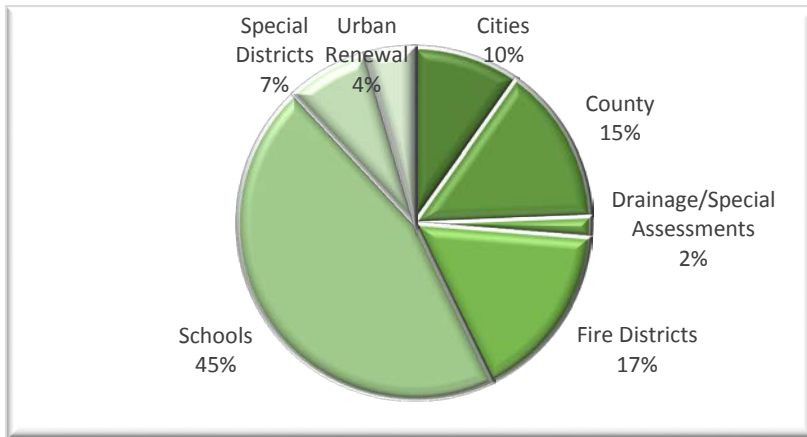


2016-17 COLUMBIA COUNTY PROPERTY TAXES

Where Your Property Tax Dollar Goes



Cities	\$ 6,851,174
County	\$ 10,276,520
Drainage/Special Assessments	\$ 1,330,394
Fire Districts	\$ 11,586,888
Schools	\$ 31,852,501
Special Districts	\$ 5,235,532
Urban Renewal	\$ 3,139,820

A total of \$70,272,829 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 2016-17 tax year which runs from July 1, 2016 through June 30, 2017. Values were calculated as of the assessment date, January 1, 2016.

What's New for 2016-17

Sauvie Island RFPD Bonded Debt Paid Off

Sauvie Island RFPD made the last payment on their debt last year.

Vernonia RFPD Local Option Levy

Voters located within the Vernonia RFPD District approved a new local option levy of \$0.32/\$1,000 assessed value to be used for officer training.

Changes in Special Assessment Fees

<i>Special Assessment</i>	<i>2015-16</i>	<i>2016-17</i>
Beaver Improvement	\$ 8.00/Ac	\$ 11.00/Ac
Clatskanie Drainage	\$ 30.00/Ac	\$ 40.00/Ac
Deer Island Impr	\$ 3.00/Ac	\$ 9.00/Ac
Midland Improvement	\$ 22.00/Ac	\$ 12.00/Ac
Westland Drainage	\$ 10.00/Ac	\$ 12.00/Ac
MS Park Community	\$ 6.00	\$ 10.00

Industrial Land Value Reductions

A reappraisal of industrial land throughout Columbia County has resulted in a large reduction to the Real Market Value of these properties. This was the first full reappraisal of industrial land since 1988.

Farm Use Values

Farm Use Specially Assessed Values increased greatly based on a new farm rent study, however, the taxable values for farm use were limited to a 3% increase.

Property Tax Payment Information

Tax Payment Due Dates for 2016-17

The first payment of the tax bill is due on Tuesday, November 15, 2016. At least one-third of the amount must be paid at that time. The second and third payments are due on Wednesday, February 15, 2017 and Monday, May 15, 2017.

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 Friday, 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>.

✓✓✓ 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 Accomplishments for 2016-17

- All Floating Personal Property (Houseboats, Boathouses, Docks, Moorages) countywide have been reappraised.
- All Industrial Land and Industrial Improvements not subject to Real Property Return Reporting.
- All residential properties located within the city limits of Columbia City.

Re-Appraisal Plans

Following is the tentative 5 year schedule for reappraisal inspections:

2017: Residential Property in City of Saint Helens

2018: Residential Property in the City of Scappoose; Countywide Personal Property Manufactured Structures

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

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

2021: Residential Property in City of Clatskanie and Rural Clatskanie

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/programs/property/Pages/deferral.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-main/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-Fri.

Visit Our Website

www.co.columbia.or.us