

T R I C K O R T R E A T



**County Assessment and Property Tax Bills Explained** *continued from page 16*

experiencing decreased income due to the economy, a review of market listings in Columbia County revealed over 90% of businesses listed for sale are asking a purchase price that is at or above the current real market values on the county assessment rolls.

Due to the market decline and minimal new construction in the county, there is very little change in the total assessed value for most taxing districts. This will result in a minimal increase, and in some cases, a reduction in property tax revenue received by most taxing districts during the 2011-12 fiscal year.

A total of \$55,789,038 in property taxes are being billed for the county, cities, schools and special districts. That amount is 3.74 percent more than was billed last year. In addition, a total of \$1,044,608 will be collected for such things as drainage district assessments and the Oregon Department of Forestry's fire patrol special assessments. That amount is 5.5 percent higher than last year.

Countywide, the market value of all taxable property decreased from \$5.72 billion to \$5.48 billion, a decrease of 4 percent. The total tax assessed value this year is \$4,085,273,311 or 2.30 percent higher than last year.

The first payment of the tax bill is due on Tuesday, November 15, 2011. At least one third of the amount is due at that time. Payments can be made at the tax office in the courthouse on Monday through Thursday between the hours of 8:30 AM and 5:00 PM. The courthouse county offices are closed to the public on Fridays. For payments that are made using a bank's bill pay service, the tax account number should

be noted in the memo field. Payments that are mailed need to be postmarked by the 15th. A return envelope will be included with the statements. The second and third installments are due by February 15, 2012 and May 15, 2012, however the County does not send out statements for the February or May due dates.

Columbia County is once again providing a way to pay property taxes with E-checks and credit and debit cards through the Point & Pay website. Property Tax payments can be made with your E-checks and credit and debit cards on-line at [www.co.columbia.or.us](http://www.co.columbia.or.us), or by calling 1-866-587-4007. There is a 2.95% charge to use your credit or debit card and a flat fee of \$2.95 for E-checks.

This year, arrangements have been made with the St. Helens Community Federal Credit Union (all branches) as an authorized collector for the County to collect only the 2011-12 property tax payments through November 15, 2011.

Property owners who pay the entire amount due by November 15th will receive a three percent discount. If two thirds of the bill is paid by November 15th a two percent discount of the amount paid will be allowed.

Property owners may appeal the value of their property as in past years. However, there would only be a reduction in the taxes due if the market value falls below the assessed value. The deadline for filing an appeal is

January 3, 2012. Appeal forms are available from the County Clerk or County Assessors Office, or can be found online at [www.co.columbia.or.us/departments/assessors-office](http://www.co.columbia.or.us/departments/assessors-office).

**HUD OWNED Property for Sale**

**\$27,500**

1290 N Mist Dr, Vernonia  
2 BD, 1 bath, approx. 1058 sq. ft.  
Cute interior, needs to be raised.  
Try 203k loan. The money to raise the house and sales price in one loan!  
(this loan for owner occupants only)

***Seller will consider ALL OFFERS!***



Carriage House Real Estate  
503-739-3500  
503-987-1411

