



2009-10 PROPERTY TAX & ASSESSMENT

1300 NW Wall St. Suite 200 Bend OR 97701

Information

Assessor's Office 541-388-6508

Tax Office 541-388-6540

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 six years.

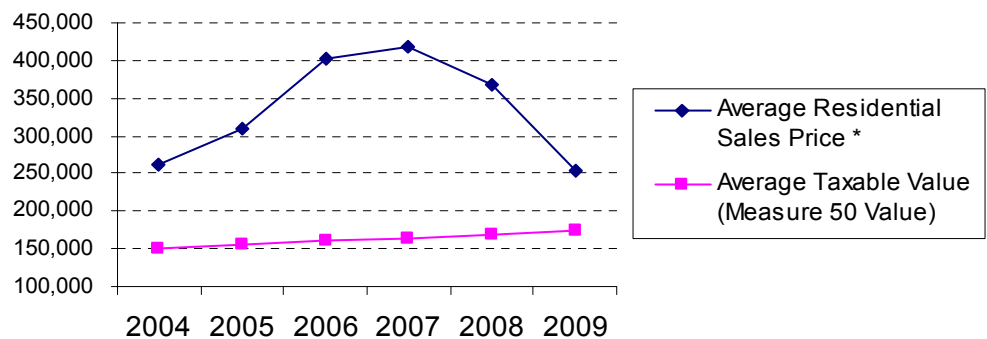
When can my Assessed Value increase more than 3%?

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 Selling Prices with Taxable Values (2004 through 2009)



* Data compiled from Central Oregon Association of Realtors Property Statistics

Changes Affecting 2009-10 Property Tax Statements

New Voter Approved Measures *

La Pine Parks and Recreation District voters approved a new permanent rate levy of \$0.30.

La Pine Rural Fire Protection District voters approved a new five-year local option levy of \$0.64.

Sisters School District voters approved a new four-year local option levy of \$0.75.

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

View your account
ONLINE at
www.deschutes.org/dial

Redmond School District

Redmond School District taxpayers will pay approximately 2.5 times more for Redmond school bonds in 2009-10 than they did in 2008-09. This increase is the net of a retired 92/93 bond, a one-time correction of a prior year certification, a change to the 2004 bond debt schedule and a new bond approved by voters in 2008. This is the first year that the 2008 bond has been levied.

Changes to Rates

Sunriver Service District levied a tax rate of \$3.22, a \$0.09 **increase** from last year.

Lazy River Road District levied a tax rate of \$1.50, a \$0.50 **increase** from last year.

River Bend Road District levied a tax amount of \$10,000, a \$5000 **decrease** from last year.

Retired Bonds

These bonds have been paid and will no longer appear on the tax statement.

Central Oregon Community College

Black Butte Ranch RFPD

Redmond School 92/93 Bond

City of Bend Murphy Crossing Urban Renewal District - This is the first year of the district. A portion of your tax is allocated to this new district from other existing districts. The new Urban Renewal District will not affect your total tax.

How and Where To Pay Your Taxes

1. **Tax payments must be delivered or postmarked on or before November 16, 2009.** The U.S. Postal Service postmark is the date the payment will be considered received, as mandated by State statute. Some postal facilities forward their mail to a larger Postal Center for postmarking. This may delay the actual date your payment is postmarked and jeopardize a significant discount on your taxes. Please take appropriate steps to ensure your payment is postmarked on or before November 16, 2009.
2. If you live within Deschutes County, your tax bill is accompanied by an insert that lists the banks in Deschutes County where you may pay your taxes through November 16, 2009.
3. You may pay your taxes at the Deschutes County Tax Office, 1300 NW Wall Street Suite 200 in Bend. Our office is located on the second floor of the Deschutes Services Center. There is an after hours drop box located at the east entrance of the County's offices at 1300 NW Wall Street in Bend.
4. You may pay your taxes online or by phone using a credit card or e-check. There is a \$2.00 fee for e-checks and a 2.5% fee for credit card payments. Please see <http://www.deschutes.org/taxpayments> for more information.



Green Is Your Statement Green or Yellow?? Yellow

Green: A Green statement is a tax bill that you are responsible for paying.

Yellow: A Yellow statement is your copy of a tax bill that has been forwarded to your mortgage company for payment.

If you believe that you received the wrong color statement or that the mortgage information listed on a yellow statement is in error, please contact your mortgage company.

Contact Information

For valuation questions, exemption and deferral information, please contact the

Assessor's Office: 541-388-6508



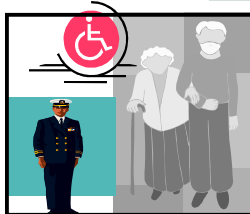
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Oregon Senior and Disabled Citizen Program



Disabled Veteran or the Surviving Spouse of a Veteran Tax Exemption Program

This program is available to those seniors who will be 62 or older by April 15, 2010. If you are under age 62, and you are receiving Federal Social Security Disability you may qualify for the Disabled Citizen Deferral Program. There is an income limitation to qualify and applications must be delivered to the Assessor's Office by April 15, 2010.

Under these programs the State of Oregon pays the taxes for you and charges simple interest, at 6%. These amounts are deferred and payable upon any change in property ownership.

Veterans who are 40% or more disabled and surviving spouses who have not remarried, may be entitled to a reduction in property taxes. Applications are required; the filing deadline is April 1, 2010.

For more information on these programs or to apply for the 2010-11 tax year (next year), please contact the Assessor's office at 541-388-6508.

QUESTIONS OR CONCERNS ABOUT YOUR PROPERTY'S VALUE

If you have a question or concern regarding your property's value, contact the Assessor's Office at 541-388-6508.

You may appeal your property's value for the 2009-10 tax year with the Board of Property Tax Appeals. Appeals must be filed no later than January 4, 2010. Please refer to the back of your tax statement for more information or call the County Clerk's Office at 541-388-6549.