

# PRESS RELEASE



**OCTOBER 20, 2021**

***Tami Little, Assessor***

Phone 503-655-8671

## **2021-2022 PROPERTY TAX INFORMATION**

Clackamas County is mailing approximately 179,000 property tax statements to real and personal property owners on October 21<sup>st</sup> and 22<sup>nd</sup>.

Recent news reports indicate the United States Post Office is delivering mail slower than normal. Please mail your payment early to avoid a late payment and loss of discount.

Property tax payments are due Nov. 15, 2021. **Clackamas County recognizes that many in our community have been experiencing unprecedented economic challenges due to the impacts of COVID-19. Please note that Oregon state law sets the deadline that property tax payments are due and requires that interest be charged on delinquent taxes. 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 \$998,663,440, an increase of 3.79%** over last year's total of \$962,182,559. Property taxes support 128 local government districts in Clackamas County, including 18 schools, 16 cities, 13 fire districts, 12 urban renewal agencies, and the County. 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 365 different tax code areas in Clackamas County.

The \$36.4 million increase in property taxes is generated from new construction, voter approved money Measures, and the 3% increase in assessed value under Measure 50 (M50).

Real market value for 2021 in Clackamas County grew 9.6% continuing a growth trend that started in 2013, the growth rate for 2021 was nearly double the 2020 growth rate of 5% and was the highest year-over-year growth rate since 2017 (10%).

Real market value of all property in Clackamas County, including new construction, totaled \$94.2 billion for January 1, 2021, up from \$86 billion in 2020. Taxable value grew by 4.3%, from \$55.8 billion to \$58.2 billion. The average real market value of a single family home is \$539,648 and the median value is \$472,985. The average taxable value is \$323,739 and the assessed value of an average home is equal to about 60% of its real market value. The values on your tax statement are as of January 1, 2021 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, 2021.

Typically property owners see a 3% increase in taxes due to M50's constitutional limitation of assessed value growth. In 2021 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 17,500 property owners will see tax increases between 0 - 2%, 64,000 between 2 - 3%, 68,000 will see increases greater than 3% and approximately 21,000 property owners will see taxes reduced.

In 2021, only 8% of all properties in Clackamas County are paying on real market value because it falls below their M50 value. Measure 50 (M50) limits 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 M50, those with new construction are an exception to M50 and grow more than 3%.

Under Measure 5's tax limitation (M5), 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. Compression limits and reduces the

tax property owners would otherwise pay in the education and local government categories. M5 tax reductions grew from \$6.7M in 2018 to \$12.1M in 2019 due to new local option levies, the tax reduction was \$13.1M in 2020. M5 limitations are higher as market values increase resulting in less savings, the impact to compression in 2021 was a decrease to \$11.6M and approximately 8,600 properties will receive less M5 tax savings.

## **TYPICAL PROPERTY TAX CHANGES FOR 2021-2022:**

Beavercreek	2.08%		
Boring	1.65%		
Canby (City)	1.02%		
Canby (Rural)	0.80%		
Carus	0.98%	Milwaukie (City)	3.06%
Charbonneau	1.13%	Milwaukie (Unincorporated North Clackamas Area)	3.64%
Colton	2.16%	Molalla (City)	2.02%
Damascus Area		Molalla (Rural)	2.07%
-Centennial School Dist.	4.36%	-Silver Falls School Dist.	1.91%
-Gresham/Barlow School Dist.	1.81%	Mulino	2.13%
-North Clackamas School Dist.	3.99%	Newberg	10.04%
-Oregon Trail School Dist.	2.00%		
-Estacada School Dist.	3.00%	Oregon City (City)	2.06%
Estacada (City)	3.22%	Oregon City (Rural)	1.98%
Estacada (Rural)	2.95%		
Gladstone (City)		Portland (City)	
-Gladstone School Dist.	2.08%	- Portland Sch. District	6.10%
-North Clackamas School Dist.	3.00%	- North Clackamas School Dist.	7.38%
-Oregon City School Dist.	2.00%	- Lake Oswego School Dist.	6.00%
Government Camp	2.25%	Redland	2.03%
Happy Valley		Riverdale	-0.93%
-Centennial School Dist.	3.71%	Sandy (City)	2.06%
-Gresham School Dist.	2.00%	Sandy (Rural)	1.88%
-North Clackamas School Dist.	4.06%		
Lake Oswego (City)	2.08%	Sherwood	2.14%
Lake Oswego (Unincorporated)	2.25%	Sunnyside / Clackamas	4.26%

Tualatin Tigard/Tualatin School 2.26%

Tualatin West Linn/Wilsonville Sch 1.72%

West Linn (City) 0.10%

West Linn/Wilsonville (Rural) -0.48%

Wilsonville (City)

- West Linn/Wilsonville School -0.03%

## **Changes in Bond and Local Option Rates Impacting Taxes:**

<b>District</b>	<b>Levy Type</b>	<b>Purpose of New Levy</b>	<b>2020</b>	<b>2021</b>	<b>2021 Change</b>
Canby School	<i>Existing Bond</i>		2.1271	1.9483	<b>-0.1788</b>
Centennial School	<i>Existing Bond</i>		1.1677	1.5106	<b>0.3429</b>
City of Estacada	<i>Existing Bond</i>		0.1966	0.1805	<b>-0.0161</b>
City of Lake Oswego	<i>Existing Bond</i>		0.2392	0.2272	<b>-0.0120</b>
City of Milwaukie	<i>Existing Bond</i>		0.3729	0.3577	<b>-0.0152</b>
City of Portland	<i>New &amp; Existing Local Options</i>	<i>Prevent reductions to park services &amp; programs, preserve &amp; restore parks and natural areas</i>	0.4026	1.2026	<b>0.8000</b>
City of Portland	<i>Existing Bond</i>		0.4270	0.3820	<b>-0.0450</b>
City of Portland Fire/Police Pension	<i>Existing Bond</i>		2.7580	3.0089	<b>0.2509</b>
Clackamas Community College	<i>Existing Bond</i>		0.1777	0.1622	<b>-0.0155</b>
Clackamas Fire District 1	<i>Existing Bond</i>		0.0888	0.0790	<b>-0.0098</b>
Estacada School	<i>Existing Bond</i>		1.2365	1.3977	<b>0.1612</b>
Metro	<i>Existing Bonds</i>		0.3974	0.3774	<b>-0.0200</b>
Newberg School	<i>New &amp; Existing Bonds</i>	<i>Improve Health, Safety, and Security</i>	0.4716	1.5337	<b>1.0621</b>
North Clackamas School	<i>Existing Bond</i>		2.1910	2.2932	<b>0.1022</b>
Oregon City School	<i>Existing Bond</i>		1.1686	1.2033	<b>0.0347</b>
Portland Community College	<i>Existing Bond</i>		0.3970	0.3803	<b>-0.0167</b>
Portland School	<i>New &amp; Existing Bonds</i>	<i>Facilities and Education Investments</i>	2.4017	2.3335	<b>-0.0682</b>
Riverdale School	<i>Existing Bond</i>		2.4005	2.2510	<b>-0.1495</b>
Silverton Fire District 2	<i>Existing Bond</i>		0.2264	0.2111	<b>-0.0153</b>
West Linn Wilsonville School	<i>Existing Bonds</i>		3.3312	2.6782	<b>-0.6530</b>

## **LOCATION, OFFICE HOURS and PUBLIC SERVICE:**

### Clackamas County Department of Assessment & Taxation

150 Beaver Creek Road, Suite 135 Oregon City, OR ~ 503-655-8671

**Lobby/Phone Hours 8am – 4pm**

**Monday - Thursday**

**Extended Lobby Hours Nov. 8<sup>th</sup> – 10<sup>th</sup>, and 15<sup>th</sup>, 2021, 7:30am – 5:00pm**

*The office will also be closed Thursday, November 11<sup>th</sup> in observance of Veterans Day*

Taxpayers can call 503-655-8671 after hours and leave a message on the recorder or email us at:

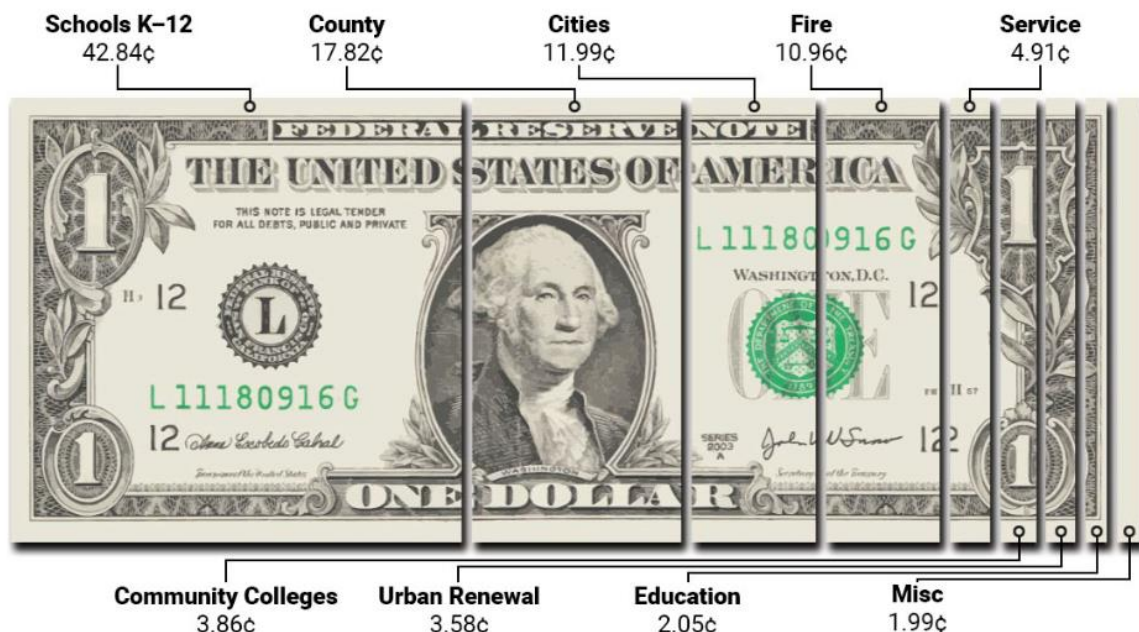
[PropertyTaxInfo@clackamas.us](mailto:PropertyTaxInfo@clackamas.us). Our office is located in the Development Services Building on the Red Soils Campus on the first floor just inside the main entrance at 150 Beaver Creek Road in Oregon City. *Our goal is to provide outstanding customer service, offer convenience with payment options and office hours, and build public trust through good government.*

## ***Join our Virtual Town Hall –***

Register at [Clackamas.us/at](https://clackamas.us/at) for a virtual Town Hall on Wednesday, November 3<sup>rd</sup> at 6pm-8pm

## **Where Your Tax Dollars Go**

### **Property taxes support your local services**



## **Board of Property Tax Appeals**

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 Board of Property Tax Appeals (BOPTA) through January 3, 2022. BOPTA's phone number is 503-655-8662.

## **Due Dates and Paying Property Taxes**

Full payment of taxes is due by November 15, 2021 to receive the 3% discount. A two percent discount is given if 2/3 payment is received by November 15<sup>th</sup>. No discount is allowed on a 1/3 payment and additional 1/3 payments are due on February 15<sup>th</sup> and May 16, 2022.

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 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.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 thru tax payment drop box located off Library Court beginning November 1<sup>st</sup>.

### **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<sup>th</sup>. 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<sup>th</sup> will not receive the discount and are subject to interest charges.

**Is the statement yellow?** This means another party has requested this bill (i.e. mortgage company, Oregon Department of Revenue). If you have questions we encourage taxpayers to check with the other party before paying the bill.

## **UNDERSTANDING OREGON'S PROPERTY TAX SYSTEM**

Oregon's property tax system continues to be driven by a constitutional property tax limitation passed by voters in May of 1997 and still referred to as Measure 50. The constitutional amendment reduced property taxes and fundamentally changed Oregon's property tax system in several ways. It replaced most tax levies with permanent tax rates; it established the maximum assessed value of every property as 90% of its 1995-96 real market value; and it limited maximum assessed value growth to 3% a year as long as the property was unchanged and real market value exceeded the maximum assessed value established under the system. The system also allows voters to approve additional money measures that may increase their taxes in excess of 3%.

The Measure 5 limits and property taxes are calculated on a property by property basis. The increase or decrease in savings that occur from the Measure 5 limitation is dependent on the ratio of assessed value to real market value and the tax rates of the districts that provide service to a specific area. An increase in tax can result when real market value growth reduces the level of savings to the property from the prior year. Any decline in Measure 5 tax relief for property owners benefits taxing districts that receive the additional revenue.

Under Oregon's property tax system, maximum assessed value generally will grow 3% annually resulting in assessed value growth of 3% and a tax increase of about 3%. That's typically how the mechanics of Oregon's property tax system work (Measure 50) and this will be the outcome for many property owners. However, we have a complex system and it won't be the case for everyone.

There are situations that result in property tax increases greater than the typical 3%. These include:

1. Changes to the property including annexations, new construction, remodeling, and rezoning with property use consistent with the new zoning.
  2. New Money Measures and / or tax rate changes.
  3. Real market value increases that result in less savings from the Measure 5 limitations.
  4. Market value grows more than 3%, is still less than the maximum assessed value (MAV), and is then used to calculate taxes.
  5. Real market value was used to calculate taxes the prior year, was more than 3% below the MAV, and now increased to a point greater than the current MAV so the MAV is now used to calculate taxes.
  6. Any combination of 1 through 5.
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