

# Here is how your Washington County property taxes will be used

Approximately 172,503 property tax statements have been mailed to Washington County property owners. Now, staff in the county's Department of Assessment & Taxation will assist the public with a variety of inquiries, including understanding how their property tax bill was determined, what local services it pays for and what the options are for an appeal.

Property taxes in Oregon pay for local services. This year the average property tax dollar in Washington County breaks down in the following manner.

- 18.1 cents for County government services (public safety, road improvements, libraries, elections, public health, etc.)
- 31.6 cents for neighborhood services provided by cities and special districts (police, fire protection, parks and water, Urban Road Maintenance District, Enhanced Sheriff's Patrol District and Urban Renewal Projects)
- 47.6 cents for Education (K-12, Portland Community College, Education Service District)
- 2.7 cents for Regional services provided by Metro, Tri-Met and Port of Portland

Tax statements reflect the amount of tax paid to each taxing district that provides service in the area where the property is located. Tax rates vary based

on the unique mix of taxing districts in a given location called a tax code area. There are 295 separate tax code areas in Washington County this year.

## 2004/2005 Property Taxes

This year's property tax statements account for a total of \$565,496,395.53, which will pay for the services mentioned above. These services are provided by 47 local taxing districts (cities, county, special districts, schools, regional governments) throughout the County. This is an increase of .7 percent or \$4.2 million over last year. The small increase in total county-wide taxes is due to the decision by the Beaverton School District to forgo their Local Option Levy (LOL), which was approved last year for three years at \$1.50 per \$1,000 of assessed value. The Beaverton School District boundaries encompass 46 percent of the property tax accounts in Washington County. Last year this LOL produced \$18,775,427 in collections from property owners in the district. Several other factors throughout the county will affect tax bills, including the 3 percent increase in assessed value allowed on most properties, value added for new construction, land subdivisions and other "Measure 50 exceptions" as well as several Local Option

Levies which were not renewed in Banks, Cornelius, King City and Gaston.

## Renewal of Previous Rate Levy

Accounts that increased by more than 10 percent are generally properties with new construction or a new lot. Taxpayers in the City of Banks will pay approximately 10 percent less this year because a Local Option Levy for Police Services was not reauthorized.

## Values and Appeals

The tax statement includes a section on current and prior year values. Taxpayers concerned that their Assessed Value or Real Market Value is too high should call the Appraisal Division at 503-846-8826 to discuss the basis for their property's appraisal.

Appeals of value may be filed until December 31, 2004. Information pertaining to the appeal process is available on the back of the tax statement and the county web site [www.co.washington.or.us/tax](http://www.co.washington.or.us/tax). Taxpayers may also call the Appraisal Division for assistance.

## Payment Options

Taxpayers have several payment options. Taxes may be paid in three installments due November 15, February 15 and May 16. These payment dates are extended past the 15th of the month when the date falls on a weekend as it does in May

this year. There are also provisions for full payments with a 3 percent discount or a two-thirds payment with a 2 percent discount. Payments must be post-marked by November 15 to receive the discount. Property owners that do not receive a tax statement by November 1st should call the Collections Office at (503) 846-8741.

## Washington County Property Tax Fact Sheet

- Assessed Value of taxable property in Washington County increased by 4.5 percent from \$34.3 billion to \$35.8 billion.

The assessed value of most properties will increase 3 percent under the constitutional limitation passed by voters in 1997 known as Measure 50. However, certain changes to property such as new construction, subdivisions and rezoning may also increase assessed value.

- Real Market Value (RMV) increased by 4.2 percent from \$50.5 billion to \$52.6 billion in Washington County this year.

RMV reflects the price a property would most likely have sold for as of January 1, 2003. Although usually not the basis for assessing property, RMV is used to calculate "Measure 5 Limits" on each property. That is, operating taxes for education cannot exceed \$5.00 per \$1,000 of RMV, and general government operating taxes are capped at \$10.00 per \$1,000 RMV.

Tax reductions based on this limitation, called "Measure 5 Compression," add up to \$2,782,930 this year in Washington County, down from \$8,043,949 last year.

- Average Market Value of residential property increased by 5 percent; Assessed Value increased 3.4 percent on average.

This year the average Assessed Value of a single family residential property in Washington County is \$169,500 and the average Real Market Value is \$229,600.

## 55 Alive Safe Driver Program

A 55 Alive, Safe Driver Program will be held at the Banks Fire Station, November 8 and 9, from 12:30 to 4:30 p.m.

The program is sponsored by AARP and the Banks Fire District. Some insurers offer discounts for those who have completed safe driver programs.

The cost is \$10.00 and registration is recommended. Call Sue Stewart at 503-359-8435 to register.

**November 6**  
**Health Fair at Fire Station from 9 am to 1 pm and Chili Cookoff & Casino Night at Schlegel Hall from 6:00 p.m. to midnight**



**3 DAYS ONLY! November 5, 6, & 7th**

<b>Turkey Breast</b> \$2.99 per lb.	<b>Fresh French Bread</b> 79¢ each	<b>Yellow Onions</b>
<i>Slice to order from our Service Deli</i>	<i>Fresh From our Service Bakery</i>	<b>10¢ per lb. Jumbo</b>
<b>Bone-In Ham</b> \$1.29 per lb.	<b>Chuck Roast</b> \$1.99 per lb.	<b>Satsuma Mandarins</b>
<b>Western Family Shank Portion</b>	<b>Signature Select Midwest Angus Boneless Beef</b>	<b>\$3.99 each 5 Lb. Box</b>
<b>Shrimp Rings</b> \$3.99 each	<b>Split Breasts</b> 99¢ per lb. Bone-In	<b>Top Sirloin Steaks</b> \$2.99 per lb.
<b>12 Oz. • IQF Harvest of the Sea</b>	<b>Foster Farms Locally Grown in WA or OR</b>	<b>Signature Select Angus Beef</b>

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