

Real Property Tax Statement for the 7/1/2025 - 6/30/2026 Tax Year
820 Exchange Suite 210 Astoria, Oregon 97103 Phone (503) 325-8561

LEGAL DESC: RIVERWOOD PARK TRACT A LT 2 BLK 1

MAP: 61021DC07112

TAX CODE: 1001

ACRES: 0.12

PROP CLASS: 101

SITUS: 1642 S EDGEWOOD ST

MUSSELMAN DANIEL
 MUSSELMAN KELSEY
 19600 NW PHILLIPS RD
 HILLSBORO, OR 97124

VALUES:	Last Year	This Year
Real Market (RMV)	Land: 278,980	278,980
	Structures: 478,789	461,509
	Total RMV: 757,769	740,489
Assessed (AV)	Total AV: 357,040	367,750

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)
11/17/2025	5,125.98	3,452.55	1,761.51
2/16/2026			1,761.51
5/15/2026		1,761.51	1,761.50
Total	5,125.98	5,214.06	5,284.52

Last Year's Tax: 5,129.16

This Year's Tax

See back for explanation of taxes marked with (*)

TAX BY DISTRICT

COMM COLLEGE	269.97
NW ESD	53.36
SCHOOL 10	1529.47
LO SCHOOL 10	191.23

School Total 2,044.03

U/R SE SEASIDE	245.47
SEASIDE	1099.32
LO SEASIDE	106.61
4H & EXT SVC	18.53
CLATSOP CO	531.91
LO CLATSOP CO	25.74
PORT ASTORIA	43.58
SUNSET PARK	321.82
UNION HEALTH	35.86
SEASIDE RD	105.32
SUNSET TRANS	56.19

Government Total 2,590.35

CLATSOP CO	68.33
COMM COLLEGE	44.79
SCHOOL 10	454.72
SEASIDE	82.30

Bonds - Other Total 650.14

Total 2025 Tax 5,284.52

Total Due (Before Discount) 5,284.52

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2025 - 2026 Property Taxes

ACCOUNT ID: 12744

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....	Due: 3%	11/17/2025	5,125.98
or 2/3 Payment Enclosed.....	Due: 2%	11/17/2025	3,452.55
or 1/3 Payment Enclosed.....	Due: 0%	11/17/2025	1,761.51

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

Mailing Address
 Change on Back

Enter Payment Amount
 \$

3353

MUSSELMAN DANIEL
 MUSSELMAN KELSEY
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 HILLSBORO, OR 97124

MAKE PAYMENT TO:

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

04000000127440000512598000034525500001761512