

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

7/1/18 TO 6/30/19 REAL PROPERTY TAX STATEMENT
 WASHINGTON COUNTY OREGON • 125 N FIRST AVE., RM 130 • HILLSBORO, OREGON 97124
 ACCOUNT NO: R999009

PROPERTY DESCRIPTION
 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		
TAXABLE VALUES:	259,700	267,490
ASSESSED VALUE	12,380	12,750
EXEMPTION	247,320	254,740
TOTAL VALUE		
PROPERTY TAXES:	\$3,790.23	\$3,914.91

APPEAL DEADLINE: December 31, 2018
 Value Questions: Call 503-846-8826
 Tax Questions: Call 503-846-8826
 Personal Property Questions: Call 503-846-8741
 Other Questions: Call 503-846-8741

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

Pay	Due	Discount	Net Amount Due
In Full	11/15/18	\$17.45	\$3,797.46
2/3	11/15/18	\$2.25	\$2,557.74
1/3	11/15/18	NONE	\$1,304.97

PLEASE MAKE PAYMENT TO: Washington County Tax

DELINQUENT TAXES: NO DELINQUENT TAXES DUE

TOTAL (After Discount): \$3,797.46

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

Year Here: 2018-2019
 Property Tax Payment Stub: WASHINGTON COUNTY, OREGON
 ACCOUNT NO: R999009

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) \$1,304.97

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

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 Property Data

- Property address, legal description, 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. 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, and etc.

3 Comparative Tax Values

- Market Value (RMV)** is the assessor's estimate of the price your property would sell for as of January 1, 2018.
- Your **Taxable Value** is based on your Market Value or Maximum Assessed Value, whichever is lower. Refer to our website for more information, 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 market value to the Board of Property Tax Appeals is December 31, 2018. You should focus your appeal on the market value of your property as it existed on January 1, 2018. 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) 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 by November 15, 2018*.

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

- Online:** www.co.washington.or.us/tax
 - Routing & Account number (ACH): \$.95 cent convenience fee applies
 - Debit/Credit: 2.49% convenience fee applies
- Mail:** Check payable to *Washington County* P.O. Box 3587, Portland, OR 97208-3587
- Drop Site Locations:** 155 N. 1st Ave., Ste 130 Hillsboro 97124
 - Parking Lot Rear Entrance:** 24-hour drop site
 - Front Entrance Lobby:** 8:30 a.m. - 5 p.m., weekdays
- By Phone:** 1-888-510-9274
 - Debit/Credit: 2.49% convenience fee applies

6 Allocation of Taxes to Districts

Your 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, 2019.
- 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, 2018**. 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:
 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; **OR** our records indicate that 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. **Property owners are ultimately**

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 or you can call the 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
34-279	Banks Fire District www.banksfire.org	Bond	\$0.47	Construct public safety facility and improve equipment focusing on safety and service delivery.
34-284	Beaverton School District www.beaverton.k12.or.us	LOL	\$1.25	Renewal of a five-year local option levy to preserve teaching positions.
34-276	City of Forest Grove www.forestgrove-or.gov	LOL	\$1.60	Renewal of a five-year local option levy to maintain City services.
34-273	City of Hillsboro www.hillsboro-oregon.gov	LOL	\$1.72	Renewal of a five-year local option levy for police, fire, and parks.
34-282	City of Tualatin www.tualatinoregon.gov	Bond	\$0.50	Provide traffic congestion relief and neighborhood traffic safety improvements.
34-272	Enhanced Sheriff's Patrol District www.co.washington.or.us/ESPD	LOL	\$0.68	Renewal of a five-year local option levy to maintain current level of police services.
34-278	Hillsboro School District www.hsd.k12.or.us/Page/5443	Bond	\$2.24	Upgrade safety, repair aging schools, improve learning environments, relieve school crowding, and plan for growth.
26-178	Metro www.oregonmetro.gov	LOL	\$0.096	Renewal of a five-year local option levy to protect water quality, fish, natural areas, and parks.
26-196	Portland Community College www.pcc.edu/bond/?q	Bond	\$0.40	Construct job training space, improve classrooms, safety, technology.

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

responsible for paying the tax.

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 1st - April 1st.
- 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 1st-April 15th.
 - 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 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
- Website: www.co.washington.or.us/tax
- Physical address: 155 N. 1st Ave., Ste. 130, Hillsboro 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 12, 2018



2018 Washington County

Property Tax Statement Guide

We have moved!

**New location:
155 N. 1st Ave. Ste. 130,
Hillsboro, OR 97124**

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.

Online tax statements can be found at:
www.co.washington.or.us/tax

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