

# Your property tax statement has a *wealth of information.*

**7/11/19 TO 6/30/20 REAL PROPERTY TAX STATEMENT**  
 WASHINGTON COUNTY OREGON • 135 N FIRST AVE., RM 130 • HILLSBORO, OREGON 97124  
 ACCOUNT NO: R999009

**PROPERTY DESCRIPTION** ①  
 MAP: 15114DA-01200  
 CODE AREA: 051.64

SITUS: 123 MAIN ST  
 WEST HAVEN TERRACES NO.2, BLOCK 10, LOT 1

WASHINGTON, RICKY & LUCY  
 123 MAIN ST  
 HILLSBORO, OR 97124

**VALUES:**

	LAST YEAR	THIS YEAR
MARKET VALUES:	146,250	153,560
LAND	232,670	241,700
STRUCTURE	378,920	395,260
TOTAL RMV VALUE	757,840	790,520
TAXABLE VALUES:	259,700	267,490
ASSESSED VALUE	12,380	12,750
EXEMPTION	247,320	254,740
TOTAL VALUE	23,060	22,710

**PROPERTY TAXES:** \$3,799.23

**APPEAL DEADLINE:** December 31, 2019  
 Value Questions Call 503-846-8801  
 Tax Questions Call 503-846-8826  
 Personal Property Questions Call 503-846-8741  
 Other Questions

**PROPERTY TAX PAYMENT OPTIONS**  
 (See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/19	\$17.45	\$3,797.46
2/3	11/15/19	\$2.20	\$2,557.74
1/3	11/15/19	NONE	\$1,204.97

**DELINQUENT TAXES:** NO DELINQUENT TAXES DUE

**TOTAL (After Discount):** \$3,797.46

**2019-2020 CURRENT TAX BY DISTRICT:**

PORTLAND COMMUNITY COLLEGE	72.04
ESD - NW REGIONAL	39.19
BEAVERTON SCHOOL DISTRICT	1,195.49
EDUCATION TAXES:	\$1,306.71
WASHINGTON COUNTY	572.58
WASHINGTON COUNTY - LOL	107.88
METRO SERVICE DISTRICT	24.61
PORT OF PORTLAND	37.86
TUAL HILLS PARK & REC	333.02
TV FIRE & RESCUE	388.53
TV FIRE & RESCUE - LOL	62.56
ENHANCED SHERIFF PATROL	62.56
URBAN ROAD SALINT DEPT	54.08
STREET DISTRICT LIGHTING	162.14
GENERAL GOVERNMENT TAXES:	100.01
BOND-WASHINGTON COUNTY	62.08
BOND-METRO	47.61
BOND-PC	53.89
BOND-ED #48-BEAVERTON	475.19
BOND-TUAL HILLS PARK & REC	39.33
BOND-TV FIRE & RESCUE	11.57
BOND-TEL-MET	31.56
BOND TAX:	8721.24
2019-20 TAX (Before Discount)	\$3,914.91

**PROPERTY TAX PAYMENT INSTRUCTIONS**

PLEASE RETURN THIS PORTION WITH PAYMENT - SEE BACK OF STATEMENT FOR INSTRUCTIONS

2019-2020 Property Tax Payment Stub WASHINGTON COUNTY, OREGON

SITUS: 123 MAIN ST

FULL PAYMENT (includes 3% Discount) \$3,797.46  
 2/3 PAYMENT (includes 2% Discount) \$2,557.74  
 1/3 PAYMENT (No Discount Offered) \$1,204.97

PLEASE MAKE PAYMENT TO: WASHINGTON COUNTY TAX

ENTER AMOUNT PAID

This guide is designed to help you better understand your property tax statement. We are responsive to your questions. Please look over the enclosed information and contact us if you don't find what you need.

## ① Key Property Data

- **Property address, map number and account number.** Please have this information available when making inquiries to the Department of Assessment & Taxation.

Americans with Disabilities Act information is included on the **back of the tax statement.**

## ② Mailing Address Changes

Mailing address changes can be requested in two different ways:

- Sign and submit the request form on the back of the payment stub; **OR**
- E-mail your request to: [addresschange@co.washington.or.us](mailto:addresschange@co.washington.or.us). Please include the following information with your request:
  - Property account number
  - New mailing address
  - Printed name of requester
  - Documentation if requesting on behalf of a trust, business, POA, etc.

## ③ Comparative Tax Values

- **Real Market Value (RMV)** is the assessor's estimate of the price your property would sell for as of January 1, 2019.
- **Taxable Value** is based on your Real Market Value or Maximum Assessed Value, whichever is lower. Refer to our website for more information; [www.co.washington.or.us](http://www.co.washington.or.us).
- If you are currently receiving a Veteran's Exemption, it will be noted in this section.
- If you have questions about the values of your property or think they are incorrect, please contact the appraisal office at 503-846-8826.

## ④ Appeal Information

- The deadline to appeal your real market value to the Board of Property Tax Appeals is December 31, 2019. You should focus your appeal on the market value of your property as it existed on January 1, 2019. The best evidence to provide with your appeal is a sale, a fee appraisal or comparison of market value of similar homes in your neighborhood, cost of construction or cost of repair, or for income producing property, rental and expense data.
- For more information and/or petition forms refer to our website ([www.co.washington.or.us/tax](http://www.co.washington.or.us/tax)) or call 503-846-3854.

## ⑤ Payment Options & Due Dates

- Taxes can be paid in full or in thirds.
- To receive a **3% discount**, full payment must be *postmarked or received by November 15, 2019.*

**Payment Options: DO NOT mail cash.**

- **Online:** [www.co.washington.or.us/tax](http://www.co.washington.or.us/tax)
  - Routing & Account number (ACH): \$0.95 convenience fee applies
  - Debit/Credit: 2.45% (minimum \$1.50) convenience fee applies
- **Mail:** Check payable to *Washington County* P.O. Box 3587, Portland, OR 97208-3587
- **Drop Site Locations:** 155 N. 1<sup>st</sup> Ave., Ste 130; Hillsboro, OR 97124
  - **Parking Lot Rear Entrance:** 24-hour drop site
  - **Front Entrance Lobby:** 8 a.m. - 5 p.m., weekdays
- **By Phone:** 1-888-510-9274
  - Debit/Credit: 2.45% (minimum \$1.50) convenience fee applies

## ⑥ Allocation of Taxes to Districts

Tax statement shows the taxes collected for each of the districts in which your property is located. Each district collects a permanent tax rate for ongoing services plus any additional taxes that have been approved by the voters. These taxes are shown on your statement as Local Option Levies (LOL) or Bond Levies.

- **(A) Education Taxes:** Portland Community College, your Educational Service District and your K-12 school district.
- **(B) General Government Taxes:** Cities, county, regional government and special districts.
- **(C) Bond Taxes:** Finance capital improvements such as school buildings, parks or public works projects authorized by voters.

## ⑦ Delinquent Taxes

- This is the amount of **tax** owed from prior years.
- Delinquent taxes are included in your Payment Options (Section #5).
- Taxes identified with an asterisk (\*) are subject to foreclosure if not paid on or before May 15, 2020.
- Payments will be applied to the oldest tax year first.  
*Call our collection office at 503-846-8801 with any tax payment questions.*

## ⑧ Total Taxes Due (After Discount)

- To receive the **3% discount** on the current year, as shown, full payment must be *postmarked or received by November 15, 2019. Returned checks may lose the discount and be subject to additional fees.*

## ⑨ Payment Stub

- If you received a **green statement**, tear off this portion of the statement and return it with your payment in the envelope provided.
- If you received a **yellow statement**, this indicates either:  
*A mortgage company has requested your property tax bill. If you have had any changes in your mortgage in the last several months, please check with your lender to make sure your property taxes will still be paid for you. If you have purchased, sold or refinanced in the past several months, please contact your lender;*  
**OR**  
*you are a recipient of a Senior or Disabled Tax Deferral Program, for which the Oregon Department of Revenue will pay all of the property tax; Property owners are ultimately responsible for paying the tax.*

## Many factors can affect the amount of your tax bill.

- If you live in a taxing district that has new voter approved Bonds or Local Option Levies, your property taxes may increase more than 3%.
- If you made any major renovations or changes to your property prior to the assessment date of January 1, your property taxes may increase more than 3%.

For additional information please refer to the Press Release at [www.co.washington.or.us](http://www.co.washington.or.us) or you can call Washington County offices at 503-846-8741.

## What are the new levies or bonds approved or reauthorized by the voters that will be reflected in this year's tax bill?

Measure	District	Item	Proposed Rate	Description
3-547	Lake Oswego School District <a href="http://www.losdschools.org">www.losdschools.org</a>	LOL	\$1.64	Supports expansion, program preservation and class sizes.
34-288	Cornelius Rural Fire District	LOL	\$0.52	Renewal of a five year local option levy to fund rural fire services.
3-548	City of Lake Oswego <a href="http://www.ci.oswego.or.us">www.ci.oswego.or.us</a>	Bond	\$0.24	Open space, parks and recreation lands and facilities.
26-197	City of Portland <a href="http://www.portlandchildrenslevy.org">www.portlandchildrenslevy.org</a>	LOL	\$0.4026	Renew Portland Children's Levy. Abuse and neglect prevention, children's programs.

### Property tax statement glossary

*Any question about a specific bond or levy should be directed to the District.*

AFTER - A voter-approved bond or levy within an urban renewal area passed after certain dates

AQUATIC-TIGARD TUALATIN - Tigard-Tualatin Aquatic District

BOND - Bond Measure approved by voters—typically 20-30 years in duration

CNTY - Washington County

COLL-PORTLAND - Portland Community College

DOT - Division of Tax for Urban Renewal

ESD - Education Service District

FIRE - Fire District

LOL - Local Option Levy—a voter approved measure

PARK-TUALATIN HILLS - Tualatin Hills Parks & Recreation

PCC - Portland Community College

PORT-PORTLAND - Port of Portland

REG-METRO - Metro Regional District

SD - School District

UR - Urban Renewal

## Do you qualify for these tax programs?

1. **Veteran's Exemption** - You may be entitled to an exemption on your property taxes if you are a widow/widower of a Veteran or a 40% disabled Veteran.
  - Filing period: January 1<sup>st</sup> - April 1<sup>st</sup>.
2. **Active Duty Military Service Member Exemption** - You may be entitled to an exemption on your property taxes if you are serving in the Oregon National Guard or Military Reserve and have been ordered to federal active duty (Title 10) or deployed under the Emergency Management Assistance Compact. Call for filing period.
3. **Disabled Citizen Deferral** - For homeowners collecting Federal Social Security Disability and meeting all the other requirements of the Oregon Department of Revenue (DOR).
4. **Senior Citizen Deferral** - For homeowners age 62 or older who meet all the other requirements of the Oregon DOR.
  - Filing period for both: January 1<sup>st</sup>-April 15<sup>th</sup>.
  - Deferral means that the taxes will need to be paid at a later date.

Contact Oregon DOR at 1-503-945-8348 or [www.oregon.gov/DOR/SCD](http://www.oregon.gov/DOR/SCD) for more info.  
Contact Washington County at 503-846-8741.

### Contact Information

- Send payments to: Washington County, P.O. Box 3587, Portland, OR 97208-3587
- E-mail: [a&t@co.washington.or.us](mailto:a&t@co.washington.or.us)
- Website: [www.co.washington.or.us/tax](http://www.co.washington.or.us/tax)
- Physical address: 155 N. 1<sup>st</sup> Ave., Ste. 130; Hillsboro, OR 97124
- General information: 503-846-8741
- Tax payment questions: 503-846-8801
- Property value questions: 503-846-8826
- Office hours: M - F 8:30 a.m. - 5 p.m.
- Closed Veteran's Day: November 11, 2019



# 2019 Washington County

## Property Tax Statement Guide

The color of your statement matters:

**Green Statement** - You pay the tax bill.

**Yellow Statement** - A mortgage company or the Oregon Department of Revenue has requested the tax bill. You may want to check with your lender.

Refer to section 9 inside for additional information.

Website: [www.co.washington.or.us/tax](http://www.co.washington.or.us/tax)

**Español:** Para información en español, llame al 503-846-8741.

Please Make Payment to  
**WASHINGTON COUNTY**  
Property Tax Payment  
P. O. Box 3587  
Portland, OR 97208-3