

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: Metes & Bounds
MAP: 710120000500
TAX CODE: 0107
ACRES: 5.00
PROP CLASS: 551
SITUS: 90713 FORT CLATSOP RD

COWAN NEAL B
COWAN MELODY L
14720 TIDELAND RD
NEHALEM, OR 97131

VALUES:	Last Year	This Year
Specially Assessed (SAV) Land:	13,731	13,991
Structures:	381,605	379,323
Total SAV:	395,336	393,314
Assessed (AV) Total AV:	232,077	238,709

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

POTENTIAL ADDITIONAL TAX LIABILITY

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	3,522.22	2,372.35	1,210.38
2/16/2026			1,210.38
5/15/2026		1,210.38	1,210.39
Total	3,522.22	3,582.73	3,631.15

Last Year's Tax: 3,539.06
This Year's Tax

See back for explanation of taxes marked with (*)

TAX BY DISTRICT	
COMM COLLEGE	185.83
NW ESD	36.71
SCHOOL 1	1179.39
School Total	1,401.93
L & C RFPD	260.86
LO L & C RFPD	274.52
4H & EXT SVC	12.75
CLATSOP CO	366.13
LO CLATSOP CO	16.71
PORT ASTORIA	29.98
CARE CENTER	42.08
LO CARE CENTER	54.90
CO RURAL LAW	171.75
ROAD DIST #1	242.89
SUNSET TRANS	38.67
Government Total	1,511.24
CLATSOP CO	44.35
COMM COLLEGE	29.07
SCHOOL 1	644.56
Bonds - Other Total	717.98

Total 2025 Tax 3,631.15

Total Due(Before Discount) 3,631.15

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2025 - 2026 Property Taxes

ACCOUNT ID: 54780

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....Due:	3%	11/17/2025	3,522.22
or 2/3 Payment Enclosed.....Due:	2%	11/17/2025	2,372.35
or 1/3 Payment Enclosed.....Due:	0%	11/17/2025	1,210.38
DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY			
		<input type="checkbox"/> Mailing Address Change on Back	Enter Payment Amount \$

MAKE PAYMENT TO:

COWAN NEAL B
COWAN MELODY L
14720 TIDELAND RD
NEHALEM, OR 97131

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

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