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COUNTY

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NEWS RELEASE

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Property tax payments due November 16

Multnomah County offers discounts, online payment options, online property account information

Multnomah County property owners will begin receiving property tax statements in the mail next week. Approximately 300,000 real and personal property tax statements and value notices will be mailed between October 15 and 25. Property tax statements have a November 16, 2009 due date. Taxpayers will receive a 3% discount if the full amount is received by the Multnomah County Assessment, Recording and Taxation office, or postmarked on or before Monday, November 16, 2009. Taxes may also be paid without discount in three installments due November 16, 2009, February 15, 2010 and May 17, 2010. Multnomah County encourages taxpayers to pay early to avoid delays, receive the discount, and avoid interest charges on late payments.

Online and phone payment options available

For added convenience, property tax payments may be made by calling 1-877-542-5990 or online at www.multcotax.org. Secure payment methods include e-Checks (electronic funds transferred from participating financial institutions) or major credit/debit cards. A convenience fee will be assessed by Official Payments, a third-party payment service provider. Multnomah County does not retain any portion of the convenience fee. **Credit card and e-check transactions are services available only online and by phone and cannot be processed at the county office.** Taxpayers can also use bank or credit union online bill pay services. However, these payments must be initiated early enough to comply with the financial institution's scheduling requirements so that the county tax collector receives payment by the due date.

Levies approved in 2008 affect tax rates

The total of all property taxes and special assessments to be collected for all districts in Multnomah County is \$1.195 billion for the 2009 tax year, an increase of 6% from \$1.127 billion in 2008. In addition to the 3% increase in assessed value provided by Measure 50, voters approved a number of new levies in the November 2008 election that account for the remaining increase. City of Portland voters approved a renewal of the Children's Investment Fund local option levy. Metro and Portland Community College were both granted new bond levying authority. Other approvals resulting in 2009 tax increases are new bond levies for Riverdale and Scappoose School Districts.

The total taxes certified for collection in Multnomah County for the **Portland Public School District** are \$232 million, an increase of \$7.6 million from the \$224.4 million levied in 2008, or a 3.4% increase. The 2009 Oregon Legislature made permanent the previous temporary increase of \$0.5038 per \$1,000 assessed value to the permanent tax rate from \$4.7743 to \$5.2781 per \$1,000.

The **City of Portland (in Multnomah County)** total taxes certified for collection increased by 8.3%, from \$303.2 million to \$328.3 million in 2009. Portland's assessed value increased 3.4%. The tax increase in excess of the assessed value increase is primarily due to the reinstatement of the Children's Investment Fund local option levy. The portion of the 2009 taxes for the City of Portland Fire and Police Disability and Retirement Fund is \$110.9 million with a tax rate of \$2.6259 per \$1,000 of assessed value, compared to last year's levy of \$107.4 million with a tax rate of \$2.6241 per \$1,000 of assessed value.

The total taxes certified for collection for **Metro (in Multnomah County)** increased from \$20.8 million to \$23.6 million, due to increases in taxes for repayment of bonds.

For **Multnomah County**, taxes for collection rose from \$274.9 million last year to \$282.9 million this year, an increase of \$8 million or 2.9%. The overall assessed value in Multnomah County increased from \$52.8 billion to \$54.5 billion or 3.2%.

Taxes to be collected for the **City of Gresham** increased by 1.7%, from \$23.1 million to \$23.5 million. A 3.3% increase in assessed value was partially offset by a decrease in taxes for bond repayment.

Measure 50 and Measure 5 Constitutional limits determine assessed values

On individual properties, the 3% assessed value increase is the result of Measure 50, a constitutional amendment approved by Oregon voters in 1997. The measure required a roll back of the 1997-98 assessed value to the 1995-96 level minus 10%. Each subsequent year, this amendment allows the maximum assessed value to increase by 3% annually, unless it exceeds the real market value of the property. Thus for most properties, the assessed value increased by 3% over last year. New construction or new additions to a property are specific types of “exceptions” for which increases larger than 3% of the assessed value are allowed. The real market value of these exceptions is reduced to give the owner tax savings similar to existing properties.

Measure 5, an Oregon constitutional amendment approved by Oregon voters in 1990, created a permanent limitation on property taxes of \$10 per \$1,000 of real market value for general government services, and \$5 per \$1,000 of real market value for education services. On each individual account, if the taxes as calculated under Measure 50 rules exceed the amount as calculated under Measure 5 rules, then taxes are billed at the lower Measure 5 limited amount. The reduction of taxes to Measure 5 limits is referred to as “Measure 5 compression.”

With home values falling across America due to the national economic recession, many homeowners wonder whether their property taxes will show corresponding declines. As described in [this document](#), due to the 3% assessed value increase provided by Measure 50 and voter approval of new taxes last year, taxes will increase on the vast majority of Multnomah County properties this year.

Within Multnomah County, tax rates on individual statements vary because property taxes support 69 local government taxing districts, most of which have different boundaries. These districts include education districts and various branches of local government including cities, Multnomah County, local fire, water and special assessment districts, Metro, TriMet, and the Port of Portland. Multnomah County only retains about 24 cents of each dollar collected. The remainder is distributed to other taxing districts.

Assessed value to real market value ratios vary widely within Multnomah County

Within Multnomah County, no true “typical” example of average assessed value (AV) exists. Since Measure 50 established 1995 assessed value as the basis for annual increases, homes in different areas have appreciated at different rates. **Thus, homes with the same real market values in different parts of the county may have different assessed values and corresponding tax amounts.**

Using a Real Market Value (RMV) figure of \$300,000 the following examples, with varying assessed values, apply for these sections of the county. Actual average RMV and AV amounts vary for these areas.

Example home location	Real Market Value	Assessed Value	Tax due
North Portland	<u>\$300,000</u>	\$122,460	<u>\$2,675.44</u>
SW Portland	<u>\$300,000</u>	\$181,170	<u>\$3,947.08</u>
Gresham	<u>\$300,000</u>	\$209,040	<u>\$3,401.73</u>

Value change notices are included on the tax statement. Taxpayers will have the opportunity to file value appeals with the Board of Property Tax Appeals through December 31, 2009. The Board convenes in February and hears appeals, which must be completed by April 15, 2010. Taxpayers who are concerned that the 2009/2010 real market value and/or the assessed value are incorrect may contact the Board of Property Tax Appeals at 503-988-5241 to receive a petition for appeal or a brochure that outlines the appeal process. Forms and information are available online at www.multcotax.org. The Board of Property Tax Appeals is located in Suite 175 at 501 S.E. Hawthorne Boulevard in Portland.

Multnomah County’s property tax information phone number is **503-988-3326**. General property tax information is also available at www.multcotax.org and specific property account information (values, taxes, balances due, etc.) is available 24/7 at www.multcoproptax.org. The Multnomah County Assessment, Recording and Taxation Office is located at 501 S.E. Hawthorne Boulevard in Portland. Tax payments can be made on the first floor in Suite 175 (8:00 a.m. to 5:00 p.m., M-F). **Payments should be mailed to: P.O. Box 2716, Portland, Oregon 97208-2716. Payments may also be made online at www.multcotax.org as described above.** Multnomah County offices will be closed Wednesday, November 11, 2009 in observance of Veterans’ Day.