

# Press Release – October 18, 2024

**Bronson Rueda, Assessor**

**Phone: 503-655-8671**

---

## 2024-2025 Property Tax Information

Clackamas County will mail most of the 170,425 property tax statements to real and personal property owners no later than October 25, 2024. Thousands of customers have already signed up for eNotices and will not receive a mailed property tax statement. Instead, they will have online access this year to their property tax statements as soon as October 21, 2024, which is much earlier than those receiving mailed property tax statements. If you want early access to your property tax statement in the future, sign up for eNotices by visiting [www.clackamas.us/at](http://www.clackamas.us/at), or call our office at 503-655-8671 for help.

Please mail your payment early or pay online to avoid a late payment and loss of discount.

Property tax payments are due November 15, 2024. **Clackamas County recognizes that many in our community experience economic challenges every year. Please note, Oregon state law sets the deadline when property tax payments are due and requires that interest be charged on delinquent taxes as of December 16. Clackamas County does not have the statutory authority to extend the payment deadline, nor waive interest charges on late property tax payments.**

**This year's total property tax is \$1,176,317,142, an increase of 4.22%** over last year's total of **\$1,128,677,429**.

Property taxes support 131 local taxing districts in Clackamas County, including 18 school districts, 16 cities, 13 fire districts, and 18 urban renewal plans. Other taxing districts providing services include water, public safety, the Port of Portland, and Metro. Tax code areas on your statement identify the unique mix of taxing districts for your location. There are 356 different tax code areas in Clackamas County.

The \$47.6 million increase in property taxes is generated from new construction, voter approved money Measures, and the 3% increase in assessed value under Measure 50.

Real market value for 2024 in Clackamas County grew 1.4%, which is considerably lower than the 2023 growth rate of 6.1%. However, real market value in the county has been trending upward since 2013.

Real market value of all property in Clackamas County, including new construction, totaled \$119 billion for January 1, 2024, up from \$117.4 billion in 2023. Taxable value grew by 4.0%, from \$63.59 billion to \$66.15 billion. The average real market value of a single family home is \$674,356 and the median value is \$581,632. The average taxable value is \$358,313, which is equal to about 53% of the average real market value. The values on your tax statement are as of January 1, 2024 and reflect market changes from the prior 12 months. The values do not reflect changes in the real estate market after the assessment date of January 1, 2024.

Typically, property owners see a 3% increase in taxes due to Measure 50's constitutional limitation of maximum assessed value growth. For the 2024-25 tax year, some areas are below 3% where districts levied less for bonded debt while other areas see taxes greater than 3% due to new voter approved money measures. Approximately 2,500 property owners will see tax increases between 0-2%, 118,000 between 2-3%, while 43,400 will see increases greater than 3% and approximately 6,500 property owners will see taxes reduced.

For the 2024-25 tax year, just 6.0% of all properties in Clackamas County are paying on real market value because it falls below their Measure 50 value. Measure 50 limits maximum assessed value growth to 3% annually unless there are changes to the property. The majority of properties had assessed value growth of 3% required by Measure 50. Those with new construction are an exception to Measure 50 and grew more than 3%.

Under Measure 5's tax limitation, tax savings have decreased for many property owners throughout Clackamas County over the past several years due to the steady increase in real market value. Measure 5 compression reduces the tax property owners would otherwise pay in the education and local government categories. Measure 5 limitations are higher as market values increase resulting in less savings. The impact to compression in 2023 was \$10.2M in Measure 5 tax savings including about 13,600 properties. The impact to compression in 2024 is \$11.4M in Measure 5 tax savings including about 13,000 properties. Learn more about Measures 5 and 50 at [www.clackamas.us/at/measures5-50.html](http://www.clackamas.us/at/measures5-50.html).

## Average Property Tax changes for 2024-2025

Districts	Increase percentage	Comments
Canby School District		
City/Rural Canby	2.38%	Bond rates down: Canby School, Canby Fire, Clackamas Community College.
Aurora Fire	6.23%	Aurora Fire Local Option increase, Bond rates down: Canby School, Clackamas Community College.
Centennial School District	3.21%	Centennial School bond rate up
Colton School District	3.52%	Colton School bond rate up
Estacada School District		
City Estacada	2.29%	Bond rates down: City Estacada, Estacada School, and Clackamas Community College.
Rural Estacada	2.23%	Bond rates down: Estacada School, Clackamas Community College.
Gladstone School District	3.34%	Gladstone School bond rate up
Gresham Barlow School District	2.42%	Bond rates down: Gresham Barlow school, Clackamas Fire.
Lake Oswego School District		
City Lake Oswego	3.03%	Bond rates up: City Lake Oswego, Portland Community College
Rural Lake Oswego	2.98%	Lake Oswego School bond rates down, Portland Community College bond rates up
City Portland	4.40%	Bond rates up: City Portland, Portland Community College
Molalla River School District		
City Molalla	17.72%	New bonds: City and School district
Rural	16.51%	New Molalla River School bond. Other bond rates down: Clackamas Community College, Fire districts
Newberg School District	2.94%	Bond rates down: Newberg school, Clackamas Community College, Tualatin Valley Fire
North Clackamas School District		
City Gladstone	2.93%	Bond rates down: School district, Clackamas Community College
City Happy Valley	2.93%	Bond rates down: School district, Clackamas Community College, Clackamas Fire #1
City Milwaukie	2.89%	Bond rates down: City Milwaukie, School district, Clackamas Community College, Clackamas Fire #1
City Portland	4.38%	Bond rates up: City Portland
Rural	2.93%	Bond rates down: School district, Clackamas Community College, Clackamas Fire #1
Oregon City School District		
Oregon City	2.50%	Bond rates down: Oregon City School, Clackamas community College, Clackamas Fire (has metro bonds)
Rural	2.38%	Bond rates down: Oregon City School, Clackamas community College, Clackamas Fire (does not have metro bonds)
Oregon Trail School District		
City Sandy	2.69%	School bond rate down
Rural	2.62%	School bond rate down
Portland School District	4.23%	Bond rates up: City Portland, Portland Community College
Riverdale School District	3.54%	Bond rates up: School district, Portland Community College
Sherwood School District	2.17%	Bond rates down: School district, Clackamas Community College, Tualatin Valley Fire
Silver Falls School District	2.65%	Bond rates down: School district, Clackamas Community College
Tigard Tualatin School District	2.51%	Bond rates down: City Tualatin, School district, Tualatin Valley Fire
West Linn Wilsonville School District		
City West Linn	2.83%	Bond rates down: City West Linn, School District, Clackamas Community College, Tualatin Valley Fire
Wilsonville	2.89%	Bond rates down: School District, Clackamas Community College, Tualatin Valley Fire
Rural	2.88%	Bond rates down: School District, Clackamas Community College, Tualatin Valley Fire

## Changes in Bond and Local Option Rates Impacting Taxes

District	Levy Type	Purpose of New Levy	2023	2024	2024 Change
City of Portland Fire/Police Pension	<i>Existing Bond</i>		2.6386	2.9545	<b>0.3159</b>
Portland Community College	<i>Existing Bond</i>		0.3560	0.3727	<b>0.0167</b>
Canby School	<i>Existing Bond</i>		1.9344	1.8394	<b>-0.0950</b>
Centennial School	<i>Existing Bond</i>		1.0841	1.1138	<b>0.0297</b>
Colton School	<i>Existing Bond</i>		0.3759	0.4388	<b>0.0629</b>
Estacada School	<i>Existing Bond</i>		1.1621	1.0650	<b>-0.0971</b>
Gladstone School	<i>Existing Bond</i>		4.2301	4.2972	<b>0.0671</b>
Gresham/Barlow School	<i>Existing Bond</i>		2.8048	2.7138	<b>-0.0910</b>
Oregon City School	<i>Existing Bond</i>		1.2247	1.1360	<b>-0.0887</b>
Oregon Trail School	<i>Existing Bond</i>		1.7248	1.6710	<b>-0.0538</b>
Portland School	<i>Existing Bonds</i>		2.3828	2.3338	<b>-0.0490</b>
Riverdale School	<i>Existing Bond</i>		2.4227	2.5357	<b>0.1130</b>
Sherwood School	<i>Existing Bond</i>		3.5037	3.3707	<b>-0.1330</b>
Silver Falls School	<i>Existing Bond</i>		1.9601	1.9171	<b>-0.0430</b>
Tigard/Tualatin School	<i>Existing Bond</i>		1.7597	1.6904	<b>-0.0693</b>
West Linn/Wilsonville School	<i>Existing Bond</i>		2.9472	2.9305	<b>-0.0167</b>
City of Molalla	<i>New Bond</i>	<i>New Police Station</i>	N/A	0.8489	<b>0.8489</b>
Molalla River School District	<i>New Bond</i>	<i>Molalla River Middle School Replacement</i>	N/A	1.5411	<b>1.5411</b>
Aurora Fire	<i>Local Option Increase</i>	<i>Keep Current EMT/Firefighters On Duty 24/7</i>	0.9900	1.5100	<b>0.5200</b>

## Location, Office Hours, and Public Services

### Clackamas County Department of Assessment & Taxation

150 Beavercreek Road, Suite 135, Oregon City, OR 97045

Lobby/Phone Hours 8 a.m. - 4 p.m., Monday – Thursday

**Open Friday, Nov. 15, 7:30 a.m. - 5:00 p.m., for payments only**

503-655-8671

Taxpayers can email after hours at [PropertyTaxInfo@clackamas.us](mailto:PropertyTaxInfo@clackamas.us)

NOTE: Access to Clackamas County's Assessment & Taxation office in the Development Services Building and nearby parking areas on the Red Soils campus may be impacted by construction. The construction could affect physical access to our office and the current payment drop box locations. To avoid delays due to anticipated traffic and parking issues, please consider mailing your payment or using our online payment option this year. To make an online payment, go to [web3.clackamas.us/pay/at/](http://web3.clackamas.us/pay/at/)

**Extended Lobby Hours November 4 - 7, and 12 - 15, 2024, 7:30 a.m. - 5:00 p.m. The office will be closed Monday, Nov. 11 for Veterans Day.**

The county offers an option for property tax statements to be delivered electronically through a secure web-based service called eNoticesOnline. Property owners who want to go paperless and/or prefer to receive documents online, rather than printed and mailed, can sign up for the electronic statement service using a unique account registration code printed on their property tax statements. Once an account is registered, electronic statement notices will arrive via a registrant's email and **paper statements will no longer be delivered.**

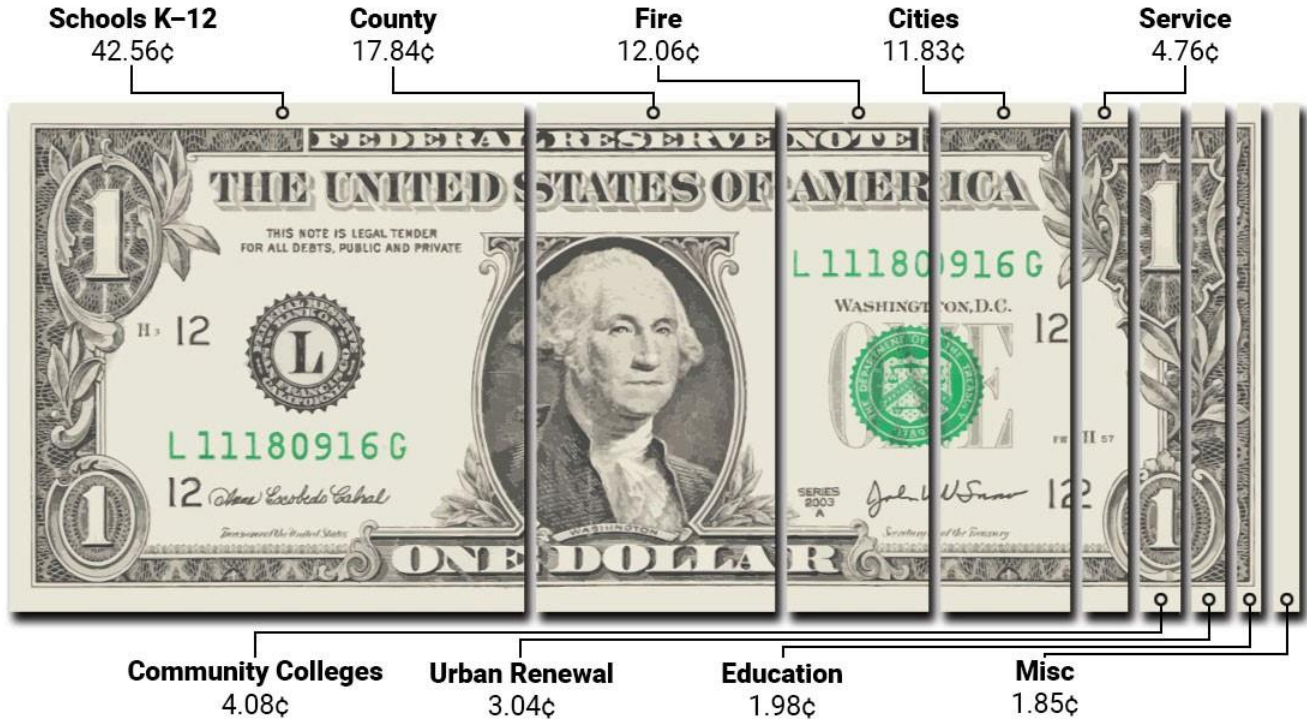
Taxpayers can find directions to set up an eNoticesOnline account using their 2024-25 statements, and stay up to date on all Assessment and Taxation information and events at [www.clackamas.us/at](http://www.clackamas.us/at)

**Our goal is to provide outstanding customer service, offer convenience with payment options, and build public trust through good government.**

## Join our Virtual Town Hall on Wednesday, November 6

Visit [www.clackamas.us/event/2024/at-town-hall](http://www.clackamas.us/event/2024/at-town-hall) on November 6 from 6 p.m. to 8 p.m.

# Where Your Tax Dollars Go – Local Services



## Property Value Appeals Board (formerly the Board of Property Tax Appeals; BOPTA)

The value change notice is part of the tax statement. If you have questions regarding the values on your tax statement, please call our appraisal staff to discuss your concerns at 503-655-8671. Taxpayers can file value appeals with the Property Value Appeals Board (PVAB) through December 31, 2024. PVAB's phone number is 503-655-8662.

## Due Dates and Paying Property Taxes

Full payment of taxes is due by November 15, 2024 to receive the 3% discount. A two percent discount is given if 2/3 payment is received by November 15, 2024. No discount is allowed on a 1/3 payment by November 15, 2024 with additional 1/3 payments due on February 18, 2025 and May 15, 2025.

We encourage people to pay their taxes early and take advantage of the payment methods most convenient for them. Mail payments early to ensure they are received timely. You can also choose the online payment process where e-checks and debit card payments are very affordable (see our website for more information at [www.clackamas.us/at/pay.html](http://www.clackamas.us/at/pay.html)). There is a tax payment drop box located to the left of the main entrance at the Development Services Building. Also, look for signs directing you to our drive through tax payment drop box located off Courthouse Road beginning November 1, 2024. Please be advised parking may be very limited due to courthouse construction.

## Important notice for bill payment service users:

Please know your bill pay service rules. Payments made with electronic bill pay services must be received in our office by November 15, 2024. Please request payment far enough in advance with your bill pay provider so that we receive your payment timely. Bill pay service payments received after November 15, 2024 will not receive the discount and are subject to interest charges if not received by December 15, 2024.