



LANE COUNTY ASSESSMENT & TAXATION

Address

125 East 8th Avenue
Eugene, OR 97401

Public Information

541-682-4321

Regular Office Hours

Public Information and
Payment Counter Hours:
10:00 am to 3:00 pm
Monday-Thursday, Closed Friday

Extended Hours

October 22nd to November 15th
Monday-Friday
9:00 am to 4:00 pm
Closed Monday, November 12th
to observe Veteran's Day

Website

lanecounty.org/at

- Get your current balance
- Make a payment
- Find prior year statements
- Review Appraisal information
- View payment receipts

Payments can be deposited at the following Lane County white drop boxes Saturday, Nov. 10 through midnight Thursday, Nov. 15:

- East side of Pearl St between 7th & 8th Ave
- Sheldon Library at Sheldon Plaza on Coburg Rd
- Bethel Library at Echo Hollow Plaza on Echo Hollow
- Amazon Pool at 2600 Hilyard St
- Springfield, between 5th & 6th on A St
- Cottage Grove Community Center, 700 E. Gibbs St
- Florence Police Department, 900 Greenwood St

PROPERTY TAX PAYMENTS DUE NOVEMBER 15, 2018

Payment Schedule

Receive a 3% discount if full payment is postmarked by November 15th.

Receive a 2% discount if 2/3 payment is postmarked by November 15th. Pay final 1/3 by the following May 15, 2019.

Or pay 1/3 by November 15th, 1/3 by February 15, 2019 and 1/3 by May 15, 2019. No discount applies.

No discounts are available for payments made after November 15th and interest will be charged on any payment made after the installment due date.

Payment Options

US POSTAL SERVICES: Whether mailing to our office or US Bank's Lockbox Service, the **postmark must be on or before November 15th**. Post offices don't always process and postmark mail the same day it is received. On due dates please consider having the post office date stamp your payment envelope.

ELECTRONIC BILL PAY SERVICES: Allow sufficient time for the institution to submit payment on or before the due date.

A&T WEBSITE: Go to lanecounty.org/at. Scroll down to "Quick Links" and click on Tax Payments Online. A processing fee will be added. Lane County retains no portion of that fee.

If a mortgage company is listed on the left side of your statement, it means the lender has notified our office that they intend to pay. If you have any questions regarding who is paying your property taxes, we suggest you contact your mortgage company directly.

THE REAL ESTATE MARKET AND PROPERTY TAXES

The tax statement shows the real market value (RMV) of your property as of January 1, 2018 based on the 2017 real estate market. Any changes to the market since January 2018 will be reflected on the 2019 tax statement. The statement shows your property's taxable value (TV), which is the lower of the RMV or the Measure 50 assessed value (AV) minus any exemptions. On average, residential properties are paying tax on an AV that is 70% of its RMV.

A typical home saw a 9.7% increase in RMV. Changes to an individual home's value may be different. Changes are based on sales that occurred in your neighborhood, a reappraisal of your area or a physical inspection of your property. Oregon does not reset property values or recalculate tax at time of sale or refinance.

Oregon's Constitution limits taxes to no more than \$10 per \$1,000 of RMV for general government services and no more than \$5 per \$1,000 of RMV for education services. Bonds are exempt from these limits.

Oregon's Constitution also limits the growth of a property's maximum assessed value (MAV) to 3% per year. However, greater increases are allowed when changes occur to properties such as new construction, subdivisions, loss of special assessments or exemptions. Other factors that increase taxes are voter approved measures such as bonds, local option levies or the formation of new tax districts.

HAVE YOU BUILT A NEW HOUSE?

The assessment date for all property is January 1st. This means new construction is valued at the percent completed on January 1st. If 50% complete, then a house is valued at half its RMV, and the AV for tax purposes is adjusted to include this market addition using the Measure 50 rules. If construction on your house was started after January 1st, then you will pay tax only on the land until the following year.

Have more questions?

Scan here:



WHERE DO YOUR PROPERTY TAX DOLLARS GO?



- 47% School Districts
- 32% Local Cities
- 11% Lane County
- 4% Fire Districts
- 6% Others including: Library, Parks, Water & Urban Renewal

2018 PROPERTY TAX CHANGES

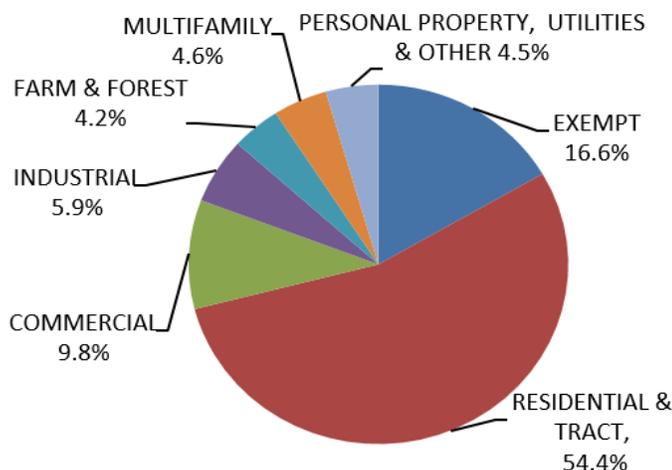
New and Renewed Voter Approved Tax Levies:

- City of Eugene: \$3.15M local option levy to be used for parks and recreation facilities operation and maintenance
- City of Springfield: the local option levy for jail operations and police services was renewed at \$1.40
- Coburg Fire District: \$0.22 local option to purchase medical, protective and training equipment and to make improvements to the fire station
- Harrisburg School District: \$8.945M bond to upgrade and expand facilities
- Lane County: the public safety local option levy for the jail and critical youth services was renewed at \$0.55
- Lowell School District: \$4M bond to finance safety improvements, renovate facilities and add classrooms
- Mohawk Valley Rural Fire District: \$750K bond for capital costs of emergency apparatus and firefighting equipment
- Monroe School District: \$6M bond to construct and improve schools
- Oakridge School District: \$6.2M bond for safety upgrades and renovations to its facilities
- South Lane Fire Rescue: the local option levy for 24/7 paramedic ambulance services was renewed at \$0.47
- Upper McKenzie RFPD: the local option levy for continued operation was renewed at \$0.50

Coburg Rural Fire, Creswell School and Mapleton Fire Districts all had levies that expired.

VALUES BY PROPERTY TYPE

There are over 179,000 property tax accounts in Lane County with a combined RMV of over \$61.9 billion, a 7.5% increase over 2017. The AV is \$41 billion, an increase of 4.1%.



URBAN RENEWAL

Taxpayers in an Urban Renewal area will be able to identify where money is being shifted from a taxing district to an Urban Renewal (UR) Agency by the abbreviation preceding the district name, as follows:

- “CC”: affected by Coburg UR
- “CE”: affected by Eugene UR
- “CV”: affected by Veneta UR
- “CS”: affected by Glenwood UR
- “U”: not affected by Urban Renewal in this area

MANUFACTURED STRUCTURES

The law requires that taxes be cancelled on personal property manufactured structures assessed at less than \$17,000 this year. **Note:** If the land and home have the same owner, the home is considered real property, not personal property, and will be taxable.

Contact Lane County Public Works for titling and trip permits at 3050 N. Delta Hwy. For more information call 541-682-6961. Forms can be obtained at: mhods.oregon.gov Online processing now available.

BUSINESS PERSONAL PROPERTY

Each business must file a personal property return with the assessor by March 15th to avoid penalties. The forms are available at lanecounty.org/at

SAVE THE DATE! Personal Property Workshop on January 24, 2019
Details available on our website soon!

DEFERRALS / EXEMPTIONS

Veterans who are 40% or more disabled or the surviving spouse/registered domestic partner of a veteran may be entitled to exempt a portion of their property’s assessed value from taxation. The time to apply is between January 1st and April 1st. However, certified disabled veterans may apply within six months of receipt of decision letter from Veterans’ Affairs. Surviving spouses/registered domestic partners may apply anytime during the current tax year if the veteran was deceased in the previous tax year.

Active Duty Military Service members may be entitled to exempt a portion of their assessed value from taxation. The filing deadline for the 2018-2019 tax year is August 1, 2019.

Disabled Citizens or Senior Citizens may be eligible to defer payment of property taxes on their home. Applications are accepted between January 1st and April 15th.

APPEALING REAL MARKET VALUE

The Board of Property Tax Appeals has the authority to reduce market value when sufficient evidence is provided that shows the Real Market Value (RMV) of your property was different on January 1, 2018 than what is on your tax statement. If your RMV is still higher than your Assessed Value, your tax payment will likely remain the same. The Board cannot grant reductions to tax; they can only review property values.

All appeals must be filed with Lane County Deeds and Records office by December 31, 2018. The filing fee is \$35.00 per account. Assessment and Taxation does not receive any portion of this fee. For more information and appeal forms visit: lanecounty.org/appeals.