



2013

Tillamook County Department of Assessment and Taxation is open:
8:00 a.m. – 5:00 p.m.
Monday – Friday

Our address: 201 Laurel Avenue
Tillamook, OR 97141

Public information phone line:
(503) 842-3400 or
Toll free (800) 488-8280

Our website:
www.co.tillamook.or.us

We are closed Monday, November 11, 2013 to observe Veteran's Day.

Due Dates 2013-14

PROPERTY TAXES

First Installment:

November 15, 2013
one-third amount (no discount)
OR.....two-thirds amount (2% discount)
OR.....full amount (3% discount)

Second Installment:

February 18, 2014

Third and Final Installment:

May 15, 2014

NO DISCOUNTS AFTER NOVEMBER 15th.

PAYMENT OPTIONS:

By MAIL: USE THE ENCLOSED WHITE ENVELOPE TO MAIL YOUR PAYMENT **BEFORE** THE NOVEMBER 15 DEADLINE.

IN PERSON: COME TO THE COURTHOUSE AT 201 LAUREL AVENUE IN TILLAMOOK AND PAY WITH CASH, CHECK OR MONEY ORDER.

ONLINE: MAKE YOUR PAYMENT ONLINE USING MASTERCARD, VISA, OR E-CHECK.
MORE DETAILS POSTED AT RIGHT.

Don't forget...our PAYMENT DROPBOX



Located just to the left of the entrance to Assessment & Taxation.

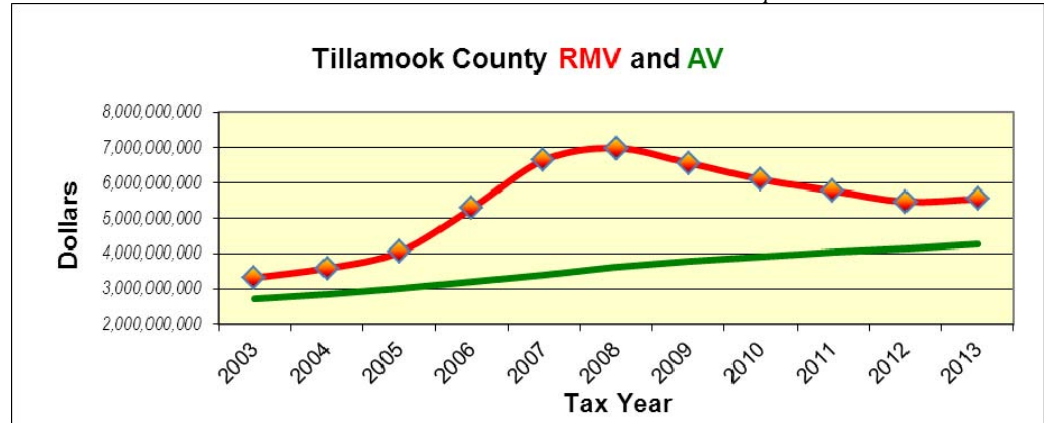
Drop box payments are posted within 24 hours.

Property Tax *focus*

PROVIDING FUNDAMENTAL PUBLIC SERVICES OFFICIALLY, EFFICIENTLY, AND EFFECTIVELY.

From the desk of the Assessor & Tax Collector - *Denise Vandecoevering*

This chart may look familiar as it was also in last year's 'focus'. What you will notice is that after four straight years of decline in Real Market Value, countywide 2013 is showing a slight increase. I'm hopeful that the market 'has hit the bottom' and that values will continue to move in a positive direction.!!!



2013/14 Property Tax Rate Increases and Decreases

DISTRICT NAME	2012	2013	CHG	% CHG	REASON
Netarts-Oceanside SD	1.3573	2.7948	1.4375	105.91%	Increase in bond amt; over double prior yr
Till Soil & Water Cons	0.0000	0.0600	0.0600	N/A	New District
Tillamook County	1.9020	2.2443	0.3423	18.00%	Includes road bond @ \$.3655 PER \$1000
Neskowin Water Auth	0.5310	0.5528	0.0218	4.11%	Increase bond amt
Tillamook County	1.8720	1.8488	(0.0232)	-1.24%	W/O Road bond; old bonds went down
City of Wheeler	3.6515	3.5981	(0.0534)	-1.46%	Same bond amt; greater AV
City of Bay City	2.4795	2.4395	(0.0400)	-1.61%	Decrease in bond amt
School 56	5.1252	4.9993	(0.1259)	-2.46%	Decrease in bond amt
Twin Rocks WD	0.3473	0.3351	(0.0122)	-3.51%	Decrease in requested dollar amt
Nestucca Valley #101	5.5464	5.3308	(0.2156)	-3.89%	Decrease in bond amt
Pacific City JW-SA	1.1932	1.1374	(0.0558)	-4.68%	Decrease in bond amt
Cannon Beach RFD	0.6595	0.4877	(0.1718)	-26.05%	No bond; paid off last year
Wilson River WD	0.7731	0.5111	(0.2620)	-33.89%	Decrease in requested dollar amt

Property tax payments can be made on our website at www.co.tillamook.or.us, with a credit, debit card, or electronic check. A fee will be charged by the bank, to the taxpayer making on-line payments.

Convenience fees:

Credit Card-2.49% Electronic checks-flat \$3.00 Signature debit card-flat \$3.95
Tillamook County does not retain any portion of this fee.

Our office is not set up to process credit or debit card payments at the counter or over the phone.

If mailing your payment, Oregon State law requires that the U.S. Postal Service postmark date is recognized as the mailing date. Since post offices in outlying areas often bring mail to a central location for postmarking, the postmarks may not be applied by the postal service on the day mailed, causing loss of applicable discounts.

Tillamook County utilizes US Bank's Lockbox Service to streamline our payment processing time. This allows us to update your account to reflect payment as quickly as possible. The service is available only for payments mailed in the return envelope included with the tax statement, and only through November 15. The payment center does not recognize post-dated checks. There is a loss of discount and fees incurred on all return checks.

Any reference to a mortgage company on your statement is due solely to information received from that mortgage company. If you have questions regarding the mortgage company or their payment of your property tax, please contact the mortgage company directly.

After November 15, remit all payments directly to:

Tillamook County Tax Collector,
201 Laurel Avenue
Tillamook, OR 97141.

Please make checks payable to:
Tillamook County Tax Collector

THE ABSENCE OF A TRADITIONAL POSTMARK FOR ONLINE BILL PAYMENTS MAY REQUIRE EXTRA TIME FOR DELIVERY.

Online banking has made life a lot easier for many individuals. Consumers who use their bank's services are able to schedule payments directly from their online banking interface. Many find it convenient to use the online banking tools, and save time and postage as well.

If you plan to utilize this type of payment option, please be sure to note how long your banking service needs to process and forward the payment. Most bill payments do not use a conventional postmark that, by law, is required regarding timely or untimely payments. If this is your preferred method of payment, please initiate the payment early enough to reach our office by the deadline. Payments received by this method will be posted "as of" the date the payment was accepted. Payments accepted after the due date, or received after the due date will not be eligible for the discount and will incur interest.

Payments should note a Property Tax Account Number and be made payable to: Tillamook County Tax Collector.

REAPPRAISAL UPDATE

There are two main components to review when appraising property. One is the value of the land and the other is the value of the buildings. We worked on both components this year in various areas of the county.

LAND-For 2013 we were able to complete land setups and field reviews on land in Cape Meares, Rockaway Beach, Bay City and Nehalem Point. We review things such as views, proximity to the beach, development costs, etc.

IMPROVEMENTS-Improvement (building) reappraisal was completed in Garibaldi and Bay City. This entails confirming that building square footage is correct along with updating depreciation.

Our Commercial Appraiser started reappraising businesses in the City of Tillamook, which is a three year project.

PROJECTS FOR 2014

LAND-Land setup and reappraisal in Pacific City is our first project for this year. We will be starting in downtown Pacific City, then moving into Tierra Del Mar, Woods, and Neskowin. It is very costly to mail postcards before we arrive so please accept this insert as your notice that we will be in your area sometime this year.

Our appraisal staff wears a vest and name badge that identify them as county appraisal staff, so please do not hesitate to ask them for I.D.

Do you have questions or concerns about your property value?

Tillamook County's appraisal staff is available to speak with you regarding concerns you may have about your property's value. You may call ahead to make an appointment with an appraiser, or walk-in to our office any time, Monday through Friday, 8:00 am to 5:00 pm. You may appeal your property's value for the 2013/14 tax year with the Board of Property Tax Appeals. Appeals must be filed with the County Clerk NO LATER THAN December 31, 2013 (offices will be closed on January 1, 2014). Please refer to the back of your property tax statement for more information or call the County Clerk at 503-842-3402.

OTHER DEADLINES:

PROPERTY VALUE APPEALS (BOPTA)

December 31, 2013 (filed with the County Clerk)

PERSONAL PROPERTY RETURNS (BUSINESSES)

March 3, 2014 (late filing penalties apply)

VETERANS EXEMPTION APPLICATIONS

April 1, 2014

SENIOR AND DISABLED DEFERRAL APPLICATIONS

April 15, 2014

2014 OFFICE CLOSURES:

January 1	(New Year's Day)
January 20	(Martin Luther King Day)
February 17	(President's Day)
May 26	(Memorial Day)
July 4	(Independence Day)
September 1	(Labor Day)
November 10	(Veteran's Day)
November 27 & 28	(Thanksgiving)
December 24 & 25	(Christmas)



ARE YOU

Eligible for Tax Relief?



Veterans who are 40% or more disabled (and surviving spouses of ANY veteran who have not remarried) may be entitled to a reduction in property taxes. A one-time application is required—the filing deadline for new applicants is April 1, 2014.

For more information, or to apply for the 2014/15 tax year, please contact the Assessor's Office at 503-842-3400 and ask about the veteran's exemption.

Senior & Disabled Citizens Deferral Program

New applications for the 2014-15 tax year will be available in January. If you would like to apply, or would like more information, please contact our office or check out the changes online at DOR's website: http://www.oregon.gov/DOR/SCD/c_hanges-impacting-deferral.shtml, or call 1-800-356-4222.

STICKY NOTE CORNER

Need a Receipt?

Please enclose a self-addressed, stamped envelope or a request note and email address with your tax payment.

Address Changes

If your *mailing* address has changed, please mark the address change box on the front of your payment coupon and indicate the new address, with signature, on the reverse side. You may also print out a change of address card from our website and mail it to our office.

Still have questions?

Check out the "frequently asked questions" section of our website! Just click on the FAQ link at the top of the Taxation section of our webpage.