



Clackamas County
Department of Assessment & Taxation
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Press Release

Subject: 2009-2010 Property Tax Information

Clackamas County Assessor, October 14, 2009:

Property tax statements will be mailed to 172,525 real and personal property owners on October 20th and 21st. This is the thirteenth statement issued under Measure 50; the constitutional property tax limitation passed by voters that has shaped Oregon's property tax system since May 1997.

The 2009-2010 property tax total to be collected for all districts in the county is \$601,008,884 an increase of 8.7% over last year's total of \$552,657,758.

Taxes generated from new construction, new money measures approved by the voters, and the required increase of 3% in taxable assessed value on most existing property were the primary reasons for the \$48.3 million increase in property taxes. More than half the increase (\$27.4 million) was the result of new voter approved money measures passed in the November 2008 election.

Most property owners will see their taxes increase beyond what is expected from the typical 3% growth in assessed value required on most property under Oregon's tax system. The increases are larger because voters approved 8 new money measures including two new permanent rates, 1 new local option levy, and 5 new bonded debt levies that will be seen in their respective areas on this year's property tax statements.

Property taxes have increased 6-7% throughout the county largely due to two new permanent rates extending nearly county-wide. The new voter approved levies are the County Library District which has a permanent rate of 39.74 cents per thousand and the County Extension and 4-H District with a permanent rate of 5 cents per thousand. Only the Cities of Tualatin, Damascus, and Johnson City are not within the boundaries of the new library district and Johnson City is not in the extension service boundary.

Other area increases including the two new permanent rates:

- **Canby up 8% to 9%** because the Canby School District increased its bonded debt levy by 28.7 cents per thousand.
- **Charbonneau up 8.5%** because the Canby School District increased its bonded debt levy by 28.7 cents and the Metro bond measure of 4 cents per thousand.
- **Portland up 9%** because of the Metro bond measure of 4 cents, the City of Portland's local option of 40.26 cents and the Portland Community College Bond of 17.5 cents per thousand.
- **Riverdale up 13%** because of the Metro bond measure of 4 cents, the Riverdale School bond levy of \$1.04, and the Portland Community College Bond of 17.5 cents per thousand.
- **Boring, Sandy, Government Camp up 28%** because of the Oregon Trail School District bond levy of \$2.28 per thousand.

OREGON'S PROPERTY TAX SYSTEM:

This is Oregon's 13th tax year under a constitutional property tax limitation passed by voters in May of 1997 and still referred to as Measure 50. The constitutional amendment changed Oregon's property tax system in several ways. It lowered 1997 assessed values to 1995 levels minus 10%, limited assessed value growth to 3% a year, and set permanent tax rates for each taxing district. The tax system also allows voters to approve additional money measures that may increase their taxes in excess of 3%.

For January 1, 2009, the total real market value of property in Clackamas County is \$54.5 billion. This is a 9.3% decline from \$60 billion in 2008. The assessed value for tax purposes grew from \$34.5 billion to \$36 billion an increase of 4.5%. A significant gap between real market value and assessed value still remains. Property taxes are calculated on the assessed value.

The average single family home has a market value of \$339,000 with a taxable value of \$218,000. The assessed value of an average home in Clackamas County is equal to 65% of its real market value. The Assessor's values represent the property value as of the assessment date which is January 1, 2009 and reflects the change in value from January 1, 2008 to January 1, 2009.

Property taxes in Oregon typically increase about 3% each year unless there are significant improvements to the property (new construction) or new voter-approved money measures. **The 3% value increase times the permanent tax rate of each taxing district would limit taxes to a 3% increase.**

This year most property owners may be asking the question, "Why did my assessed value and property tax go up when my real market value went down"? Since Measure 50 passed in 1997, market values have grown much faster than the 3% increase in assessed value required by the law. As long as market value is greater than assessed value, the 3% annual increase in assessed value will continue and taxes will typically increase about 3% unless the property has new construction, other measure 50 exception value, or new money measures are passed by the voters.

Property taxes in Clackamas County support 126 local government taxing districts, including 17 cities and 18 school districts. Other taxing districts providing services include fire districts, public safety, water districts, the Port of Portland, and Metro.

The value change notice is part of the tax statement. Taxpayers can file value appeals with the Board of Property Tax Appeals (BOPTA) through December 31, 2009. BOPTA's phone number is 503-655-8662. Full payment of taxes is due by November 16, 2009 to receive the 3% discount. A two percent discount is given if 2/3 payment is received by November 16th. No discount is allowed on a 1/3 payment and additional 1/3 payments are due on February 16th and May 17th of 2010.

PAYING YOUR TAXES AND PROTECTING YOURSELF DURING THIS FLU SEASON:

Our staff is committed to providing high quality public service. You can help protect yourself and others by taking some very basic steps recommended by the Center for Disease Control.

1. Cover your mouth and nose during coughs and sneezes
2. Wash your hands frequently with soap and water
If soap is not available, use an alcohol-based hand rub
3. Avoid touching your eyes, nose, or mouth
4. Try to avoid contact with sick people
5. If you are sick with flu-like symptoms, stay home and avoid others as much as possible

Avoiding crowds and public places is another important action you can take. We encourage people to use payment options that minimize exposure to crowds. Mail payments early to insure they are received timely. You can also take advantage of the on-line payment process where e-checks and debit card payments are very affordable (see our website for more information at www.clackamas.us/at/pay.htm). There is a new tax payment drop box located to the left of the main entrance of the Development Services Building. Also, look for signs directing you to our drive-thru tax payment drop box located off Library Court beginning the week of November 9th.

LOCATION, OFFICE HOURS and PUBLIC SERVICE:

The Assessor's office is open from 7:00 am to 6:00 pm Monday through Thursday (closed Fridays). The office will be open Friday, November 13th to accept tax payments. Citizens may call 503-655-8671 after hours and leave messages on the recorder or email the office at: PropertyTaxInfo@co.clackamas.or.us. The Assessor and his staff will conduct 14 town hall meetings between October 29th and November 12th to provide information and communicate directly with the citizens. A list of dates and locations is included with the tax statements.

Our office is one of many County departments in the newly constructed Development Services Building on the Red Soils Campus at 150 Beavercreek Road in Oregon City. Clackamas County has brought together departments providing related services like planning and building permits that were previously in various locations. The goal is customer convenience with one stop shopping in mind. Our offices are located on the first floor just inside the main entrance. You can find directions to our location by going to www.clackamas.us/deptax.php and clicking on the map icon.

AVERAGE PROPERTY TAX INCREASES FOR 2009-2010:

Beavercreek	6.5%	Milwaukie (City)	6.0%
Boring	28%	Milwaukie (Unincorporated North Clackamas Area)	6.5%
Canby (City)	8.0%	Newberg	6.5%
Canby (Rural)	9.0%	Oregon City (City)	6.0%
Carus	9.0%	Oregon City (Rural)	6.5%
Charbonneau	8.5%	Portland	9.0%
Colton	7.5%	Redland	6.5%
Damascus (City)	4.0%	Riverdale	13%
Estacada (City)	5.5%	Sandy (City)	23%
Estacada (Rural)	6.0%	Sandy (Rural)	28%
Gladstone (City)		Sherwood	7.5%
-Gladstone Schools	6.0%	Sunnyside	7.0%
-North Clackamas Schools	6.5%	Tualatin	4.0%
-Oregon City Schools	6.0%	Welches	28%
Happy Valley	6.5%	West Linn (City)	7.0%
Lake Oswego	7.0%	West Linn/Wilsonville (Rural)	7.5%
Molalla (City)	6.0%	Wilsonville (City)	
Molalla (Rural)	8.5%	- West Linn/Wilsonville School	7.0%
Mulino	8.5%	- Canby School	8.5%

NEW VOTER APPROVED MONEY MEASURES:

	District Name	Type of Levy	Rate Increase
1	Clackamas County Library	New Permanent Rate	39.74¢
2	Clackamas County Extension & 4-H	New Permanent Rate	5¢
3	City of Portland	Local Option – 5 years For Children's Investment Fund	40.26¢
4	Metro Service District	Bonds – 21 years For Zoo Animal Health & Safety	4¢
5	Portland Community College	Bonds – 21 years For Upgrade of Facilities	17.46¢
6	Oregon Trail School	Bonds – 31 years For High School Construction	\$2.28
7	Riverdale School	Bonds – 31 years For Renovation and Replacement	\$1.03
8	West Linn/Wilsonville School	Bonds – 26 years For Facility Improvements	13¢

CLACKAMAS COUNTY ASSESSOR TOWN HALL SCHEDULE - 2009:

The Assessor and his staff will conduct 14 town hall meetings between October 29th and November 12th. Information provided includes current property values and how established, requirements for veteran's exemptions and senior citizen tax deferral, Measure 50 and its effect on future taxes and the value appeal process.

CANBY

Canby Adult Center
1250 S Ivy Street
November 2, 2009 7:00 – 8:30 pm

MILWAUKIE

The Milwaukie Center
5440 SE Kellogg Creek Drive
November 2, 2009 9:00 – 10:30 am
November 9, 2009 7:00 – 8:30 pm

COLTON

Colton High School Media Center
30205 S Wall Street
November 5, 2009 7:00 – 8:30 pm

MOLALLA

Molalla Adult Community Center
315 Kennel Avenue
November 12, 2009 7:00 – 8:30 pm

DAMASCUS

Damascus Community Church
14251 SE Rust Way
November 3, 2009 7:00 – 8:30 pm

MOUNTAIN

Hoodland Community Center
25400 E Salmon River Road
November 7, 2009 1:30 – 3:00 pm

ESTACADA

Estacada Community Center
200 SW Club House Drive
November 4, 2009 7:00 – 8:30 pm

OREGON CITY

Pioneer Community Center
615 5th Street
November 10, 2009 7:00-8:30 pm

GLADSTONE

Gladstone Senior Center
1050 Portland Avenue
November 4, 2009 9:30 – 11:00 am

SANDY

Sandy Community & Senior Center
38348 Pioneer Boulevard
November 3, 2009 12:30 – 2:00 pm

LAKE OSWEGO

Lake Oswego Adult Community Center
505 G Avenue
November 12, 2009 2:00 – 3:30 pm

WEST LINN

West Linn Adult Community Center
1180 Rosemont Road
November 9, 2009 1:00 – 2:30 pm

WILSONVILLE

Clackamas County Visitor's Center
29600 SW Park Place
October 29, 2009 7:00 – 8:30 pm