

Property Tax Guidelines Oregon

Important Dates

<i>Valuation Date</i>	January 1st of each year per annual reassessment cycle
<i>Tax Bills Issued</i>	Early October
<i>Tax Bills Due</i>	1/3 of payment due November 15th 1/3 of payment due February 15th 1/3 of payment due May 15th
<i>Valuation Notice</i>	Assessment Notice/Property Tax Statements are issued in October
<i>Appeal Deadline</i>	Board of Tax Appeals – December 31st 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

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

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ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

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