

# Department of Assessment & Taxation

Bob Vroman, Assessor



## 2016

### Property Tax Information

150 Beaver Creek Road  
Suite 135  
Oregon City, Oregon

Office Hours:

7:00 AM to 6:00 PM

Monday - Thursday

~Closed on Friday's~

Clackamas County  
Offices are closed  
Thursday, Nov 10<sup>th</sup>  
in observance of  
Veterans Day

☎ 503-655-8671

☎ 503-655-8313

Email

Propertytaxinfo  
@clackamas.us

Visit our website at  
[www.clackamas.us/at](http://www.clackamas.us/at)

Walk in payment service is available during business hours; **payment drop boxes** are located at our building entrance and a drive-thru drop box is in the parking lot during November.

**Please do not place cash in the drop boxes**



### Tax Payment Options

**Full Amount:** Receive a 3% discount if paid in full by Nov 15, 2016

**2 Payments:** Receive a 2% discount if paying 2/3's by Nov 15, 2016 and final 1/3 is due May 15, 2017

**3 Payments:** Pay 1/3 on each date 11/15/16, 2/15/17 & 5/15/17

### Payment Delivery Options

**Pay Your Taxes Online** ☒ Go to [www.clackamas.us/at/pay.html](http://www.clackamas.us/at/pay.html) to pay by credit card, debit card, or e-check. Payments must be submitted on or before the due date. Bank processing fees are added and Clackamas County retains no portion of that fee. Bank & return payment fees are listed on our website.

**Credit and debit card payments can only be made online** ☒

*The online payment process is completely voluntary.*

**We cannot process payments by phone.**

**Electronic Bill Pay Services** Payments must be received by Nov 15, 2016. Allow sufficient time for the institution to submit payment on or before the due date.

**US POSTAL SERVICE (USPS)** Payments must be postmarked by Nov 15, 2016 with proper postage; please do not mail cash. Please note that post offices in outlying areas may not process mail the same day it is received.

Please make checks payable to Clackamas County Tax Collector.



### **Please Mail Early** — Postmark dates are important

Please include payment stubs with your check. **Discounts are lost if payments are not postmarked or received by November 15, 2016.** Your cancelled check is your receipt. **Postdated checks are not timely payments.** All checks are processed as received. Please do not mail cash. Your payment by check authorizes us to process a one-time electronic funds transfer. Make checks payable to Clackamas County Tax Collector or CC Tax. Payments returned for insufficient funds or postage will result in loss of discount. Returned checks will be charged a \$25.00 service fee.

### **Yellow Tax Statements**

A yellow statement means a lender requested your payment information and *may* pay your property tax. Call your lender if you have any questions. Keep this statement for your records and please do not pay if your lender pays your taxes.

### **Appeal Rights to the Board of Property Tax Appeals (BOPTA)**

If you have questions regarding the values on your tax statement, please call 503-655-8671; our appraisal staff will be available to discuss your concerns. If you disagree with the values on your tax statement, you can file an appeal with the Board of Property Tax Appeals (BOPTA) by Tuesday, January 3, 2017. You can contact the County Clerk's office at 503-655-8662 for more information. BOPTA information and appeal forms are available online at **[www.clackamas.us/at/proappeals.html](http://www.clackamas.us/at/proappeals.html)**. Appeal forms must be postmarked or delivered directly to the Clerk's office on or before Tuesday, January 3, 2017.

## Town Hall Meetings

The Assessor and his staff will conduct 6 town hall meetings between November 1<sup>st</sup> & November 9<sup>th</sup>. Information includes property values, tax changes, senior & disabled citizen property tax deferrals, veterans exemptions, farm and forestland deferrals, value appeals, plus Measure 50 and its effect on taxes.

DATE	LOCATION
November 1, 2016 2:00 – 3:30 PM	<b>GLADSTONE</b> Gladstone Senior Center 1050 Portland Avenue
November 1, 2016 7:00 – 8:30 PM	<b>DAMASCUS</b> Damascus Community Church 14251 SE Rust Way
November 2, 2016 7:00 – 8:30 PM	<b>All County Town Hall</b> Development Services Bldg Room 119/120 150 Beaver Creek Road Oregon City
November 3, 2016 2:00 – 3:30 PM	<b>LAKE OSWEGO</b> Adult Community Center 505 G Avenue
November 7, 2016 12:30 – 2:00 PM	<b>SANDY</b> Community & Senior Center 38348 Pioneer Boulevard
November 9, 2016 7:00 – 8:30 PM	<b>MILWAUKIE</b> The Milwaukie Center 5440 SE Kellogg Creek Drive

[www.clackamas.us/at](http://www.clackamas.us/at)

- Real market values rise for January 1, 2016
- Tax changes and increases by area
- 2016 Press Release
- What is Measure 5 Compression
- The disincorporation of Damascus
- Business Personal Property
- Senior & Disabled Citizen Deferrals
- Farm & Forestland Deferrals
- Veteran or Surviving Spouse Exemption
- Federal assistance may be available for delinquent property taxes from the Hardest Hit Fund Program
- Account data now available online

**View property value history online**



## The Real Estate Market and Assessed Values for 2016

Clackamas County real market values continue to increase. Under our property tax system, taxes are based on the lesser of market or maximum assessed value (MAV). MAV generally grows 3% each year resulting in an assessed value growth of 3% and a tax increase of about 3%. That's typically how the mechanics of Measure 50 were designed to work and this will be the outcome for many property owners again this year. However, we have a complex system and it won't be the case for everyone. There are situations that result in a property tax increase greater than the typical 3%. These include changes to property like remodeling, new construction, new money measures or a combination of changes. As market values rise, property owners may have less tax savings from Oregon's other property tax limitation, Measure 5.

### Voter Approved Money Measures

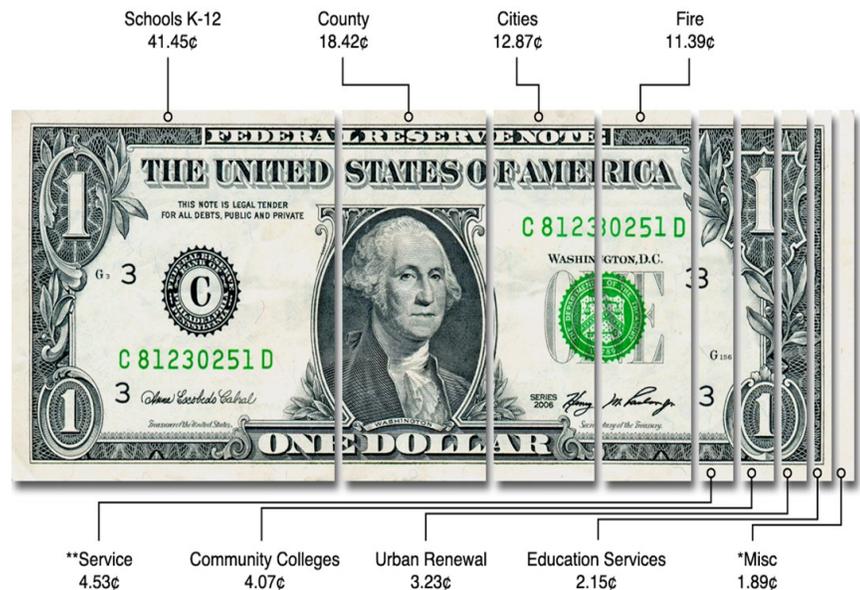
#### Local Option Renewals:

Canby Rural Fire Protection	Up from \$0.34 to \$0.45 /1,000
Riverdale School District	Up from \$1.07 to \$1.37 /1,000

#### New Bonds:

City of Milwaukie Library	\$0.35 per 1,000
Silverton Rural Fire District	\$0.28 per 1,000

### Property Taxes Support Your Local Services



\* Miscellaneous includes Port, Vector, Cemetery, Water, Parks, and Lighting.  
 \*\* Service includes Library, Metro, Extension Office, and Sewer Based on 2015 Data

Property taxes in Clackamas County support 133 local government taxing districts, including 18 school districts, 16 cities, 14 fire districts, and the County. Other taxing districts providing services include water districts, public safety districts, the Port of Portland, and Metro.