

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: 61004AD01902
TAX CODE: 1006
ACRES: 0.97
PROP CLASS: 100
SITUS: 1400 N OCEAN AVE

GEARDEV LLC
 C/O THOMAS E MULFLUR
 1451 SW HIGHLAND RD
 PORTLAND, OR 97221

VALUES:	Last Year	This Year
Real Market (RMV) Land:	569,605	1,296,000
Structures:	<u>0</u>	<u>0</u>
Total RMV:	569,605	1,296,000
Assessed (AV) Total AV:	255,252	262,909

Last Year's Tax: 3,247.93

This Year's Tax
 See back for explanation of taxes marked with (*)

TAX BY DISTRICT	
COMM COLLEGE	204.67
NW ESD	40.44
SCHOOL 10	1159.56
LO SCHOOL 10	136.71
School Total	1,541.38
GEARHART FD	83.97
LO GEARHART FD	86.76
4H & EXT SVC	14.04
CLATSOP CO	403.25
LO CLATSOP CO	18.40
PORT ASTORIA	33.02
SUNSET PARK	243.98
UNION HEALTH	28.08
CO RURAL LAW	189.16
ROAD DIST #1	267.51
SUNSET TRANS	42.59
Government Total	1,410.76
CLATSOP CO	49.58
COMM COLLEGE	32.78
SCHOOL 10	317.23
Bonds - Other Total	399.59
Total 2024 Tax	3,351.73
Total Due (Before Discount)	3,351.73

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	3,251.18	2,189.80	1,117.24
2/15/2024			1,117.24
5/15/2024		1,117.24	1,117.25
Total	3,251.18	3,307.04	3,351.73

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2024 - 2025 Property Taxes

ACCOUNT ID:60395

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....Due:	3%	11/15/2024	3,251.18
or 2/3 Payment Enclosed.....Due:	2%	11/15/2024	2,189.80
or 1/3 Payment Enclosed.....Due:	0%	11/15/2024	1,117.24

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

Mailing Address
 Change on Back

Enter Payment Amount \$

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MAKE PAYMENT TO:

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