

**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: WAVE CREST LT 1 BLK 4

MAP: 41006BC01700

TAX CODE: 1008

ACRES: 0.11

PROP CLASS: 101

SITUS: 3916 OCEAN AVE

HANSON MARY ANN  
HANSON TRUST MARY ANN  
4045 FERRY ST  
EUGENE, OR 97405-3932

**Last Year's Tax:**

5,109.72

**This Year's Tax**

See back for explanation of taxes marked with (\*)

**TAX BY DISTRICT**

COMM COLLEGE	324.60
NW ESD	64.13
SCHOOL 10	1838.96
LO SCHOOL 10	216.81

<b>School Total</b>	<b>2,444.50</b>
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CANNON BEACH	293.91
CAN BCH RFPD	146.81
LO CAN BCH RFPD	625.43
4H & EXT SVC	22.27
CLATSOP CO	639.52
LO CLATSOP CO	29.19
PORT ASTORIA	52.37
UNION HEALTH	43.07
CANNON BEACH RD	107.99
SUNSET TRANS	67.55

<b>Government Total</b>	<b>2,028.11</b>
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CANNON BEACH	57.75
CLATSOP CO	77.47
COMM COLLEGE	50.78
SCHOOL 10	515.56

<b>Bonds - Other Total</b>	<b>701.56</b>
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**Total 2025 Tax**

5,174.17

<b>VALUES:</b>	<b>Last Year</b>	<b>This Year</b>
Real Market (RMV) Land:	530,905	530,905
Structures:	280,318	294,334
Total RMV:	811,223	825,239
Assessed (AV) Total AV:	404,807	416,950

*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	5,018.94	3,380.46	1,724.72
2/16/2026			1,724.72
5/15/2026		1,724.72	1,724.73
<b>Total</b>	<b>5,018.94</b>	<b>5,105.18</b>	<b>5,174.17</b>

<b>Total Due(Before Discount)</b>	<b>5,174.17</b>
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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**2025 - 2026 Property Taxes**

ACCOUNT ID:2008

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....Due:	3%	11/17/2025	5,018.94
or 2/3 Payment Enclosed.....Due:	2%	11/17/2025	3,380.46
or 1/3 Payment Enclosed.....Due:	0%	11/17/2025	1,724.72

**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

04000000020080000501894000033804600001724726