

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: COVE BEACH LT 6 BLK 27

MAP: 41031BC00401

TAX CODE: 1015

ACRES: 0.18

PROP CLASS: 101

SITUS: 31833 CLATSOP LN

NINTH CAVE
17464 NW SANTIAM DR
PORTLAND, OR 97229

Last Year's Tax:

11,362.71

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

| | |
|--------------|---------|
| COMM COLLEGE | 658.40 |
| NW ESD | 130.07 |
| SCHOOL 10 | 3730.08 |
| LO SCHOOL 10 | 439.78 |

| | |
|---------------------|-----------------|
| School Total | 4,958.33 |
|---------------------|-----------------|

| | |
|-----------------|----------|
| CAN BCH RFPD | 297.78 |
| LO CAN BCH RFPD | 1,268.59 |
| 4H & EXT SVC | 45.16 |
| CLATSOP CO | 1297.18 |
| LO CLATSOP CO | 59.20 |
| PORT ASTORIA | 106.22 |
| UNION HEALTH | 87.36 |
| CO RURAL LAW | 608.50 |
| ROAD DIST #1 | 860.53 |
| SUNSET TRANS | 137.01 |
| FALCON COVE | 621.10 |

| | |
|-------------------------|-----------------|
| Government Total | 5,388.63 |
|-------------------------|-----------------|

| | |
|-----------------|---------|
| CLATSOP CO | 157.14 |
| COMM COLLEGE | 103.01 |
| FIRE PATROL | 20.00 |
| FIRE PATROL SUR | 58.00 |
| SCHOOL 10 | 1045.74 |

| | |
|----------------------------|-----------------|
| Bonds - Other Total | 1,383.89 |
|----------------------------|-----------------|

| | |
|-----------------------|------------------|
| Total 2025 Tax | 11,730.85 |
|-----------------------|------------------|

| VALUES: | Last Year | This Year |
|-------------------------|------------------|------------------|
| Real Market (RMV) Land: | 911,828 | 829,763 |
| Structures: | 552,238 | 498,866 |
| Total RMV: | 1,464,066 | 1,328,629 |
| Assessed (AV) Total AV: | 821,095 | 845,727 |

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 | 11,378.92 | 7,664.16 | 3,910.28 |
| 2/16/2026 | | | 3,910.28 |
| 5/15/2026 | | 3,910.28 | 3,910.29 |
| Total | 11,378.92 | 11,574.44 | 11,730.85 |

| | |
|------------------------------------|------------------|
| Total Due (Before Discount) | 11,730.85 |
|------------------------------------|------------------|

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**2025 - 2026 Property Taxes**

ACCOUNT ID:3190

| Payment Options | Discount | Date Due | Amount |
|---|-----------------|-----------------|---------------|
| Full Payment Enclosed.....Due: | 3% | 11/17/2025 | 11,378.92 |
| or 2/3 Payment Enclosed.....Due: | 2% | 11/17/2025 | 7,664.16 |
| or 1/3 Payment Enclosed.....Due: | 0% | 11/17/2025 | 3,910.28 |

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY
☐ Mailing Address
Change on Back

| |
|----------------------------|
| Enter Payment Amount \$ |
|----------------------------|

10168

NINTH CAVE
17464 NW SANTIAM DR
PORTLAND, OR 97229

MAKE PAYMENT TO:

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

04000000031900001137892000076641600003910286