



YAMHILL COUNTY ASSESSMENT & TAX

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2022-23 Property Tax Statement

Property Tax Statement to be Mailed on October 18th

Approximately **46,600** property tax statements will be mailed to Yamhill County property owners on **October 18th**. In the weeks that follow, staff in the County's Department of Assessment & Taxation will assist the public with a variety of inquiries, including how property tax bills are determined, what local services are paid for, and what the options are for an account review or property appeal.

Services Paid for by Property Taxes - Property taxes in Oregon pay for local services. This year the average property tax dollar in Yamhill County breaks down in the following manner:

- **50.43 cents for education** (K-12, Portland and Chemeketa Community College, Willamette and Northwest Regional Education Service Districts)
- **17.68 cents for county government services** (public safety, road improvements, libraries, elections, public health, etc.)
- **31.89 cents for neighborhood services** provided by cities and special districts (police, fire protection, parks and libraries, and urban renewal projects)

Tax statements reflect the amount of tax paid to each taxing district that provides service in the area where the property is located. Tax rates vary based on the unique mix of taxing districts in each location called a tax code area. There are 72 separate tax code areas in Yamhill County this year.

2022-23 Property Taxes - This year's property tax statements account for a total of **\$161.5 Million**, which will pay for the services mentioned above. These services are provided by **42** local taxing district and 4 special assessment charges throughout the County. This is an increase of **4.0 percent** or **\$6 million** compared to last year. The increase in taxes is due to several factors including the 3 percent increase in assessed value on most properties, additional value from new construction activity, and new or increased taxing district levies. Please see our County Website, www.co.yamhill.or.us/assessor for more information.

One of the most common inquiries from taxpayers is, "**Why did my taxes go up more than 3 percent?**"

There are four major reasons your property taxes can increase by more than 3 percent. The first two reasons may be:

1. If you live in a taxing district that has new voter-approved Bonds or Local Option Levies, your property taxes may increase more than the anticipated 3 percent. There are new

Levies or Bonds approved or reauthorized by the voters that will be reflected in this year's tax bill.

2. Prior to the assessment date of January 1st, if you made any major renovations or changes to your property, your property taxes may increase more than the anticipated 3 percent.

The next two reasons are more complicated and require the definition of key terms to help understand the process:

Assessed Value is the lower of the Real Market Value or the Maximum Assessed Value.

Real Market Value is the amount determined by the county assessor for a property that would sell in an arm's length transaction between a willing buyer and seller, not under financial distress, on January 1st of each year.

Maximum Assessed Value is the taxable value limit established for each property and is allowed to increase each year by no more than 3 percent.

3. Your Assessed Value (**AV**) may have increased more than 3 percent. Under Oregon law, your AV is the lesser of your Real Market Value (**RMV**) and your Maximum Assessed Value (**MAV**). If your RMV has dropped below your MAV, it is possible for your RMV to increase more than 3 percent from last year yet still be less than your MAV. As the lesser of the two values, RMV then becomes your AV. Your taxes are calculated on the lower of the **Real Market Value** or the **Maximum Assessed Value**. This then becomes your **Assessed Value**.
4. The last reason is due to compression. The operating taxes for schools and local government are limited. Each account is tested to determine if the operating taxes based on the assessed value exceed the limit of \$5.00 per \$1,000 of RMV for schools and the \$10.00 per \$1,000 of RMV for local government. If the limit is reached, the tax bill is reduced (compressed). As the market value increases, the difference between the market and the assessed values may increase as well. This reduces the chance for compression but can also increase your tax liability if compared to a prior year's tax that was in compression. If your account has been in compression, it is possible that as the real market values increase, you will see an increase in your property tax bill by more than 3 percent.

Many taxpayers, approximately 46,400 accounts, will receive tax statements that have increased when compared with last year. Approximately 35,850 accounts will have tax increases between 0 and 5 percent, and approximately 4,600 accounts will have tax increases over 5 percent. Nearly 2,000 accounts had new construction added for the year. Additionally, approximately 4,150 taxpayer accounts will reflect a tax decrease. These reductions are primarily due to local option levies expiring, expired bonds, compression, or the taxing districts levying a lesser amount.

Values and Appeals The tax statement includes a section on current and prior-year values. Taxpayers concerned that their Real Market Value is too high should call our office and speak with the Appraisal division to discuss the basis for their property's appraisal.

Appeals of Real Market Value may be filed until January 3rd, 2023, with the County Clerk. Information pertaining to the appeal process is available on the back of the tax statement and our website.

Informational Flyer An informational flyer is included with this year's tax statements. It is a guide to help taxpayers better understand their property tax statement and how to contact the Department of Assessment & Taxation for additional help.

Highlighted again in this year's flyer is the distinction between yellow- and green-colored tax statements:

- A **YELLOW** statement indicates that a mortgage company or the Oregon Department of Revenue has requested a copy of the property tax bill.
- A **GREEN** statement indicates that the property owner is paying the bill.

Taxpayers are encouraged to check with their mortgage company if they think their current arrangement is not reflected by the color of their statement. This has been an area of confusion in past years, resulting in double payments or late payments in some cases.

Payment Options - Taxpayers have several payment options. Taxes may be paid in three installments due November 15th, February 15th, and May 15th. There are also provisions for full payments with a 3 percent discount or a two-thirds payment with a 2 percent discount. Payments must be received by our office or postmarked by November 15th, 2022, to receive a discount. Property owners who do not receive a tax statement by November 1st should call the Assessment and Tax Office at 503-434-7521.

To limit the number of people in the office during flu and cold season, the County strongly encourages paying taxes by mail, online, or the drop box located at the front entrance of the Courthouse. For payment options, please visit our website www.co.yamhill.or.us/assessor for more information.

Online Payments - Yamhill County accepts payments via the Internet using a credit card, debit card or an eCheck from a customer's bank account. A convenience fee is charged. This payment method can be accessed through the Yamhill County Website.

Payments by Phone - Taxpayers also have the option to pay via telephone by calling 1-877-273-4878. A convenience fee is charged.