



County of Lincoln

Office of the Assessor

Courthouse, Room 207
225 W. Olive St.
Newport, OR 97365
PHONE: (541) 265-4102

PRESS RELEASE

TO: All Media

FROM: Lincoln County Assessor, Joe Davidson
Lincoln County Treasurer/Tax Collector, Jayne Welch

Date: October 16, 2018

RE: Property Tax Statements, Values and Levies

CONTACT: Joe Davidson – Regarding Tax Rates and Values
541-265-4102
j davidson@co.lincoln.or.us
225 W. Olive Street, Room 207
Newport, OR 97365

or

Jayne Welch – Regarding Tax Collection
541-265-4139
j welch@co.lincoln.or.us
225 W. Olive Street, Room 205
Newport, OR 97365

Please find enclosed information regarding 2018-19 assessments and taxes.
If you have questions, please call or email.

JD

Enclosures

Tax Statements

2018/19 property tax statements for Lincoln County will be mailed out by October 25th, with initial payment due by November 15th. Full payments made by November 15th will receive a 3% discount and two-thirds payments will receive a 2% discount. At least one-third payment must be received by November 15th to avoid delinquent interest charges. For those making one-third payments, the second payment will be due by February 15th, 2019, and the third payment will be due by May 15th, 2019.

Payments can be made electronically online, mailed with a postmark on or before November 15th, or dropped off at several locations including participating local bank branches, a drop box located at the courthouse parking lot, or in person at the tax office located in room 205, on the second floor of the county courthouse. Please visit the following webpage for more information on property tax payments:

<http://www.co.lincoln.or.us/treasurer/page/payment-options-property-taxes>

Values

Overall, real market value in Lincoln County is up approximately 6% for the third straight year, while countywide assessed (taxable) value has increased about 4%. These percentages include the value of new construction and development.

Most property owners will see a typical 3% increase in their assessed value due to Measure 50 – a constitutional amendment approved by Oregon voters in 1997. When Measure 50 was first implemented, a “maximum assessed value” was assigned to each property which equaled its 1995 value minus 10%. For the years following, each property is assessed on the lesser of its maximum assessed value from the previous year plus 3%, or its real market value. So, as long as the real market value remains higher than the maximum assessed value, the assessed value is allowed to increase up to 3%. This is the most common scenario. However, there are situations where a property’s assessed value may increase more or less than 3%. Following are two primary reasons:

- 1.) New construction, development or other changes to property considered an “exception” event may add to or lower the property’s assessed value.
- 2.) If, following a market downturn, a property’s real market value falls below its maximum assessed value, the property is assessed at its real market value. The assessed value may fluctuate up or down annually with the market, with no limitation, until it returns to or above the maximum assessed value. At that point, the assessed value will once again be restricted to 3% annual growth under Measure 50.

For 2018, approximately 19% of properties in Lincoln County are assessed at their real market value, down from 22% last year. With increasing market values, these properties may see assessed value growth of more than 3%.

Levies

Total property taxes, fees and special assessments are up approximately 5% over last year. Most property taxes are a direct product of assessed values and underlying district tax rates. Along with changes in assessed values, new voter-approved levies will impact total taxes in certain areas of the county. This year, two new general obligation bond levies were approved by Lincoln County voters.

- North Lincoln Fire and Rescue District was approved to issue new bonds for capital improvements, with an estimated cost of \$.19 per \$1,000 assessed value for property owners within the district's service area.
- Port of Alsea was approved to issue bonds for replacement of the existing boat launch and marina, with an estimated cost to taxpayers within the Port's service area of \$.12 per \$1,000 assessed value.

Within Lincoln County there are 79 local taxing districts, including education districts, health districts, cities, county, ports, local fire, water, road, special assessment districts and urban renewal. All of these have distinct tax rates, and most have different geographic boundaries, so tax rates for individual properties will vary by location.

Taxes Imposed

BREAKDOWN OF COUNTYWIDE PROPERTY TAXES IMPOSED			
	2017-18	2018-19	Difference
Operating Levies & Bonds	\$110,063,525.27	\$113,959,259.13	\$3,895,733.86
Urban Renewal	\$3,801,746.85	\$4,305,672.46	\$503,925.61
Special Assessments	\$745,124.76	\$752,049.12	\$6,924.36
Add Tax & Penalties	\$90,023.83	\$86,659.23	-\$3,364.60
Total	\$114,700,420.71	\$119,103,639.94	\$4,403,219.23

Tax statements will display total amounts imposed by individual districts serving the property, along with current and prior year property values. Values for both years are categorized by land, structure, total real market value and total assessed value. Taxpayers disputing their property values are encouraged to contact the Assessor's office. Appraisal staff will be available to answer questions or perform property value reviews up to December 31st, 2018. Taxpayers will also have the opportunity to file value appeals with the Board of Property Tax Appeals until December 31st, 2018. Appeal rights are described in detail on the back of the tax statement.

Lincoln County has general phone numbers for tax and value-related questions. These are also displayed on the tax statement:

Tax Questions: (541) 265-4139

Value Questions: (541) 265-4102

