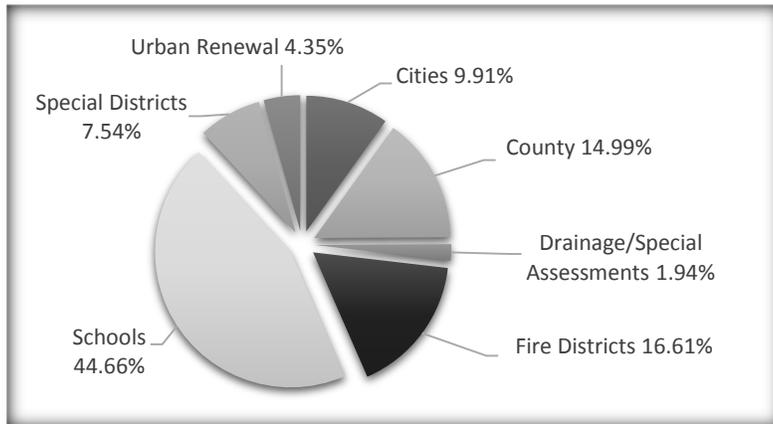


2015-16 COLUMBIA COUNTY PROPERTY TAXES

Where Your Property Tax Dollar Goes



Cities	\$ 6,578,972.43
County	\$ 9,957,732.73
Drainage/Special Assessments	\$ 1,288,240.60
Fire Districts	\$ 11,035,207.18
Schools	\$ 29,661,732.69
Special Districts	\$ 5,007,824.30
Urban Renewal	\$ 2,887,875.40

A total of \$66,417,585.33 is being collected this year for taxing districts that provide you with services such as education, law enforcement, fire protection and recreation. This amount also includes special assessments for things such as drainage districts and Oregon Department of Forestry fire patrol. The taxes being collected are for the 2015-16 tax year which runs from July 1, 2015 through June 30, 2016. Values were calculated as of the assessment date, January 1, 2015.

What's New for 2015-16

Columbia Health District Surplus Funds

The Columbia Health District was dissolved in 2011. This year, the surplus funds for the district will be returned to taxpayers who currently own property located within their boundaries. The surplus funds are being distributed in accordance with Oregon Revised Statute (ORS) 198.955(3)(b). The refund will be shown as a pre-payment on your current tax bill as "COL HEALTH DIST REFUND APPLIED". For detailed information on the CHD Refund Credit, please visit [www.co.columbia.or.us/departments/assessors'office/assessors-home](http://www.co.columbia.or.us/departments/assessors%27office/assessors-home).

PCC Bond for Building Improvements Paid Off Early

Portland Community College paid off a bonded debt levy for Building Improvements three years earlier than anticipated. This bond was initially approved by voters in November 2000. PCC still has an existing bonded debt levy for Classroom Improvements that was approved by voters in November 2008.

Sauvie Island RFPD Local Option Rate Reduced

Property owners within the Sauvie Island Rural Fire Protection District approved to renew a local option levy at a reduced rate, from 0.4600 to 0.3500 for the next five years. In addition, this year will be the last payment on the bonded debt levy for a New Fire Station that was approved by voters in March 1996.

Property Tax Payment Information

Tax Payment Due Dates for 2015-16

The first payment of the tax bill is due on Monday, November 16, 2015. At least one-third of the amount must be paid at that time. The second and third payments are due on Tuesday, February 16, 2016 and Monday, May 16, 2015.

Paying Taxes by Mail

You can mail a check or money order made out to the Columbia County Tax Collector and addressed to 230 Strand Street, Saint Helens, OR 97051. Payment must be postmarked no later than the due date in order to receive a discount and/or avoid interest charges.

Payment Locations

Taxes can be paid at the Columbia County Tax Collector's Office at the courthouse Monday thru Thursday, 8:30am to 5:00pm. In addition, payments can also be made with your coupon at all branches of the Saint Helens Credit Union, located in Rainier, Scappoose and Saint Helens.

Online Payments

Payments can be made at www.co.columbia.or.us by clicking on TAX PAYMENTS ONLINE. For additional information including a list of fees and acceptable payment types, please visit the Tax Collector's website at <http://www.co.columbia.or.us/departments/property-taxes/property-taxes>.

✓✓✓ Check Your Tax Statements ✓✓✓

Property Value and Taxes

You should check your tax statements carefully. You are responsible for verifying that all property you own has been appropriately assessed. **If property is not being assessed correctly, other than an opinion of value, the assessor shall go back up to five years and refund taxes or charge additional taxes for all years that the correct amount of tax was not paid.** If you think the value on your tax statement is incorrect or that property is not being included, contact the assessor's office immediately.

Mailing Address

Property owners are fully responsible for making sure the mailing address on the tax statement is current and correct. If your address has changed, please notify us by filling out the change of address form on the back of the statement. If you do not receive your tax statement due to an incorrect address, it is your responsibility to contact the Tax Collector prior to the due date. **Interest will accrue if payments are not made timely regardless of whether you received your tax statement or not.**

Assessor's Office News

Re-Appraisal History

In 2009, the Assessor's Office implemented a reappraisal program that restricts inspections to curbside unless major physical changes when compared to the data currently in our records are obvious. Many of these properties had not been reappraised for nearly 20 years or more. All of the residential properties have been reappraised and are currently valued through an annual recalculation process. A recalculation of property is accomplished by analyzing current sales and developing current land schedules, local cost modifiers and depreciation benchmarks that are used to electronically recalculate all property based on the inventory data in our system. For the 2015-16 tax year, the Assessor's Office completed a countywide reappraisal on all commercial properties and apartment complexes.

Re-Appraisal Plans

Following is the tentative 5 year schedule for reappraisal inspections:

2016: Countywide Industrial Property and Floating Property; Residential Property in the City of Columbia City

2017: Residential Property in City of Saint Helens; Personal Property Manufactured Structures in South Columbia County

2018: Residential Property in the City of Scappoose; Personal Property Manufactured Structures in North and West Columbia County

2019: Residential Property in City of Vernonia, Rural Vernonia, Mist and Birkenfeld;

2020: Residential Property in City of Rainier, Rural Rainier and Deer Island

Senior and Disabled Citizen Property Tax Deferral Program

If you are age 62 or older or under 62 and receiving Social Security Disability, you may qualify for this program. Certain income limits and residence rules apply. Under these programs, the taxes are deferred until the ownership changes, at which time the taxes become due with interest. You must file an application between January 1 and April 15 for the following tax year. For more information, visit <http://www.oregon.gov/DOR/SCD/pages/index.aspx>, or you can call or visit the Assessor's Office.

Disabled Veteran or Surviving Spouse of a Veteran Property Tax Exemption

If you are a disabled veteran or the surviving spouse of a veteran who has not remarried, you may be entitled to a reduction in property taxes. Applications are required. You must file between January 1 and April 1 for the following tax year. For more information, visit <http://www.co.columbia.or.us/departments/assessors-office/assessors-property-tax-exemption-program>, or you can call or visit the Assessor's Office.

Contact Us

Call Us

Tax Collector's Office
(503) 397-0060
Assessor's Office
(503) 397-2240

Visit Us

We are located on the main floor of the Courthouse Annex Building, 230 Strand Street, Saint Helens. Our office hours are 8:30 am to 5:00 pm, Mon-Thurs.

Visit Our Website

www.co.columbia.or.us