESOURCES
 PO BOX 9307
 PORTLAND, OR 97207-9307

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