

CLACKAMAS COUNTY OREGON
 150 BEAVERCREEK RD.
 OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
 7/1/2023 to 6/30/2024

Property Location: 9155 SE SUNNYSIDE RD
 HAPPY VALLEY, OR 97086

Tax Code Area: 012-051 Acres: 0.00
 Requested By: NATIONAL TAX SEARCH LLC

ACCOUNT NO: 00116984
 MAP: 12E33C 00600

125475*387**G50**0.814**1/4*****AUTO5-DIGIT 97086
 VIRK PROPERTIES CLACKAMAS LLC
 8814 SE DENALI DR
 HAPPY VALLEY OR 97086-5735



2023 - 2024 CURRENT TAX BY DISTRICT:

COM COLL CLACK	693.07
ESD CLACKAMAS	458.75
SCH NORTH CLACK	5,954.58
SCH NORTH CLACK LOC OPT	2,042.50
EDUCATION TOTAL:	9,148.90
COUNTY CLACKAMAS R	3,675.25
COUNTY EXTENSION & 4-H	62.28
COUNTY LAW ENHANCED	871.64
COUNTY LIBRARY	494.59
COUNTY PUBLIC SAFETY LOC OPT	461.13
COUNTY SOIL CONS	62.28
FD 1 CLACK CO	2,962.76
FD 1 CLACK CO LOC OPT	651.60
PARK N CLACKAMAS	653.60
PORT OF PTLD	87.34
SP CO SRV 5 LIGHTING	531.74
SRV 2 METRO	119.92
SRV 2 METRO LOC OPT	120.29
URBAN RENEWAL COUNTY	315.27
VECTOR CONTROL	8.14
VECTOR CONTROL LOC OPT	31.33
GENERAL GOVERNMENT TOTAL:	11,109.16
COM COLL CLACK BOND	311.26
COUNTY PUBLIC SFTY RADIO SYS	110.90
FD 1 CLACK CO BOND	102.38
SCH NORTH CLACK BOND	2,751.87
SRV 2 METRO BOND	478.67
EXCLUDED FROM LIMIT TOTAL:	3,755.08
2023 - 2024 TAX BEFORE DISCOUNT	24,013.14

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
RMV LAND	2,094,945	2,176,144
RMV TOTAL	2,094,945	2,176,144
ASSESSED VALUE:	1,216,573	1,253,070
PROPERTY TAXES:	22,742.11	24,013.14

THIS IS NOT A TAX BILL IF... your mortgage company is responsible for paying your taxes. Keep this statement for your records.

 Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

 Questions about your property value or taxes ?
 Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL	Nov 15, 2023	720.39 3%	23,292.75
2/3	Nov 15, 2023	320.18 2%	15,688.58
1/3	Nov 15, 2023		8,004.39

DELINQUENT TAXES: 0.00
TOTAL (after discount): 23,292.75
 Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

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2023 - 2024 Property Tax Payment Clackamas County, Oregon

ACCOUNT NO: 00116984

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

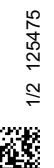
FULL PAYMENT (Includes 3% Discount)	DUE Nov 15, 2023	23,292.75
2/3 PAYMENT (Includes 2% Discount)	DUE Nov 15, 2023	15,688.58
1/3 PAYMENT (No Discount offered)	DUE Nov 15, 2023	8,004.39

Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
 PO BOX 6100
 PORTLAND, OR 97228-6100



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03000001169840002329275000156885800008004399

Payment instructions

Please send only a check or money order with your payment stub. **DO NOT** mail cash. **Your cancelled check is proof of payment.**

Property tax payments **MUST** be credited to the earliest year that taxes are due.

Tax statements for **less** than \$40 must be paid in full.

Discounts/payment schedule (choose one)

To receive a discount, payments **MUST** be delivered, U.S. post-marked, or transmitted by private express carrier on or before November 15. Returned checks may cause a loss of the discount.

To receive any applicable discount you **MUST** make:

- **Full payment**—Receive a three percent (3%) discount on the amount of current year tax, as shown on your tax statement, if full payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**.
- **Two-thirds payment**—Receive a two percent (2%) discount on the amount of current year tax paid, as shown on your tax statement, if two-thirds payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**. Pay the final one-third (with no discount) by **May 15** to avoid interest charges.
- **One-third payment**—No discount allowed. Pay one-third by **November 15**, followed by another one-third payment by **February 15**. Pay the final one-third balance by **May 15**.

Interest is charged at a rate of 1.333% monthly, 16% annually. Interest is accrued on past due installment payments accordingly:

- First one-third installment payment, interest begins accruing on **December 16**.
- Second one-third installment payment, interest begins accruing **February 16**.
- Remaining one-third payment, interest begins accruing on **May 16**.

If the 15th falls on a weekend or legal holiday, the due date will be extended to the next business day.

Delinquent taxes and lien dates

All personal property tax is delinquent when any installment is not paid on time. The responsible taxpayer can be served with a warrant 30 days after delinquency. Personal property can be seized and other financial assets can be garnished.

Real property tax is delinquent if not paid by May 15. Foreclosure proceedings on real property begin when taxes have been delinquent for three years.

(*) Accounts subject to foreclosure

Real property tax accounts with an unpaid balance for any tax year marked with an (*) on the front of this statement are subject to foreclosure if not paid on or before May 15. Payments **MUST** be applied to the oldest tax first.

Review your value

If you think your property value is incorrect or if there has been a change to the value that you did not expect or understand, review it with the county assessor's office. Many assessors provide value information online. Visit your county assessor's website or call them for more details.

Appeal rights

If you think the **VALUE** of your property as shown on this statement is too high, you can appeal. Your appeal is to the county board of property tax appeals (BOPTA), except for state appraised industrial property. To appeal industrial property appraised by the Department of Revenue, you must file a complaint in the Magistrate Division of the Oregon Tax Court.

If you disagree with a **PENALTY** assessed for late filing of a real, personal, or combined property return, you may ask the county BOPTA to waive all or a portion of the penalty. See www.oregon.gov/dor/programs/property/pages/property-appeals.aspx.

When and where to appeal to BOPTA

File your petition by **December 31** with the **county clerk** in the county where the property is located. You can get petition forms and information from your **county clerk**, or at www.oregon.gov/dor/forms.

What to pay if you appeal

Follow the payment schedule to avoid interest charges and to receive applicable discounts. If your tax is reduced after appeal, any overpayment of property tax will be refunded.

Tax statement information is available in alternate formats, in compliance with the Americans with Disabilities Act (ADA). Contact your county tax collector.

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Mailing address change request (Mailing address changes only. An address change requires the owner's signature. Additional documentation may be required for name changes.)

Date: _____ Account number(s): _____

Name: _____

New mailing address: _____

Phone: _____

Email: _____

Signature: X _____