

# 2008-09 PROPERTY TAX & ASSESSMENT

1300 NW Wall St. Suite 200 Bend OR 97701

## Information

### Why did my taxes go UP when the market value of my property went DOWN?

Since the passage of Measure 50 in 1997, increases in market value have far outpaced the 3% increase in assessed value specified by law. In general terms, this means that as long as a property's market value is greater than its assessed value, the 3% annual increase will continue. The table below compares the average assessed value established by voters in 1997 with the average sales price of residential property over the most recent five years.

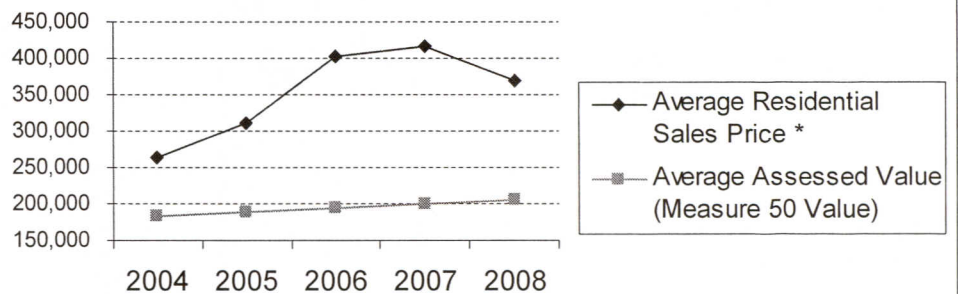
#### When can my Assessed Value increase more than 3%?

When changes occur to the property such as: new construction, partitions, loss of special assessments or exemptions.

#### I didn't have any changes to my property, why did my taxes go up more than 3%?

Taxes are not limited to a 3% increase, only assessed value as described above. Taxes may increase if voters approve new measures such as bonds, local options or new districts. See below for this year's changes.

Comparison of Residential Sales Prices with Assessed Values (2004 through 2008)



\* Data compiled from Central Oregon Association of Realtors Property Statistics

## Changes Affecting 2008-09 Property Tax Statements

### New Voter Approved Measures \*

**Deschutes County 911 District** voters approved a new five-year local option levy of \$0.23.

**Cascade View Estates Tract 2 Special Road District** voters approved a new five-year local option levy of \$1.95.

### Changes to Rates

**Sunriver Service District** levied a tax rate of \$3.13, a \$0.06 increase from last year.

**City of LaPine** levied a tax rate of \$1.80, an \$0.08 decrease from last year.

**Lazy River Road District** levied a tax rate of \$1.00, a \$1.00 decrease from last year.

\* Rates are per \$1,000 of taxable assessed value

### Oregon Dept. of Forestry funding shortfall triggers one-time increase in assessment and lot surcharges

Deschutes County taxpayers who are within the Oregon Department of Forestry protection districts will see an increase in their minimum lot assessment and structure surcharges. *For more information contact:*

Oregon Department of Forestry  
3501 E 3rd Street, Prineville, OR 97754  
Phone: 541-447-5658

Charges	FY 2007-08 rates	FY 2008-09 rates
Improved lot surcharge	\$38.00	\$71.47
Minimum lot assessment	\$18.00	\$20.64
Grazing assessment	\$ 0.5511/acre	\$ 0.7751/acres
Timber assessment	\$ 1.3806/acre	\$ 1.8209/acre

## Contact Information:

For tax payment, collection and address changes, please contact the Tax Office: 541-388-6540

For valuation questions, exemption and deferral information, please contact the Assessor's Office: 541-388-6508