

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

Mailing Address
 Change on Back

Enter Payment Amount
 \$

MAKE PAYMENT TO:

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

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

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