

In Memory of...

Alan Ray Jasper



Alan Ray Jasper, 62, passed away October 21, 2011 at his home in Birkenfeld, OR. A Celebration of Life open house was held at the Fishhawk Lake Clubhouse, Birkenfeld, on Saturday, November 5 from 11:00 AM to 3:00 PM.

Alan is survived by his wife, Nancy Ernst Jasper, their daughter, Allyson, her husband, Phil Broughton, and their two daughters, Skylar (5) and Samantha (2).

Alan was owner of Turn-a-Round Sales and lived in Hillsboro for 20 years until he suffered from a disabling stroke in 2000. Since then he and Nancy lived at their 'dream' home at Fishhawk Lake near Birkenfeld until his death.

Suggested memorials can be sent in Alan's memory to: Fishhawk Lake Ecological Foundation, 9997 Beach Dr., Birkenfeld, OR 97016 or Talking Book and Braille Services, Oregon State Library, 250 Winter St. NE, Salem OR 97301.

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2011-12 Columbia County Assessment and Property Tax Bills Explained

Due to the steep decline in the real market value of residential properties between January 1, 2010 and January 1, 2011, many property owners may see a decrease in their tax bill for the first time since maximum assessed value was set in 1997 by passage of Measure 50. This is due to the real market value falling below the maximum assessed value for these properties; therefore the real market value becomes the tax assessed value. In addition, if the categorized consolidated rates exceed the constitutional limits of \$5 per thousand for education districts or \$10 per thousand for general government limits when applied to the real market value, the tax is further reduced by compression. Based on permanent operating rates, the consolidated education rates for Saint Helens, Scappoose, Vernonia and Rainier exceed the \$5 per thousand rate limit, and the consolidated general government rates for properties located inside the city limits of Rainier and Clatskanie exceed the \$10 per thousand rate limit.

For the 2010-11 tax year, only 579 out of a total of 23,204 residential properties countywide had a tax assessed value lower than their maximum assessed value. For the 2011-12 tax year, this number has increased to 5838 out of a total of 23,026 residential properties. The City of Clatskanie had

the least percentage of properties at 9.29% that fell below the maximum assessed value this year, while the Cities of Saint Helens and Columbia City had the highest percentage of properties at 40.46% that fell below the maximum assessed value.

All properties have market trends developed by analyzing sales in each market area to determine the current tax year's increase or decrease in value. For the current assessment date of January 1, 2011, all sales in 2010 are reviewed and compared to the January 1, 2010 value. Real market values for residential properties decreased an average of 20% countywide. Property owners of townhouses and row houses in Saint Helens and Columbia City will see the greatest decrease of 36%, while property owners of rural residential properties in the Clatskanie dikeland area will see an increase of 3% in their real market value.

For residential properties that are currently electronically recalculated annually, the sales are analyzed using the recalculated value, not the actual previous year value. This means that the trend applied to the previous year value shown on the tax statement is not likely to equal this year's value. Real market values of residential property located in Saint Helens, Columbia City, and Vernonia (both city and rural) were

recalculated this year. A recalculation does not include a physical inspection of property, but rather is a computer assisted recalculation of values by analyzing and using current market data and local cost modifiers. While this method does not identify properties that may have more or less than typical maintenance, it provides the most efficient and accurate method of valuing properties at 100% of real market value each year between physical reappraisals. A reappraisal of the city of Rainier and the surrounding rural area was completed for this year and the real market values in these areas will reflect any changes noted from the physical inspection by county appraisers.

For market areas that have not yet been physically reappraised and converted to recalculation, the trend is applied to the actual previous year value. Reappraisal for the Clatskanie area and for personal property manufactured structures countywide are scheduled for the 2012-13 tax year, Rural Saint Helens and Warren for the 2013-14 tax year, and the Scappoose area for the 2014-15 tax year. In 2015-16, both commercial and industrial properties are scheduled for reappraisal.

Real market values for commercial properties remained unchanged due to a lack of sales data. While many businesses may be

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Banks Union Point Cemetery
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*Saturday
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Bazaar: 10 AM - 7 PM
Dinner: Noon - 7 PM

Adults	\$12
Seniors 65+	\$10
Children 5-12	\$8
4 & under	Free

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FOR RENT

5 bdrm, 3 bath house in Vernonia. \$750/mo + utilities. 1st + deposit. 503-793-0921

3 Studio Apts. Available - 409 Rose Ave. \$400 rent, \$400 deposit. Call Tim 503-396-3371

3 Bdrm, 2 bath Townhouse - now available. \$722/mo. Blue Heron Hollow. *Equal Housing Opportunity*. Water, sewer, garbage paid. Tax credit. 503-429-6052

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I Buy Guitars, amps and other musical instruments. Call John 503-235-8996

PUBLIC NOTICES

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FOR SALE

Commercial BBQ - on trailer, with sink, has passed Health Dept. inspection. Call Larry Snethen 503-819-5636

Weekly Auction--New auction hours. Weekly auctions every Thurs, preview 5:30 PM, auction 6:30 PM. We buy gold, silver, coins, household items, estates. 114 S. 17th Street, St. Helens. 503-396-5898 or www.EstateAuctionsNW.com

Treharne Firewood Service-- Fir cut, split and delivered - \$170/ cord local. Jerry Budge 503-429-1811

GARAGE SALE

Garage Sale- Household goods, dolls, Christmas items and misc. Nov.12, 9 AM - ? 242 Bridge Street, Vernonia.

HELP WANTED

Free Horse Stall-- Board your horse, self care in exchange for farm work/cleaning stalls for small livestock. Approx. 10 hrs total labor per week. Great riding trails close by. Near Vernonia Airport. Contact Heather 503-502-6703

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Safety Course Classes - Required for the Oregon Concealed Handgun License-fulfills application requirements. Also personalized firearms proficiency training classes available. Small classes ensure individual attention. Local and flexible scheduling. Please call 503-429-7342 for details.

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