

**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:** CANONA BEACH LT 1 BLK 1  
**MAP:** 51030AD10402  
**TAX CODE:** 1008  
**ACRES:** 0.10  
**PROP CLASS:** 201  
**SITUS:** 1116 S HEMLOCK ST

AVENIR CANNON BEACH COLLECTION LLC  
 PO BOX 947  
 CANNON BEACH, OR 97110

**Last Year's Tax:** 8,580.67

**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:	219,084	219,084
Structures:	2,178,304	2,178,304
<b>Total RMV:</b>	<b>2,397,388</b>	<b>2,397,388</b>
Assessed (AV) Total AV:	730,454	752,367

<b>TAX BY DISTRICT</b>	
COMM COLLEGE	585.72
NW ESD	115.71
SCHOOL 10	3318.31
LO SCHOOL 10	391.23
<b>School Total</b>	<b>4,410.97</b>
CANNON BEACH	530.34
CAN BCH RFPD	264.91
LO CAN BCH RFPD	1,128.55
4H & EXT SVC	40.18
CLATSOP CO	1153.98
LO CLATSOP CO	52.67
PORT ASTORIA	94.50
UNION HEALTH	80.35
CANNON BEACH RD	194.86
SUNSET TRANS	121.88
<b>Government Total</b>	<b>3,662.22</b>
CANNON BEACH	280.11
CLATSOP CO	141.90
COMM COLLEGE	93.82
SCHOOL 10	907.81
<b>Bonds - Other Total</b>	<b>1,423.64</b>

**Total 2024 Tax** 9,496.83

<b>Total Due (Before Discount)</b>	<b>9,496.83</b>
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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	9,211.93	6,204.60	3,165.61
2/15/2024			3,165.61
5/15/2024		3,165.61	3,165.61
<b>Total</b>	9,211.93	9,370.21	9,496.83

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

**2024 - 2025 Property Taxes**

TAX CODE: 1008

ACCOUNT ID: 6122

Payment Options	Discount	Date Due	Amount
<b>Full Payment Enclosed.....Due:</b>	<b>3%</b>	11/15/2024	9,211.93
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/15/2024	6,204.60
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/15/2024	3,165.61

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

Mailing Address  
 Change on Back

Enter Payment Amount \$
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MAKE PAYMENT TO:

AVENIR CANNON BEACH COLLECTION LLC  
 PO BOX 947  
 CANNON BEACH, OR 97110

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