

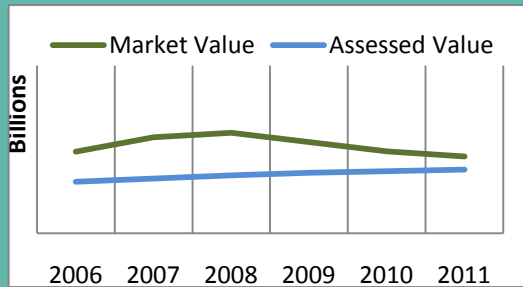


# Department of Assessment & Taxation

Bob Vroman, Assessor

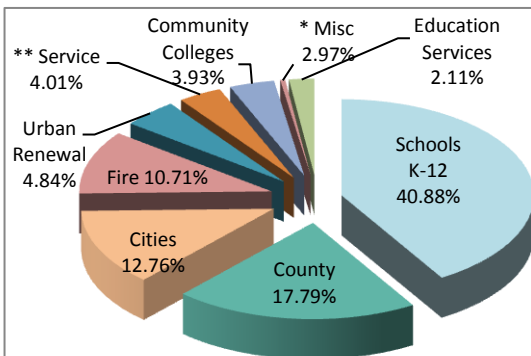
## Market Values Continue to Decline

Most Assessed Values will see a Statutory 3% Increase



## Property Taxes Fund Your Local Services

### Where Property Tax Dollars are Used



\*Miscellaneous includes Port, Tri Met, Vector, Cemetery, Water, Parks, and Lighting.

\*\*Service includes Library, Metro, Extension Office, and Sewer

## 2011-2012

### Property Tax Information

July 1, 2011 - June 30, 2012

150 Beaver Creek Road, Oregon City, OR 97045

P: 503-655-8671 F: 503-655-8313

email to [PropertyTaxInfo@co.clackamas.or.us](mailto:PropertyTaxInfo@co.clackamas.or.us)

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

## Significant Changes to the Senior & Disabled Citizen Deferral

The 2011 Oregon Legislature made significant changes to the Senior and Disabled Property Tax Deferral program. Most of the changes, which affect property tax payments for the 2011 tax year, made qualifying for the program more difficult. Created in the 1960's by the Legislature, the program has allowed qualifying seniors and people with disabilities to defer paying property taxes while they're living in their homes. The state pays their property taxes and charges interest. As participants leave the program or sell their homes, they repay the money and interest. The poor economy and struggling housing market resulted in more program participation but less capacity to pay. The Legislature had to make significant changes to the program to bring things into balance. More information is available at <http://www.oregon.gov/DOR/SCD/> or by calling 503-378-4988 or toll free 1-800-356-4222.

## Payment Options

- Full Payment** Receive a 3% discount if paying your property tax bill in full by Tuesday, November 15<sup>th</sup>.
- 2/3 Payment** Receive a 2% discount if paying 2/3 of your tax by November 15<sup>th</sup>; the final 1/3 payment will be due May 15, 2012.
- 1/3 Payment** Pay 1/3 by November 15, 2011, 1/3 on February 15, 2012, and the final 1/3 on May 15, 2012.

Please mail payment stubs with your check And do not mail cash.

Your cancelled check is your receipt.

*Postdated checks are not timely payments.*

All checks are processed as received.

## Payment Due Dates

To receive a discount and avoid interest, **payments must be received**, postmarked, or transmitted online or by private express carrier **on or before Tuesday, November 15, 2011**. Interest is charged on any unpaid portion of the first installment *after* November 15, 2011 at the rate of 16% annually. Payments returned for insufficient funds or postage will result in loss of discount. **Please mail early.** Make checks payable to Clackamas County Tax Collector.

## Pay Your Taxes by Mail or Online

Payment return envelopes are included with your statement and have a PO Box in Portland where processing and posting payments are efficiently handled by US Bank. Please expect your check to clear your bank quickly. You may also stop by our office and pay your property taxes in person or place your payment in one of our two convenient on-site drop boxes. Tax payments may also be made online at [www.clackamas.us/at/pay.htm](http://www.clackamas.us/at/pay.htm) with a credit card, debit card, or e-check. If paying online, all payments must be submitted on or before the due date. Convenience fees are charged by US Bank for using the online pay service. Fees are 2.49% for a credit card payment using Visa or MasterCard, \$3.95 for a debit card, and \$3.00 for an e-check. The online payment process is voluntary. Credit and debit card transactions cannot be processed in our office and are only accepted online. Payments cannot be processed by telephone.

*Checks from your online bill payment service must be postmarked or received in our office on or before the due date.*

## Convenient Ways to Pay Your Property Taxes



**2 Onsite Drop Boxes** **USPS** **Pay Online**

**A yellow statement is a copy for your records; it means your lender notified us they intend to pay the tax. You must have re-qualified this year under the Senior Deferral program for the State to pay your taxes.**

## Disabled Veteran Exemption

A disabled veteran or surviving spouse of a veteran may be entitled to a partial exemption on their assessed value. To qualify, you must be certified by the US Department of Veterans Affairs as 40% or more disabled or a surviving spouse not remarried. A partial exemption also exists for active duty military personnel currently serving more than 178 consecutive days. For more information, call or visit our website at [www.clackamas.us/at/veteran.htm](http://www.clackamas.us/at/veteran.htm)

## Voter Approved Money Measures

- The City of Damascus approved annexation into the Clackamas County Library District with a permanent rate of 39.74 cents/1,000.
- The City of Portland passed a new bond for Fire & Emergency Response Infrastructure with a rate of 5.03 cents/1,000.
- The Tigard/Tualatin School District passed a new bond for facility upgrades resulting in an increase of 6.76 cents/1,000.
- Portland Public Schools passed a replacement Local Option at \$1.99/1,000 resulting in an increase of 74 cents.
- The Newberg School District passed a new Bond for equipment upgrades and paid off an existing bond, causing a net decrease of 87 cents/1,000 in the first year.
- Canby Fire passed a replacement Local Option at 34 cents/1,000 a 5 cent increase.

## Questions and Information

**The Clackamas County Assessor and his staff are committed to providing high quality public service to the citizens of Clackamas County.**

Call us at **503-655-8671** during business hours and a member of our staff will answer your call and route you to the appropriate person for help or information. Our goal is to respond to voice messages left after hours or email messages on the next business day.

For contact information go to [www.clackamas.us/at/contact.htm](http://www.clackamas.us/at/contact.htm)

or email

[PropertyTaxInfo@co.clackamas.or.us](mailto:PropertyTaxInfo@co.clackamas.or.us)

## Market Values Continue Decline

Real Market Value (RMV) on your tax statement is an estimate of the value your property would have sold for as of the January 1, 2011 assessment date. This value does not reflect continuing declines in the market after that date. Your Maximum Assessed Value (MAV) was established by constitutional amendment in 1997 (Measure 50) and, by law, grows 3% annually unless it exceeds the real market value. Property is taxed on the Assessed Value (AV), which is the lesser of real market value or the maximum assessed value. **For most property owners, the maximum assessed value continues to be lower than market value so the typical 3% increase in assessed value results in an increase in taxes even though the market value has declined.** New construction, remodeling, or additions are exceptions to the 3% cap and may increase assessed value more than 3%.

**Taxes are due Tuesday, November 15<sup>th</sup>**

## Tax Statement Information Available Online

Look for tax statement information online at <http://www.clackamas.us/at/statement.html>. A search by account number or address will return the current or prior year's tax statement information.

## Appeal Rights

If you have questions regarding the values on your tax statement, please call 503-655-8671; our appraisal staff will be available to discuss any concerns you may have. If you disagree with the values on your statement, you may file an appeal with the Board of Property Tax Appeals (BOPTA) by Tuesday, January 3, 2012. You may 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.htm](http://www.clackamas.us/at/proappeals.htm)

## Town Hall Meetings

The Assessor and his staff will conduct 14 town hall meetings between October 27<sup>th</sup> and November 14<sup>th</sup>. Information provided includes current property values and how they are established, requirements for veteran exemptions and senior citizen property tax deferrals, farm or forestland deferrals, Measure 50 and its effect on future taxes, and value appeal procedures.

<b>CANBY</b> Canby Adult Center 1250 S Ivy St November 2 <sup>nd</sup> 7:00 – 8:30 pm	<b>COLTON</b> High School Media Center 30205 S Wall St November 14 <sup>th</sup> 7:00 – 8:30 pm	<b>DAMASCUS</b> Community Church 14251 SE Rust Way November 1 <sup>st</sup> 7:00 – 8:30 pm
<b>ESTACADA</b> Community Center 200 SW Club House Dr November 3 <sup>rd</sup> 7:00 – 8:30 pm	<b>GLADSTONE</b> Senior Center 1050 Portland Ave November 1 <sup>st</sup> 9:00 – 10:30 am	<b>LAKE OSWEGO</b> Adult Community Center 505 G Avenue November 8 <sup>th</sup> 2:00 – 3:30 pm
<b>MOLALLA</b> Molalla Adult Community Center 315 Kennel Ave November 7 <sup>th</sup> 7:00 – 8:30 pm	<b>MOUNTAIN</b> Hoodland Community Center 25400 E Salmon River Road November 5 <sup>th</sup> 1:30 – 3:00 pm	<b>OREGON CITY</b> Pioneer Community Center 615 5th Street November 8 <sup>th</sup> 7:00 – 8:30 pm
<b>SANDY</b> Community & Senior Center 38348 Pioneer Blvd November 3 <sup>rd</sup> 12:30 – 2:00 pm	<b>WEST LINN</b> West Linn Adult Community Center 1180 Rosemont Rd November 7 <sup>th</sup> 1:00 – 2:30 pm	<b>WILSONVILLE</b> Clackamas County Visitor's Center 29600 SW Park Place October 27 <sup>th</sup> 7:00 – 8:30 pm
<b>MILWAUKIE</b> - The Milwaukie Center 5440 SE Kellogg Creek Dr; November 2 <sup>nd</sup> 9:00 – 10:30 am and November 9 <sup>th</sup> 7:00 – 8:30 pm		

## Location and Office Hours

150 Beaver Creek Road, Oregon City  
**7:00 AM to 6:00 PM,**  
**Monday through Thursday**  
**(Closed on Fridays)**

County Offices will be closed on Thursday, November 10<sup>th</sup> in observance of Veteran's Day.