

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: 61009AC00400

TAX CODE: 1005

ACRES: 1.12

PROP CLASS: 401

SITUS: 294 S OCEAN AVE

MPF PROPERTIES LLC
3520 SE CRYSTAL SPRINGS BLVD
PORTLAND, OR 97202

Last Year's Tax: 10,208.13

This Year's Tax

See back for explanation of taxes marked with (*)

Table with 3 columns: VALUES, Last Year, This Year. Rows include Real Market (RMV) Land, Structures, Total RMV, Assessed (AV) Total AV.

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.

Table titled 'Payment Options' with columns: Date Due, 3% discount, 2% discount, Trimester (no discount). Rows include due dates 11/17/2025, 2/16/2026, 5/15/2026 and a Total row.

Table titled 'TAX BY DISTRICT' listing various districts and their amounts, including COMM COLLEGE, NW ESD, SCHOOL 10, LO SCHOOL 10.

School Total 5,661.92

Table listing government-related taxes and amounts, including GEARHART, 4H & EXT SVC, CLATSOP CO, LO CLATSOP CO, PORT ASTORIA, UNION HEALTH, GEARHART RD, SUNSET TRANS.

Government Total 3,006.93

Table listing other government taxes and amounts, including CLATSOP CO, COMM COLLEGE, GEARHART, SCHOOL 10.

Bonds - Other Total 1,879.80

Total 2025 Tax 10,548.65

Total Due (Before Discount) 10,548.65

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

2025 - 2026 Property Taxes

ACCOUNT ID: 55244

Table with 4 columns: Payment Options, Discount, Date Due, Amount. Rows include Full Payment Enclosed, or 2/3 Payment Enclosed, or 1/3 Payment Enclosed.

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

Mailing Address Change on Back

Enter Payment Amount \$

11783

MPF PROPERTIES LLC
3520 SE CRYSTAL SPRINGS BLVD
PORTLAND, OR 97202

MAKE PAYMENT TO:

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