## **Your** Quarterly Town Hall with Chair Harrington





Your Property Taxes at Work

October 24, 2024, 6:00pm – 7:00pm

Service Center East, Murray Building Suite 2023 3700 SW Murray Blvd. Beaverton OR 97005





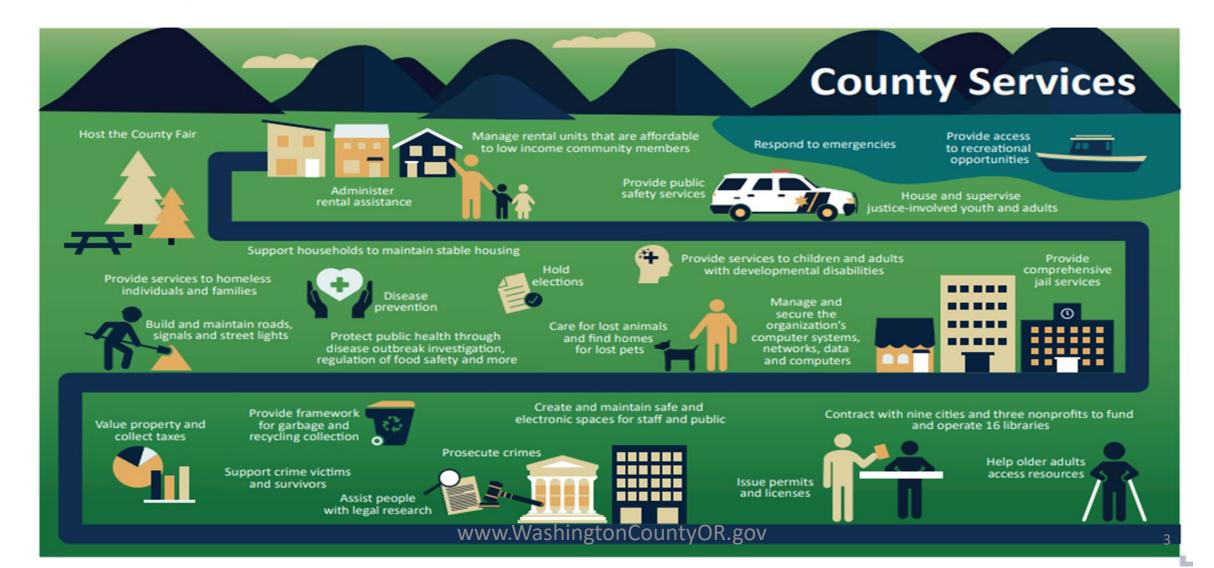
#### Proposed Agenda for tonight's conversation

- Introductions
  - Please include name, area you live in and what brought you here today
- Questions for right now:
  - What do you already know about property taxes?
  - What do you want to learn and discuss about property taxes?
- Overview on Washington County Property Taxes & Tax bills
  - Help me stick to the 30-minute mark of our meeting time tonight, 9 slides of info (2 = Kathryn's various home (residence) property tax bills as samples (illustrating UUA & City)
  - Questions on topic Let's try to hold questions until that 10<sup>th</sup> slide.
- Questions about anything?



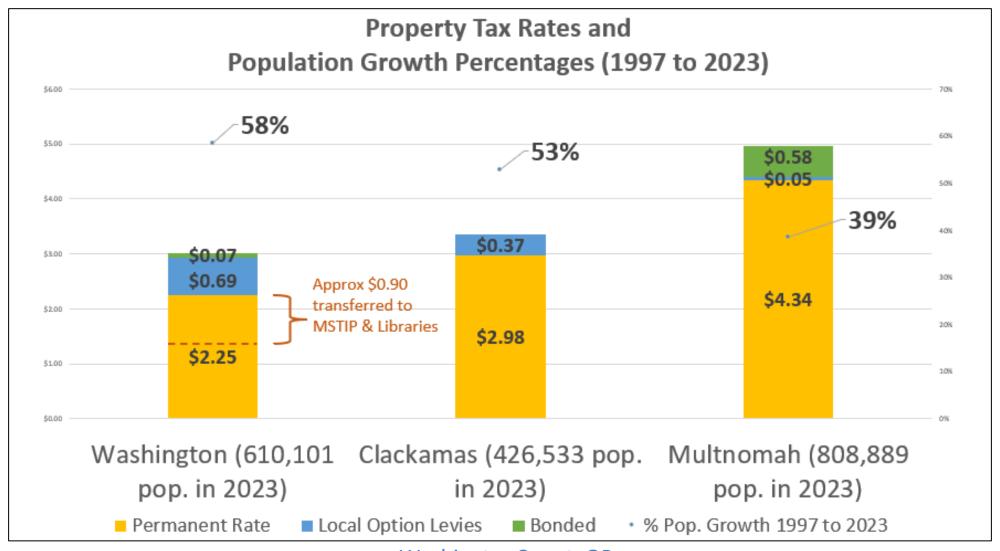
#### County Government: A lot of services to community

#### WASHINGTON COUNTY SERVICES DIAGRAM



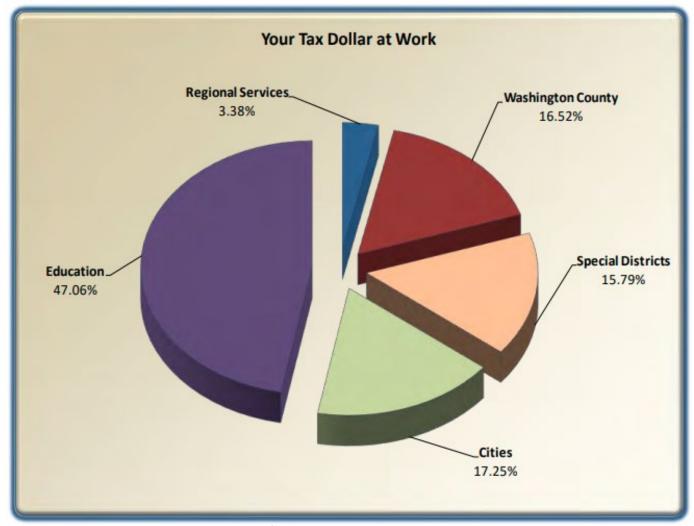


#### **Property Tax Revenue**





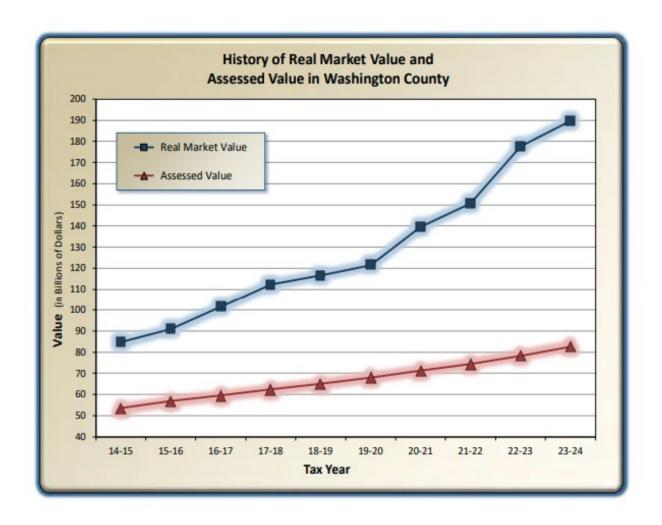
#### Generally, where your collected tax dollars go?



Source: A&T Summary of Assessment and Tax Roll 2023 - 2024



#### Real Market Value vs. Assessed Value

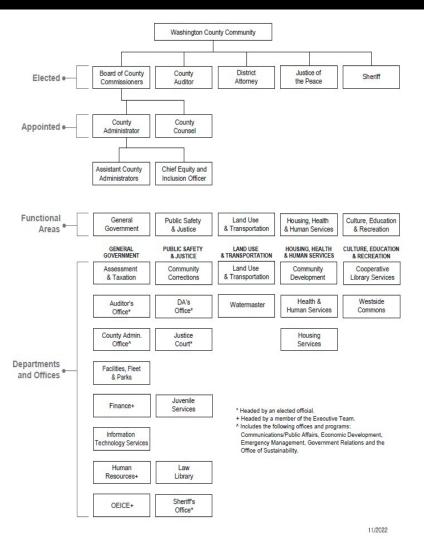


Tax Year	Real Market Value	Assessed Value
23-24	\$189,787,476,246	\$82,619,276,160
22-23	\$177,722,241,738	\$78,318,865,846
21-22	\$150,660,153,461	\$74,371,914,305
20-21	\$139,705,066,088	\$71,273,364,154
19-20	\$121,502,775,736	\$68,032,356,127
18-19	\$116,500,832,935	\$64,974,312,732
17-18	\$112,236,653,907	\$62,340,647,387
16-17	\$101,500,233,033	\$59,446,698,455
15-16	\$90,947,468,656	\$56,910,892,240
14-15	\$84,758,606,553	\$53,515,861,950

Property is taxed on its Assessed Value. A property's Assessed Value (AV) is the lower of its Real Market Value (RMV) or its maximum Assessed Value (MAV). Each year, the County Assessor determines the property's RMV and calculates its MAV.



# Many WA County service areas, different revenue sources



- Discretionary, General Fund Revenue (example: property taxes & fees)
- Special Directed funds: special purpose areas (examples:, grants from State and Federal Government for affordable housing, public health, transportation construction)
- Washington County Voter Approved Specific Purpose Funding
  - Washington County Public Safety Local Option Levy
  - Washington County Cooperative Library Local Option Levy
  - UUA specific Enhanced Service Patrol District
  - UUA Urban Road Maintenance District Property Tax
- Other district voter approved bonds and levies, examples: include: TVF&R, THPRD, Metro, School Districts, City specific (ex Hillsboro Parks & Safety, Forest Grove, Tigard, Beaverton...)



### Kathryn's Tax Bills

PROPERTY DESCRIE	MOIT	MAP: 1N1	20DD-03000	ACCOUNT NO:	R1463838
SITUS: 4230 NW 14	7TH AVE	CODE AREA:	052.18	and the state of t	and the contract of
KAISER RIDGE, LOT 30			2004-2005 CURE	ENT TAX BY DISTRICT:	
			COMMUNITY COL	LEGE-PORTLAND	78.15
			ESD-NW REGION	AL	42.50
			SCHOOL-BEAVER		1,296.86
			EDUCATION T	AXES:	\$1,417.51
			WASHINGTON CO	UNTY	621.24
SANSOUCIE, MARC D A			WASHINGTON CO	UNTY - LOL	108.41
HARRINGTON, KATHRYN	N A		METRO-ZOO		26.69
4230 NW 147TH AVE			PORT OF PORTL	AND	19.37
PORTLAND, OR 97229			TV FIRE & RES	CUE	421.47
			TV FIRE & RES	CUE - LOL	69.09
VALUES:	LAST YEAR	THIS YEAR	ENHANCED SHER	IFF PATROL	175.89
MARKET VALUES:			ENHANCED SHER	IFF PATROL-LOL	139.80
LAND	12€,750	141,750	URBAN ROAD MA	INT DIST	67.87
STRUCTURE	236,520	235,280	SERVICE DISTR	ICT-STREET LIGHT	84.81
TOTAL RMV VALUE	363,270	377,030	GENERAL GOV	ERNMENT TAXES:	\$1,734.64
TAXABLE VALUES:	268,300	276,340	BOND-WASHINGT	ON COUNTY	64.30
aodav daddadda	200,300	2/0,340	BOND-METRO		51.73
			BOND-PCC		62.76
DODEDTY TAYES	04 010 01	42 017 20	BOND-SD #48-B	EAVERTON	526.10
PROPERTY TAXES:	\$4,218.01	\$3,917.20	BOND-WOLF CRE	EK WATER	15.64
ADDELL DELDLINE D. L. 21 20			BOND-TV FIRE	& RESCUE	14.01
Value Questions	PEAL DEADLINE December 31, 2004 lue Ouestions Call 503-846-8826		BOND-TRI-MET		30.51
Fax Questions			BOND TAX:		\$765.05
Other Questions	Call 503-846-8741		2004-05 TAX (	Before Discount)	\$3,917.20
	X PAYMENT OP				
	nent for payment ins				
Pay Due In Full 11/15/04	Discount No 117.52	\$3,799.68			
2/3 11/15/04	52.23	\$2,559.24			
1/3 11/15/04	NONE	\$1,305.74	DELINQUENT TA	XES: NO DELINQUENT	TAXES DUE

- Kathryn's House in Bethany (1st of 3 in WA Co.)
  - July 2004 through June 2005 tax year
  - a big house that fit our incomes {3BR, family room, study, formal living room & formal dining room that sat empty), nice big 3 car and 8 bicycle garage = too big for us
  - 2 and 1/4-acre lot I learned that plants grow fast here and that grass grows year-round too = too much for us
  - Feb 1990 to May 2005
- Since house in Bethany, an urban unincorporated area neighborhood not in a city, there are voter approved UUA special districts sponsored by WA Co = Enhanced Sheriff Patrol District (ESPD) LOL, and Urban Road Maintenance District (URMD) and street lights, through the Service District for Lighting Number 1 (SDL No 1) plus Wolf Creek Water District (old Bond)



## Kathryn's Tax Bills

Washing	ton County Dept. of A	ssessment & Taxation Phone: (50:	* 155 N 1st Ave, Ste 130, MS8 * Hillsb 3) 846-8801	ooro, OR 97124
PROPERTY DESCRIPTION	MAP:	1S109BB22100	CODE AREA: 051.58	ACCOUNT NO: R2179130
SITUS: 1965 SW LATITUDE WAY		Contract of the Contract of th		California Family
LEGAL: 45 CENTRAL, LOT 203, A			2023-24 CURRENT TAX BY DISTRI	ст:
ELGAL 45 CENTRAL, EOT 205, ACRES 0.05			Beaverton School District - Loca	I Option 334.95
			Beaverton School District - Pern	n Rate 1,208.87
005785			NW Regional Education Services	s - Perm Rate 39.63
	N A C		Portland Community College - P	
HARRINGTON, KATHRY SOUCIE, MARC D SAN	NAG		EDUCATION TAXES:	\$1,656.36
1965 SW LATITUDE WA	v		City of Beaverton - Perm Rate	1.190.31
			Metro Service District - Local Op	
BEAVERTON, OR 97005			Metro Service District - Perm Ra	
			Port of Portland - Perm Rate	18.09
VALUES	LAST YEAR	THIS YEAR	Tualatin Hills Park & Recreation	- Perm Rate 336.83
MARKET VALUES:	LAST TEAN	THIS TEAR	Tualatin Soil & Water District - F	Perm Rate 18.97
LAND	245,500	252,870	Tualatin Valley Fire & Rescue - L	ocal Option 120.58
STRUCTURE	296,570	285,910	Tualatin Valley Fire & Rescue - F	Perm Rate 393.18
TOTAL RMV	542,070	538,780	Urban Renewal - Beaverton Divi	sion of Tax 154.56
AXABLE VALUES:			Washington County - Local Opti	on 184.89
NET ASSESSED VALUE	260,160	267,960	Washington County - Perm Rate	579.54
			GENERAL GOVERNMENT TAX	ES: \$3,047.59
			Beaverton School District - Bond	After 2001 585.60
			City of Beaverton - Bond	49.92
			Metro Service District - Bond	102.36
			Portland Community College - B	ond 95.39
PROPERTY TAXES:	\$5,419.76	\$5,662.74	Tualatin Hills Park & Recreation	
	H SH WOMEN BY WE	Walter project of	Tualatin Valley Fire & Rescue - B	
REMINDER: Please send payments to:		Washington County - Bond	17.77	
155 N. 1st Ave 5	Ste 130 MS 8	No. of the last	BONDS AND MISC TAXES:	\$958.79
Hillsboro, OR 97	7124	A STATE OF THE PARTY OF THE PAR	2023-24 LEVIED TAX:	\$5,662.74
Please do not staple or paper	clip payment to stu	ıb.	(Before Discount)	\$5,002.74
TAX PAYM	ENT OPTIONS			
	dditional Information			
Pay By	Discount N	let Amount Due		
In Full Nov 15, 2023	169.88	\$5,492.86		
2/3 Nov 15, 2023	75.50	\$3,699.66	DELINQUENT TAXES:	\$0.00
1/3 Nov 15, 2023	NONE	\$1,887,58		Indicates of the attention to
PLEASE INCLUDE STUB TO			TOTAL DUE:	\$5,492,86

- Kathryn's Current House In Beaverton (3rd of 3 in WA Co.)
  - Tax year July 2024 June 2024
  - a smaller house better sized to our need, about 1350 sq feet (Great room design, study, 3BR, no yard (yay!), but only a 2 car garage, so we are down to 5 bicycles.
  - April 2019 to present and remodeling now to stay there 10 years.
- Notes:



## 2023-24 Top Taxpayers in Washington County

Rank	Owner Information	M50 Assd Value	Levied Taxes
1	INTEL CORPORATION	1,943,426,395	32,410,225.64
2	NIKE INC	1,493,386,339	26,658,764.97
3	PORTLAND GENERAL ELECTRIC CO	1,224,054,160	20,765,177.24
4	NORTHWEST NATURAL GAS CO	486,389,960	7,902,686.95
5	PACIFIC REALTY ASSOCIATES	452,136,083	7,839,643.63
6	COMCAST CORPORATION	413,757,290	7,636,883.91
7	GENENTECH INC	388,963,760	6,553,105.92
8	MAXIM INTEGRATED PRODUCTS INC	348,935,270	5,813,610.52
9	VERIZON COMMUNICATIONS INC	296,776,860	5,006,885.29
10	NORTHWEST FIBER LLC	264,086,950	4,403,571.64
11	LAM RESEARCH CORPORATION	231,226,610	3,750,725.39
12	NTT GLOBAL DATA CENTERS HI LLC	190,226,878	3,204,866.38
13	WORKDAY INC	179,123,726	3,023,770.45
14	BV CENTERCAL LLC	169,756,473	2,946,340.10
15	PPR WASHINGTON SQUARE LLC	159,837,161	2,841,678.69
16	FRED MEYER STORES INC	150,839,140	2,716,536.77
17	NVIDIA CORPORATION	159,443,509	2,685,716.29
18	LINKEDIN CORPORATION	134,058,679	2,338,052.70
19	BEAVERTON LLC	128,064,820	2,291,027.73
20	LI CORTEZ LLC	122,673,250	2,066,749.85



# What did we learn?

#### 7/1/04 TO 6/30/05 REAL PROPERTY TAX STATEMENT WASHINGTON COUNTY OREGON \* 155 N FIRST AVE., RM 130 \* HILLSBORO, OREGON 97124 ACCOUNT NO: R1463838 MAP: 1N120DD-03000 2004-2005 CURRENT TAX BY DISTRICT: PROPERTY DESCRIPTION 78.15 CODE AREA: COMMUNITY COLLEGE-PORTLAND SITUS: 4230 NW 147TH AVE 42.50 1,296.86 ESD-NW REGIONAL KAISER RIDGE, LOT 30 \$1,417.51 SCHOOL-BEAVERTON EDUCATION TAXES: 621.24 108.41 WASHINGTON COUNTY WASHINGTON COUNTY - LOL 26.69 19.37 421.47 PORT OF PORTLAND SANSOUCIE, MARC D AND 69.09 HARRINGTON, KATHRYN A TV FIRE & RESCUE TV FIRE & RESCUE - LOL 175.89 4230 NW 147TH AVE ENHANCED SHERIFF PATROL 139.80 PORTLAND, OR 97229 ENHANCED SHERIFF PATROL-LOL 67.87 THIS YEAR URBAN ROAD MAINT DIST LAST YEAR 84.81 SERVICE DISTRICT-STREET LIGHT \$1,734.64 VALUES: 141,750 GENERAL GOVERNMENT TAXES: MARKET VALUES: 12€,750 235,280 236,520 64.30 377,030 LAND 363,270 BOND-WASHINGTON COUNTY 51.73 STRUCTURE TOTAL RMV VALUE 62.76 BOND-METRO 276,340 526.10 TAXABLE VALUES: 268,300 BOND-PCC BOND-SD #48-BEAVERTON 15.64 ASSESSED VALUE BOND-WOLF CREEK WATER 14.01 \$3,917.20 BOND-TV FIRE & RESCUE 30.51 \$4,218.01 \$765.05 PROPERTY TAXES: BOND-TRI-MET December 31, 2004 BOND TAX: Call 503-846-8826 \$3,917.20 APPEAL DEADLINE 2004-05 TAX (Before Discount) Call 503-846-8801 Value Questions Call 503-846-8741 Tax Questions Other Questions PROPERTY TAX PAYMENT OPTIONS (See back of Statement for payment instructions.) NO DELINQUENT TAXES DUE Net Amount Due \$3,799.68 (See back for explanation of taxes marked with an asterisk (\*). DELINQUENT TAXES: Discount Delinquent Tax Total is included in payment options to the left. \$3,799.68 \$2,559.24 In Full 11/15/04 \$1,305.74 52.23 11/15/04 PLEASE MAKE PAYMENT TO: Washington County Tax

7/	1/23 TO 6/30/2	ant & Taxation * 15	PERTY TAX STATEMENT 15 N 1st Ave, Ste 130, MS8 * Hillsboro, OR 97124 16-8801  CODE AREA: 051.58  ACCOUNT N	O: R2179130
Washington (	County Dept. of Assessm	Phone: (503) 84	6-8801 ACCOUNT N	O. 11
Maxime		2222100		
	MAP: 1510	BBZZIO	2023-24 CURRENT TAX BY DISTRICT:	334.95
OPERTY DESCRIPTION	All of spine on the last		2023-24 CURRENT TAX of State   2023-24 CURRENT TAX of State   Description   Descriptio	1,208.87
US: 1965 SW LATITUDE WAY	=c 0.03		Beaverton School District - Perm Rate Beaverton School District - Perm Rate	39.63
US: 1965 SW LATITUDE WAT GAL: 45 CENTRAL, LOT 203, ACR	ES 0.03		Beaverton School District - Perm Rate NW Regional Education Services - Perm Rate	72.91
AL: 45 CENT			- sland Community	\$1,656.36
			EDUCATION TAXES:	1,190.31
005785			norm Rate	25.72
ANDINGTON, KATHRYN	A&		City of Beaverton - Perm Rate  Metro Service District - Local Option  Metro Service District - Perm Rate	24.92
			Metro Service District - Perm Rate	18.09
THE CIALLY ATTITUDE VALLE	Salar		Matro Service District	336.83
BEAVERTON, OR 97005		The party of the last	Port of Portland - Perm Rate Tualatin Hills Park & Recreation - Perm Rate Tualatin Hills Park & Recreation - Perm Rate	18.97
BENTE		THIS YEAR	Tualatin Hills Park & Recreation  Tualatin Hills Park & Recreation  Tualatin Soil & Water District - Perm Rate  Tualatin Soil & Rescue - Local Option	120.58
	LAST YEAR	THIS TEXAS	Tualatin Soil & Water District - Perin Rate  Tualatin Valley Fire & Rescue - Local Option  Tualatin Valley Fire & Rescue - Perm Rate	393.18 154.56
VALUES	LT-LO	252,870	Tualatin Valley Fire & Rescue - Perm Rate Tualatin Valley Fire & Rescue - Perm Rate Tualatin Valley Fire & Rescue - Perm Rate	184.89
MARKET VALUES:	245,500	285,910	Tualatin Valley Fire & Rescue - Published Tualatin Valley Fire & Rescue - Published Tax Urban Renewal - Beaverton Division of Tax Urban Renewal - Local Option	579.54
LAND	296,570	538,780	Urban Renewal - Beaver of County - Local Option Washington County - Local Option	\$3,047.59
STRUCTURE	542,070		Washington County - Perm Rate Washington County - Perm Rate	
TOTAL RMV		267,960		585.60
THE WALLIES:	260,160		Beaverton School District - Bond After 2001	49.92
NET ASSESSED VALUE				102.36 95.39
			City of Beaverton  Metro Service District - Bond  Metro Service District - Bond	71.92
			Metro Service District - Bond Portland Community College - Bond Portland Community Recreation - Bond	35.83
			Portland Community College  Portland Community College  Tualatin Hills Park & Recreation - Bond  Tualatin Hills Park & Rescue - Bond	17.77
		\$5,662.7		\$958.79
VES	\$5,419.76	And the second of		APPROXIMATION OF THE PROPERTY
PROPERTY TAXES:	THE REAL PROPERTY.		BONDS AND MISC TAXES:	\$5,662.74
Please sen	d payments to:		2023-24 LEVIED TAX:	
MEINING AFE N 1ST	Ave sie 130		(Before Discount)	
Hillsboro,	OR 97124	stub.	Dela	
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Please do not stop	AYMENT OPTIC	NS	AND STREET OF STREET STREET, S	A STATE OF THE PARTY.
TAXP		Net Amount D	Due	\$0.00
	Discount	\$5,497	2.86 DELINQUENT TAXES:	STATE ADDRESS IN CO. OF
Pay By	100 88	\$3,69		\$5,492.86
In Full Nov 15, 2023	75.50	\$1,88		
2/3 Nov 15, 2023	NONE	31,00	TOTAL DE	



# Now, for your Questions!

#### **Q & A TIME!** ??

#### **Ideas for Next Townhalls?**



#### **Ways to Connect**

Chair@washingtoncountyor.gov

503-846-8681

**Constituent Inquiry Form** 

https://www.washingtoncountyor.gov/bcc

Then 'Contact Board Members' menu on the right which takes you to the...

**Constituent Inquiry | Washington County Forms** 

Join us on \_\_\_\_\_, 2025 6 pm at the \_\_\_\_\_ For Chair Harrington's First 2025 Town Hall!



- Adopted County Budget Fiscal Year 2024-2025
- Washington County's Property Tax website
- Department of Assessment & Taxation: Summary of Assessment and Tax Roll 2023 - 2024

# STRATEGIC UPDATE AND WASHINGTON COUNTY MANAGEMENT SYSTEMS DIAGRAM

