

**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: TOLOVANA PARK W 25' LT 5, 6 BLK 5

MAP: 51031AA04501

TAX CODE: 1008

ACRES: 0.17

PROP CLASS: 101

SITUS: 279 GULCANA AVE

ROCHEL SCOTT C  
 ROCHEL INDIA K  
 ROCHEL SCOTT AND INDIA TRUST  
 17827 37TH PL W  
 LYNNWOOD, WA 98037

**Last Year's Tax:**

5,327.75

**This Year's Tax**

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

**TAX BY DISTRICT**

COMM COLLEGE	376.43
NW ESD	74.37
SCHOOL 10	2132.62
LO SCHOOL 10	251.44

<b>School Total</b>	<b>2,834.86</b>
---------------------	-----------------

CANNON BEACH	340.84
CAN BCH RFPD	170.25
LO CAN BCH RFPD	725.30
4H & EXT SVC	25.82
CLATSOP CO	741.64
LO CLATSOP CO	33.85
PORT ASTORIA	60.73
UNION HEALTH	49.95
CANNON BEACH RD	125.24
SUNSET TRANS	78.33

<b>Government Total</b>	<b>2,351.95</b>
-------------------------	-----------------

CANNON BEACH	66.97
CLATSOP CO	89.84
COMM COLLEGE	58.89
SCHOOL 10	597.89

<b>Bonds - Other Total</b>	<b>813.59</b>
----------------------------	---------------

**Total 2025 Tax**

6,000.40

<b>VALUES:</b>	<b>Last Year</b>	<b>This Year</b>
Real Market (RMV) Land:	669,537	669,538
Structures:	164,004	274,065
Total RMV:	833,541	943,603
Assessed (AV) Total AV:	422,081	483,533

*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*

Agent Code: CLG

Lender Code: PEM

*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	5,820.39	3,920.26	2,000.13
2/16/2026			2,000.13
5/15/2026		2,000.13	2,000.14
<b>Total</b>	5,820.39	5,920.39	6,000.40

**Total Due (Before Discount)**

6,000.40

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**2025 - 2026 Property Taxes**

ACCOUNT ID:6493

Payment Options	Discount	Date Due	Amount
<b>Full Payment Enclosed.....Due:</b>	<b>3%</b>	11/17/2025	5,820.39
<b>or 2/3 Payment Enclosed.....Due:</b>	<b>2%</b>	11/17/2025	3,920.26
<b>or 1/3 Payment Enclosed.....Due:</b>	<b>0%</b>	11/17/2025	2,000.13

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

\$

20108

ROCHEL SCOTT C  
 ROCHEL INDIA K  
 ROCHEL SCOTT AND INDIA TRUST  
 17827 37TH PL W  
 LYNNWOOD, WA 98037

**MAKE PAYMENT TO:**

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