

2019-20 Property Tax statements available online, being mailed soon

Lane County taxpayers began receiving their 2019-20 property tax statements over the weekend. Statements are available online now, as well as information about the county value trends, levy changes and individual property tax account information, at www.lanecounty.org/AT.

The first payment is due Nov. 15.

Lane County Assessment and Taxation collects property tax on behalf of 85 separate taxing districts, including cities, schools, education service districts, water districts, rural fire districts, urban renewal districts and other taxing districts such as park and recreation, library and ambulance districts.

The total property tax certified for all tax levies combined in 2019-20 is \$581.1 million. This is approximately 5.9 percent more than in 2018. The total amount of taxes billed changes each year as a result of the addition of new or renewed local option and bond levies, the expiration of local option and bond levies, the 3 percent statutory increase in Maximum Assessed Values (MAV), the addition of new properties to the tax roll, the number of exemptions granted, and the number of properties being taxed on their lower market values instead of their Measure 50 MAV.

Lane County's Jan. 1, 2019, Real Market Value (RMV) increased to \$66.1 billion from \$61.9 billion, an overall increase of approximately 6.1 percent from Jan. 1, 2018.

The total taxable value for all properties combined in Lane County increased by 3.9 percent over last year, from \$34.2 billion in 2018 to \$35.5 billion in 2019.

Additionally, 3.7 percent of residential properties in Lane County now have a market value below their Measure 50 MAV which is down from 5 percent in 2018.

Most properties will continue to see the 3 percent statutory increase in their MAV. On average, residential property owners will pay tax on 67.7 percent of their RMV in 2019.

Oregon's constitution limits the increase in MAV of each property to 3 percent per year, unless there have been changes made to the property, such as new construction or additions, new partitions or subdivisions, removal from special assessment or exemption programs, or changes in zoning and use of the property.

There are approximately 180,000 property tax accounts in Lane County consisting of: 54.5 percent Residential/Tract; 16.6 percent Exempt; 9.7 percent Commercial; 5.9 percent Industrial; 4.2 percent Farm/ Forest; 4.7 percent Multi-Family; and 4.4 percent Business Personal Property, Utilities and Other.

Property values for tax purposes are set only once a year at the time of certification. Certification occurred for the 2019-20 tax roll on Oct. 4. Oregon does not reset property values at the time of sale as in California, nor does it reset property values for tax purposes at the time of a refinanced loan.

The 2019-20 tax statement reflects a property's RMV as of Jan. 1. This is based on the Jan. 1, 2018, RMV compared to 2018 sale prices, which showed an overall median RMV increase of 7 percent for a typical house value.

Market value changes for individual properties will vary each year due to many factors including the general real estate market, property location and changes made to the property such as new additions, remodels or demolition.

Voters in the past year

have approved changes to the tax levies and bond rates which are then applied to a property's Assessed Value (AV). However, Oregon's constitution limits the total tax rate that can be billed to an individual property to no more than \$10 per \$1,000 of market value for government and \$5 per \$1,000 of market

value for schools. These limits do not apply to bonds.

If taxpayers believe their properties' market values are incorrect, taxpayers should first contact Lane County Assessment and Taxation. Taxpayers have the right to appeal to the Board of Property Tax Appeals through the Deeds and Records Division

of the County Clerk's Office.

The Board of Property Tax Appeals has the authority to reduce market value when sufficient evidence is provided to demonstrate the RMV of a property was different on Jan. 1, 2019, than what is on the tax statement. If RMV is still higher than AV, the tax payment will likely re-

main the same. A reduction to the value does not always result in a refund. The Board cannot grant reductions to a tax amount; it can only review a property's value.

All appeals must be filed with the Lane County Deeds and Records office by Dec. 31. Voter Approved Levy Renewals

• Siuslaw School District: renewed its 5-year local option levy at the same \$0.75/\$1,000. The money will be used to maintain stability of their current programs through 2023-2024.

• Siuslaw School District's Bond ended.

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Games & Treats courtesy of The Saw Shop & Old School Furniture

Free Hot Dogs courtesy of Florence Dairy Queen & Bridgeport Market & Wine Shop

Free Trick or Treat Candy courtesy of
Florence Grocery Outlet, Siuslaw Glass & Mirror & Mo's Restaurant

Limit of one pumpkin per person, 18 & under please

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