

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

www.WashingtonCountyOR.gov 1

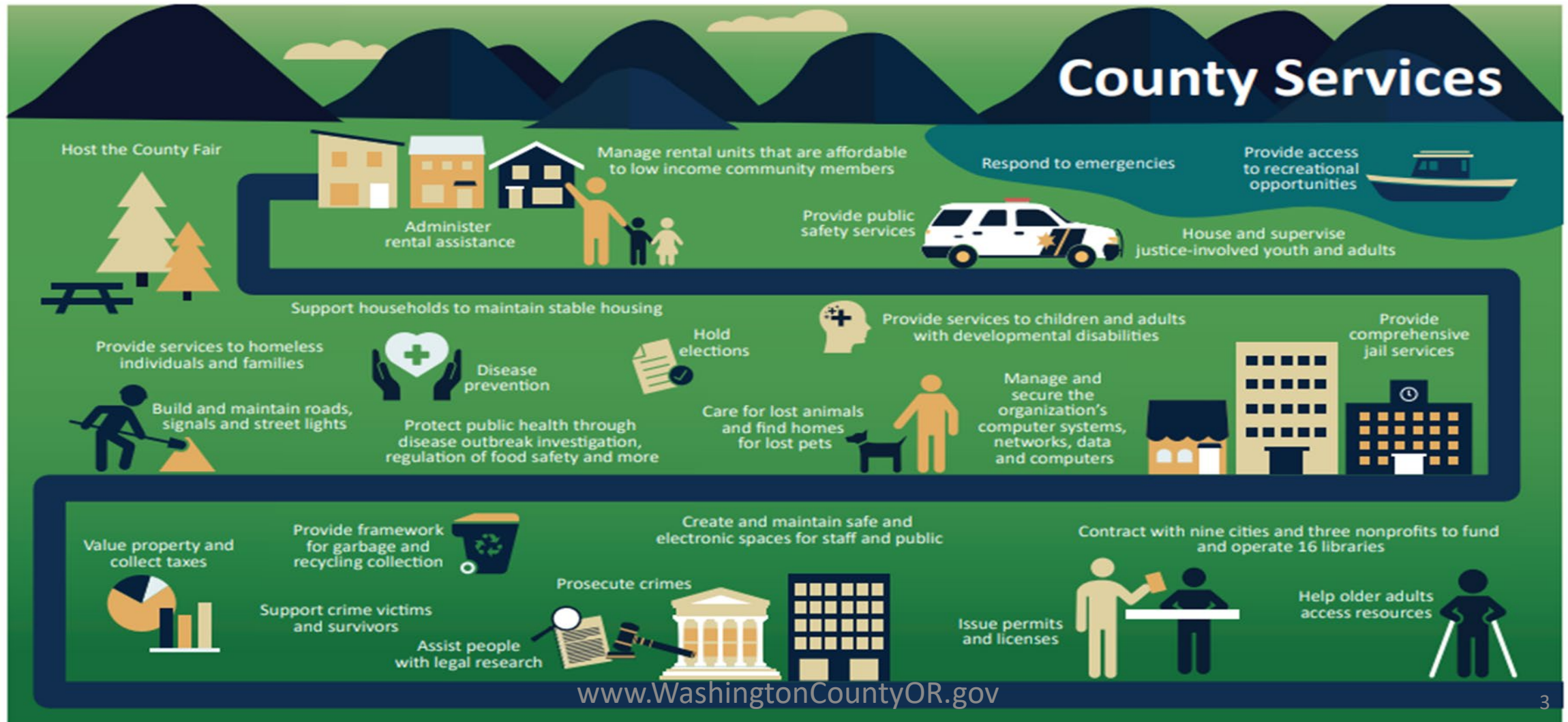


Proposed Agenda for tonight's conversation

- 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 10th slide.
- Questions about anything?

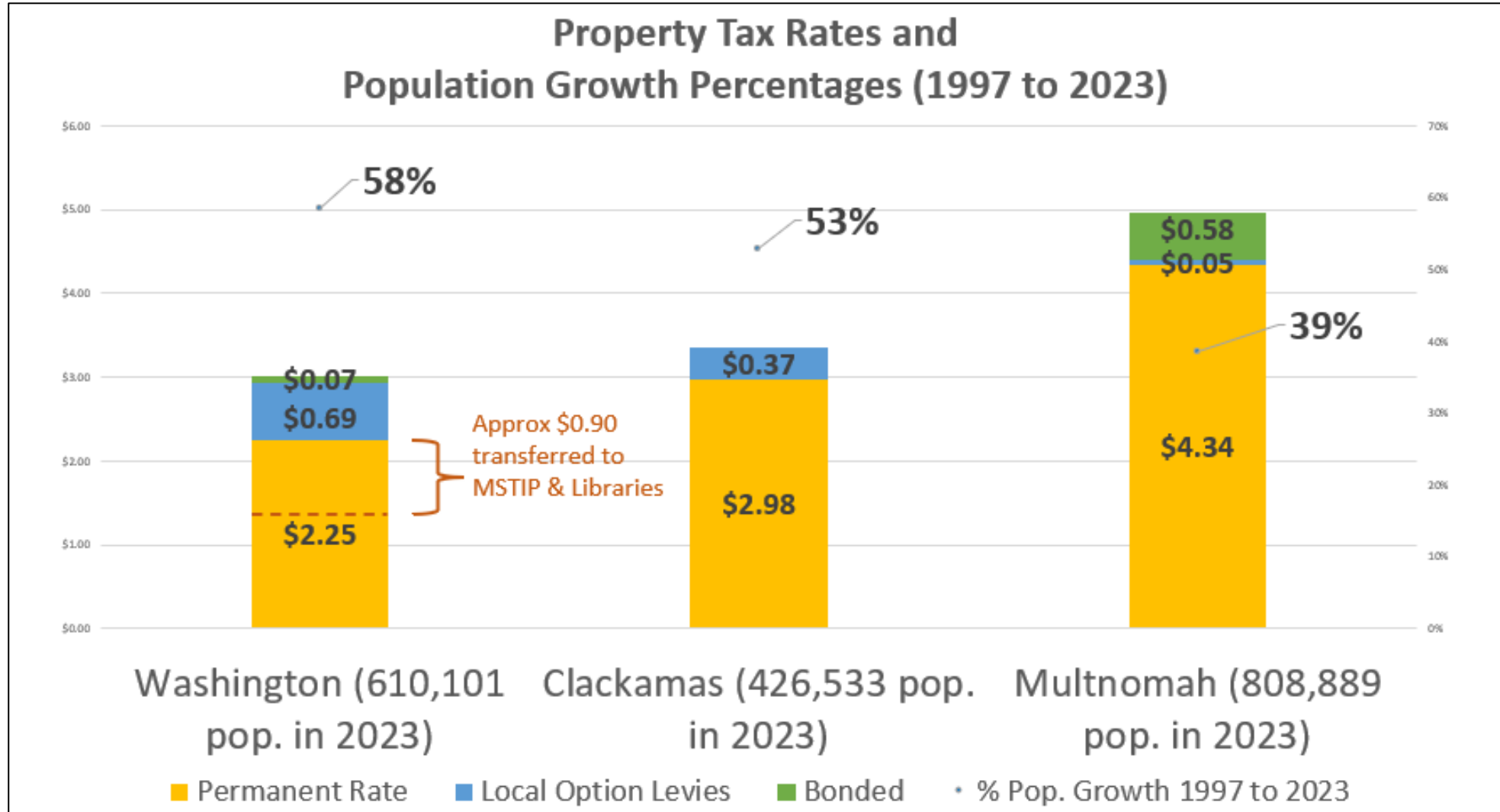
→ County Government: A lot of services to community

WASHINGTON COUNTY SERVICES DIAGRAM



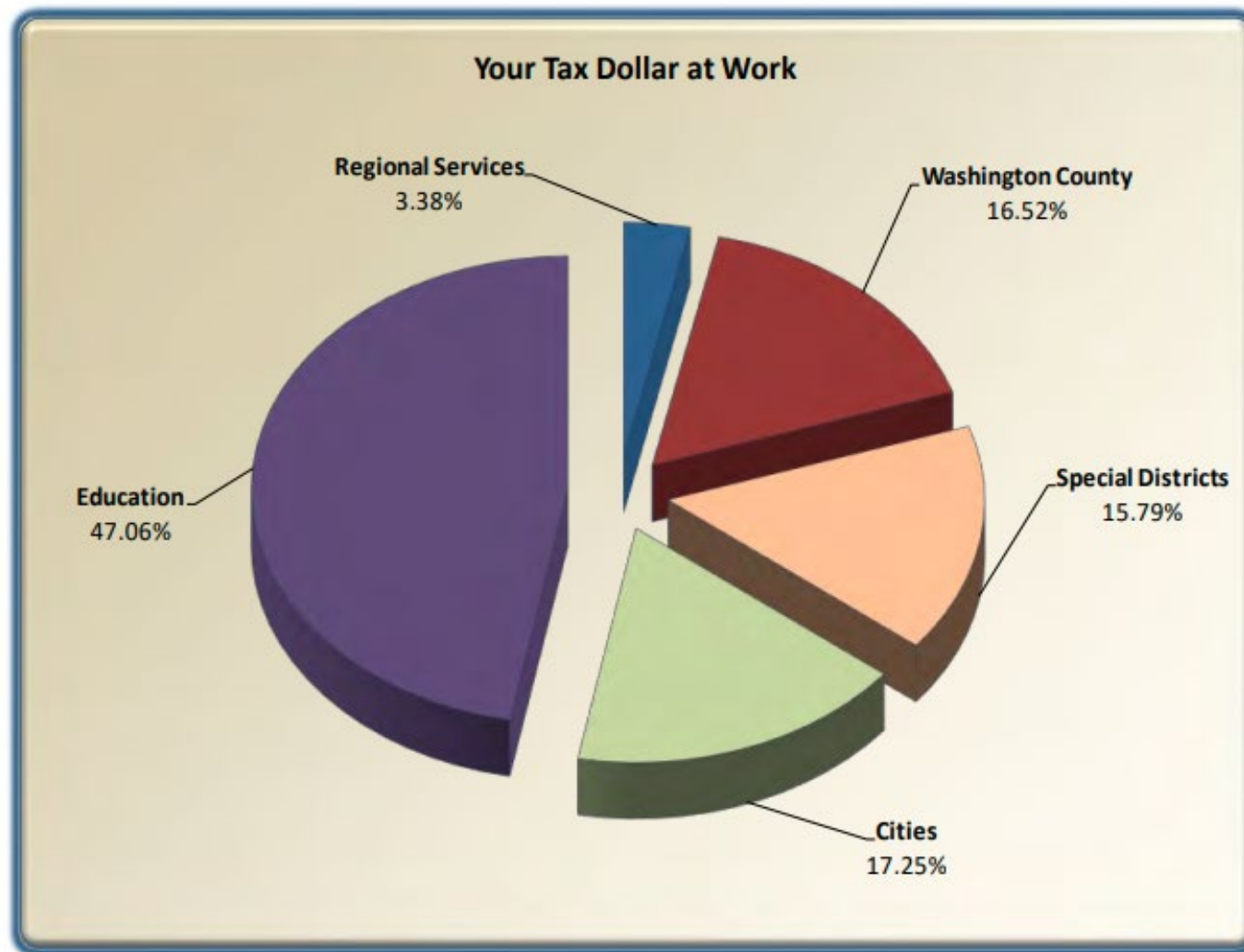


Property Tax Revenue





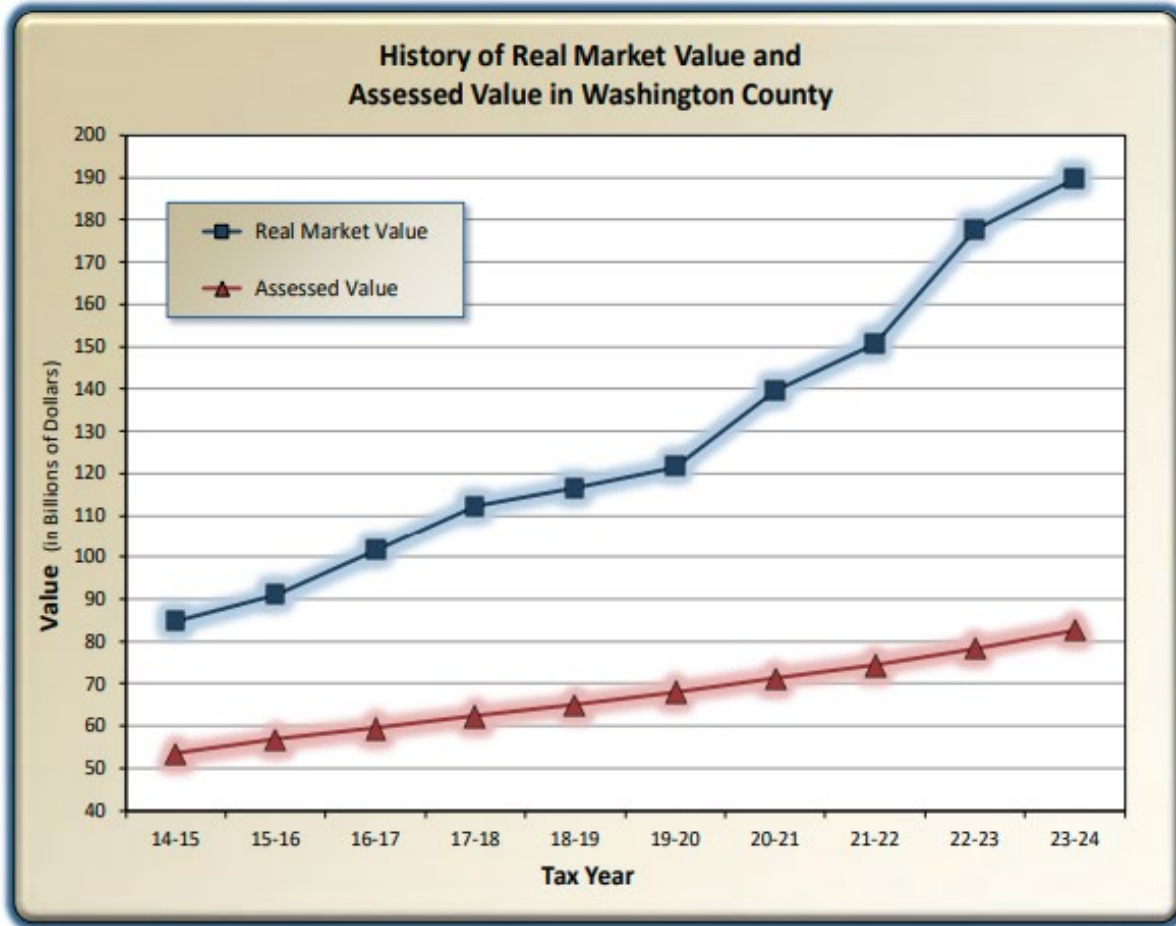
Generally, where your collected tax dollars go?



Source: [A&T Summary of Assessment and Tax Roll 2023 - 2024](#)



Real Market Value vs. Assessed Value

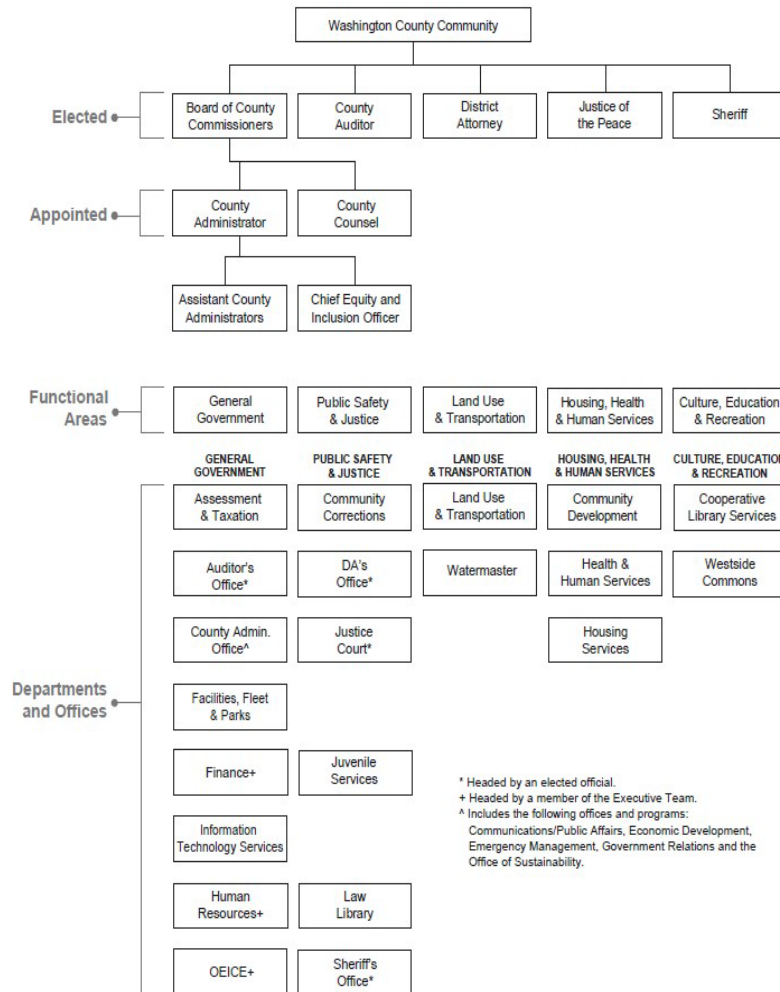


Tax Year	Real Market Value	Assessed Value
23-24	\$189,787,476,246	\$82,619,276,160
22-23	\$177,722,241,738	\$78,318,865,846
21-22	\$150,660,153,461	\$74,371,914,305
20-21	\$139,705,066,088	\$71,273,364,154
19-20	\$121,502,775,736	\$68,032,356,127
18-19	\$116,500,832,935	\$64,974,312,732
17-18	\$112,236,653,907	\$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



11/2022

- 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

7/1/04 TO 6/30/05 REAL PROPERTY TAX STATEMENT

WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION**MAP: 1N120DD-03000****ACCOUNT NO: R1463838**

SITUS: 4230 NW 147TH AVE
KAISER RIDGE, LOT 30

CODE AREA: 052.18**2004-2005 CURRENT TAX BY DISTRICT:**

COMMUNITY COLLEGE-PORTLAND	78.15
ESD-NW REGIONAL	42.50
SCHOOL-BEAVERTON	1,296.86
EDUCATION TAXES:	\$1,417.51

WASHINGTON COUNTY	621.24
WASHINGTON COUNTY - LOL	108.41
METRO-ZOO	26.69
PORT OF PORTLAND	19.37
TV FIRE & RESCUE	421.47
TV FIRE & RESCUE - LOL	69.09
ENHANCED SHERIFF PATROL	175.89
ENHANCED SHERIFF PATROL-LOL	139.80
URBAN ROAD MAINT DIST	67.07
SERVICE DISTRICT-STREET LIGHT	84.81
GENERAL GOVERNMENT TAXES:	\$1,734.64

BOND-WASHINGTON COUNTY	64.30
BOND-METRO	51.73
BOND-PCC	62.76
BOND-SD #48-BEAVERTON	526.10
BOND-WOLF CREEK WATER	15.64
BOND-TV FIRE & RESCUE	14.01
BOND-TRI-MET	30.51
BOND TAX:	\$765.05

2004-05 TAX (Before Discount) \$3,917.20

DELINQUENT TAXES: NO DELINQUENT TAXES DUE

(See back for explanation of taxes marked with an asterisk (*).
Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount): \$3,799.68

SANSOUCIE, MARC D AND
HARRINGTON, KATHRYN A
4230 NW 147TH AVE
PORTLAND, OR 97229

VALUES: LAST YEAR THIS YEAR

MARKET VALUES:		
LAND	126,750	141,750
STRUCTURE	236,520	235,280
TOTAL RMV VALUE	363,270	377,030

TAXABLE VALUES:		
ASSESSED VALUE	268,300	276,340

PROPERTY TAXES: \$4,218.01 \$3,917.20

APPEAL DEADLINE	December 31, 2004
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Other Questions	Call 503-846-8741

PROPERTY TAX PAYMENT OPTIONS

(See back of Statement for payment instructions.)

Pay In	Due	Discount	Net Amount Due
Full	11/15/04	117.52	\$3,799.68
2/3	11/15/04	52.23	\$2,559.24
1/3	11/15/04	NONE	\$1,305.74

PLEASE MAKE PAYMENT TO: Washington County Tax

- 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

7/1/23 TO 6/30/24 REAL PROPERTY TAX STATEMENT

Washington County Dept. of Assessment & Taxation • 155 N 1st Ave, Ste 130, MS8 • Hillsboro, OR 97124
Phone: (503) 846-8801

PROPERTY DESCRIPTION

MAP: 1S109BB22100

CODE AREA: 051.58

ACCOUNT NO: R2179130

SITUS: 1965 SW LATITUDE WAY
LEGAL: 45 CENTRAL, LOT 203, ACRES 0.03

005785

HARRINGTON, KATHRYN A &
SOUICIE, MARC D SAN
1965 SW LATITUDE WAY
BEAVERTON, OR 97005

2023-24 CURRENT TAX BY DISTRICT:

Beaverton School District - Local Option	334.95
Beaverton School District - Perm Rate	1,208.87
NW Regional Education Services - Perm Rate	39.63
Portland Community College - Perm Rate	72.91
EDUCATION TAXES:	\$1,656.36

City of Beaverton - Perm Rate	1,190.31
Metro Service District - Local Option	25.72
Metro Service District - Perm Rate	24.92
Port of Portland - Perm Rate	18.09
Tualatin Hills Park & Recreation - Perm Rate	336.83
Tualatin Soil & Water District - Perm Rate	18.97
Tualatin Valley Fire & Rescue - Local Option	120.58
Tualatin Valley Fire & Rescue - Perm Rate	393.18
Urban Renewal - Beaverton Division of Tax	154.56
Washington County - Local Option	184.89
Washington County - Perm Rate	579.54
GENERAL GOVERNMENT TAXES:	\$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 - Bond	95.39
Tualatin Hills Park & Recreation - Bond	71.92
Tualatin Valley Fire & Rescue - Bond	35.83
Washington County - Bond	17.77
BONDS AND MISC TAXES:	\$958.79

2023-24 LEVIED TAX: \$5,662.74
(Before Discount)

DELINQUENT TAXES: \$0.00

TOTAL DUE: \$5,492.86
(After Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	245,500	252,870
STRUCTURE	296,570	285,910
TOTAL RMV	542,070	538,780
TAXABLE VALUES:		
NET ASSESSED VALUE	260,160	267,960

PROPERTY TAXES: \$5,419.76 \$5,662.74

REMINDER: Please send payments to:
155 N. 1st Ave Ste 130 MS 8
Hillsboro, OR 97124
Please do not staple or paperclip payment to stub.

TAX PAYMENT OPTIONS

(See Insert For Additional Information)

	Pay By	Discount	Net Amount Due
In Full	Nov 15, 2023	169.88	\$5,492.86
2/3	Nov 15, 2023	75.50	\$3,699.66
1/3	Nov 15, 2023	NONE	\$1,887.58

PLEASE INCLUDE STUB TO AVOID DELAYED PROCESSING

- 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?

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2023-24 LEVIED TAX:

(Before Discount)

DELINQUENT TAXES: \$0.00
TOTAL DUE: \$5,492.86



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!



Resources

- [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

