

Your property tax statement has a wealth of information.

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.

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

7/1/24 TO 6/30/25 REAL PROPERTY TAX STATEMENT																																																						
Washington County Dept. of Assessment & Taxation @ 155 N 1st Ave., Ste 130, MSB Hillsboro, OR 97124 Phone: (503) 846-8801																																																						
PROPERTY DESCRIPTION SITUS: 123 NE MAIN ST LEGAL: BLOCK 53, LOT 6, ACRES 0.80	MAP: 15999AA99999	ACCOUNT NO: R999999																																																				
2024-25 CURRENT TAX BY DISTRICT:	<table border="0"> <tr><td>NW Regional Education Services - Perm Rate</td><td>40.90</td></tr> <tr><td>Portland Community College - Perm Rate</td><td>75.17</td></tr> <tr><td>Tigard/Tualatin School District - Local Option</td><td>0.00</td></tr> <tr><td>Tigard/Tualatin School District - Perm Rate</td><td>1,179.08</td></tr> <tr><td>EDUCATION TAXES: (A)</td><td>\$1,495.15</td></tr> <tr><td>City of Tigard - Local Option</td><td>83.24</td></tr> <tr><td>City of Tigard - Perm Rate</td><td>704.72</td></tr> <tr><td>Metro Service District - Local Option</td><td>27.55</td></tr> <tr><td>Metro Service District - Perm Rate</td><td>27.12</td></tr> <tr><td>Port of Portland - Perm Rate</td><td>19.66</td></tr> <tr><td>Tigard/Tualatin Aquatic Center - Perm Rate</td><td>25.14</td></tr> <tr><td>Tualatin Soil & Water District - Perm Rate</td><td>38.08</td></tr> <tr><td>Tualatin Valley Fire & Rescue - Local Option</td><td>129.16</td></tr> <tr><td>Tualatin Valley Fire & Rescue - Perm Rate</td><td>427.70</td></tr> <tr><td>Urban Renewal - Tigard Division of Tax</td><td>86.28</td></tr> <tr><td>Washington County - Local Option</td><td>198.05</td></tr> <tr><td>Washington County - Perm Rate</td><td>630.46</td></tr> <tr><td>GENERAL GOVERNMENT TAXES: (B)</td><td>\$2,977.16</td></tr> <tr><td>City of Tigard - Bond</td><td>96.84</td></tr> <tr><td>Metro Service District - Bond</td><td>107.21</td></tr> <tr><td>Portland Community College - Bond</td><td>110.99</td></tr> <tr><td>Tigard/Tualatin School District - Bond</td><td>501.67</td></tr> <tr><td>Tualatin Valley Fire & Rescue - Bond</td><td>39.47</td></tr> <tr><td>Washington County - Bond</td><td>19.09</td></tr> <tr><td>BONDS AND MISC TAXES: (C)</td><td>\$875.27</td></tr> <tr><td>2024-25 LEVIED TAX: (Before Discount)</td><td>\$4,687.58</td></tr> </table>		NW Regional Education Services - Perm Rate	40.90	Portland Community College - Perm Rate	75.17	Tigard/Tualatin School District - Local Option	0.00	Tigard/Tualatin School District - Perm Rate	1,179.08	EDUCATION TAXES: (A)	\$1,495.15	City of Tigard - Local Option	83.24	City of Tigard - Perm Rate	704.72	Metro Service District - Local Option	27.55	Metro Service District - Perm Rate	27.12	Port of Portland - Perm Rate	19.66	Tigard/Tualatin Aquatic Center - Perm Rate	25.14	Tualatin Soil & Water District - Perm Rate	38.08	Tualatin Valley Fire & Rescue - Local Option	129.16	Tualatin Valley Fire & Rescue - Perm Rate	427.70	Urban Renewal - Tigard Division of Tax	86.28	Washington County - Local Option	198.05	Washington County - Perm Rate	630.46	GENERAL GOVERNMENT TAXES: (B)	\$2,977.16	City of Tigard - Bond	96.84	Metro Service District - Bond	107.21	Portland Community College - Bond	110.99	Tigard/Tualatin School District - Bond	501.67	Tualatin Valley Fire & Rescue - Bond	39.47	Washington County - Bond	19.09	BONDS AND MISC TAXES: (C)	\$875.27	2024-25 LEVIED TAX: (Before Discount)	\$4,687.58
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VALUES	LAST YEAR	THIS YEAR																																																				
MARKET VALUES:																																																						
LAND	118,010	118,010																																																				
STRUCTURE	144,550	158,400																																																				
TOTAL RMV	259,360	287,030																																																				
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NET ASSESSED VALUE	259,360	287,030																																																				
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REMINDER: Please send payments to: 155 N. 1st Ave Ste 130 MS B 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, 2024 140.63 \$4,546.95 2/3 Nov 15, 2024 62.50 \$3,062.56 1/3 Nov 15, 2024 NONE \$1,562.53 PLEASE INCLUDE STUB TO AVOID DELAYED PROCESSING																																																					
WASHINGTON COUNTY, OREGON 2024-2025 Property Tax Payment Stub ACCOUNT NO: R999999																																																						
SITUS: 123 NE MAIN ST Pay Online: www.washcotax.org Vendor Fee Applies Vendor Fee Applies Pay By Phone: 1(888)510-9274																																																						
WASHINGTON COUNTY 155 N 1st Ave., Ste 130 MSB Hillsboro, OR 97124 Mailing Address Change On Back Of Stub. UNPAID DELINQUENT TAX IS INCLUDED IN PAYMENT OPTIONS DUE: Nov 15, 2024 IN FULL DUE: (3% Discount) \$4,546.95 Nov 15, 2024 2/3 PAYMENT DUE: (2% Discount) \$3,062.56 Nov 15, 2024 1/3 PAYMENT (NO Discount) \$1,562.53 Make Payable: Washington County WASHINGTON COUNTY 155 N 1st Ave., Ste 130 MSB Hillsboro, OR 97124 Enter Amount Paid Due Date: Nov 15, 2024																																																						

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.

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**
- Submit an electronic request. Please visit: www.washcotax.org
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, 2024.
- Taxable Value** is based on your Real Market Value or Maximum Assessed Value, whichever is lower. Refer to our website for more information: www.washingtoncountyor.gov.
- 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 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, 2024*.

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

- Online:** www.washcotax.org
 - E-check: Routing & Account number \$.95 convenience fee applies
 - Debit/Credit: 2.45% (minimum \$1.50) convenience fee applies
- Mail or In Person:** Check payable to *Washington County* 155 N. 1st Ave., Ste 130, MS 8 Hillsboro, OR 97124
Please do not paper-clip or staple check to payment stub.

Drop Box Locations:

- Public Services Building (PSB)
155 N. 1st Ave., Ste 130
Hillsboro, OR 97124
- Rear Entrance (outside PSB):**
24-hour access
Locked midnight Nov 15 thru Nov 30
- Front Entrance (inside PSB, outside suite 130):**
8 a.m. - 5 p.m., weekdays
PSB is closed 11/11/24 for Veterans Day
- By Phone: 1-888-510-9274**
 - E-check: Routing & Account number \$.95 convenience fee applies
 - Debit/Credit: 2.45% (minimum \$1.50) convenience fee applies

5 Allocation of Taxes to Districts

The 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.

6 Delinquent Taxes

- This is the amount owed **from prior years**.
- Delinquent taxes are included in your Payment Options (Section #4).
- Payments will be applied to the oldest tax year first.
- Tax years identified with an asterisk (*) are currently undergoing foreclosure proceedings.
Call our collection office at 503-846-8801 with any tax payment questions.

7 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, 2024**. Returned checks may lose the discount and be subject to additional fees.

8 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.
 - You are a recipient of a Senior or Disabled Tax Deferral, for which the Oregon Department of Revenue will pay all of the property tax.

Property owners are ultimately responsible for paying the tax.

Appeal Information

The deadline to appeal your real market value to the Property Value Appeals Board is December 31. If December 31 falls on a weekend or holiday, the filing deadline will be the next business day. You should focus your appeal on the market value of your property as it existed on January 1, 2024. 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 www.washingtoncountyor.gov/at/appraisal/bpp/property-tax-appeals or call 503-846-3854.

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 (LOL), 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 Media Release at www.washingtoncountyor.gov or call Washington County offices at 503-846-8741.

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

Measure	District	Item	Approved Rate	Description
34-335	Banks Rural Fire Protection District www.banksfire.org	LOL	\$0.97	Local Option Renewal Levy to Maintain Fire, Emergency Services
34-336	Banks School District www.banks.k12.or.us	Bond	\$1.19	Bonds to Improve safety, health, security, update/repair schools, facilities
34-325	City of Cornelius www.corneliusor.gov	LOL	\$1.461	Replacement Local Option Levy to increase Fire & Emergency Services
26-240	City of Portland Children's Levy www.portlandchildrenslevy.org	LOL	\$0.4026	Renew Portland Children's Levy investment for five years
34-324	Cornelius Rural Fire Protection District	LOL	\$1.4516	Fire Year Local Option Tax Levy for Operations
34-326	Gaston Rural Fire Protection District www.gastonfire.org	LOL	\$1.01	Renewal of 5-Year Local Option Levy for Capital and Operations
3-592	Lake Oswego School District www.losdschools.org	LOL	\$1.64	Local Option Levy Renewal to Maintain Teaching Positions, Classroom Programs
34-337	Tualatin Hills Parks & Recreation www.thprd.org	LOL	\$0.50	Five-year levy to preserve park, recreation operations; improve safety, maintenance

Questions about a specific bond or levy should be directed to the district.

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 - April 1.
- 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).
 - Filing period: January 1 - April 15 or April 16 - December 1 with late fee.
- 4. Senior Citizen Deferral** - For homeowners age 62 or older who meet all the other requirements of the Oregon DOR.
 - Filing period: January 1 - April 15 or April 16 - December 1 with late fee.

Both the Disabled Citizen Deferral and Senior Citizen Deferral will need to be paid at a later date.

Contact Oregon DOR at 1-503-945-8348 or www.oregon.gov/dor/deferral for more info. Contact Washington County at 503-846-8741.

Contact Information

- Send payments to: Washington County
155 N. 1st Ave., Ste 130, MS 8
Hillsboro, OR 97124
- E-mail: at@washingtoncountyor.gov
- Website: www.washingtoncountyor.gov/at
- Physical address: 155 N. 1st 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: 8:30 a.m. - 5 p.m., weekdays
- Closed Veterans Day: November 11, 2024



2024

Washington County

Property Tax Statement Guide

Mail payments to:
**155 N. 1st Ave., Suite 130, MS 8
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 8 inside for additional information.

Website: www.washingtoncountyor.gov/at

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