

PROPERTY TAX OVERVIEW OREGON

WHO IS ASSESSING?

County Tax Assessor's Office

HOW IS THE ASSESSED VALUE DETERMINED?

The Oregon Constitution limits the rate of growth of property value subject to taxation. Each year the maximum assessed value (MAV) and real market value (RMV) for each property tax account are calculated. The property is then taxed on the lesser of these two values, which is referred to as the "taxable assessed value." The RMV is based upon the value a property would sell for on the open market as of the assessment date (January 1st). The MAV is the greater of the 103% of the prior year's assessed value or 100% of the prior year's MAV. The limit is based on a property's MAV. MAV can't increase by more than 3% each year, unless there are changes to the property, such as the addition of the new structure, improvement of an existing structure, or subdivision or partition of the property.

WHICH PROPERTIES ARE THE BEST CANDIDATES FOR APPEAL?

Properties that have recently undergone new construction or additions, major remodeling or reconstruction, rezoning, a partition or subdivision, a disqualification from special assessment or exemption, or any combination of these factors are the best candidates for property tax appeals.

WHAT ARE THE LEVELS OF APPEAL?

County Board of Tax Appeals
Magistrate Division of the Oregon Tax Court
Regular Division of the Oregon Tax Court
Oregon Court of Appeals
Oregon Supreme Court

IMPORTANT DATES

Valuation Date	January 1 st of each year per annual reassessment cycle
Tax Bills Issued	Early October
Tax Bills Due	1/3 of payment due November 15 th 1/3 of payment due February 15 th 1/3 of payment due May 15 th
Valuation Notice	Assessment Notice/Property Tax Statements are issued in October
Appeal Deadline	Board of Tax Appeals – December 31 st Oregon Tax Court – Magistrate Division – within 30 days of the date the Board's order is mailed Oregon Tax Court – Regular Division – within 60 days of the date the Magistrate's decision/order is mailed



Newmark Knight Frank Valuation & Advisory's (V&A) Property Tax group offers owners, investors, and developers a specialized approach to property tax management and minimization. Our experts are devoted to property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Our comprehensive offerings encompass a diverse array of assignments including assessment appeals, forecasting/budgeting, due diligence property tax estimates, and co-sourcing.

FOR MORE INFORMATION:

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