



LANE COUNTY ASSESSMENT & TAXATION

125 E 8th Avenue | Eugene, OR 97401
541-682-4321
www.lanecountyor.gov/at

Regular Hours
10:00am to 3:00pm Monday-Thursday
Extended Hours October 18th to November 19th
9:00 am to 3:00 pm Monday-Friday
Closed Thursday, November 11th

PROPERTY TAX PAYMENTS DUE NOVEMBER 15, 2021

DUE DATES

November 15, 2021

Pay in full = 3% Discount

Pay 2/3 = 2% Discount

Pay at least 1/3 to avoid incurring interest

February 15, 2022

Second Trimester payment due

May 16, 2022

Third Trimester payment due

PORTLAND REMITTANCE ADDRESS NO LONGER VALID

PO Box 3014, Portland, OR 97208 is no longer a valid address for property tax payments.

This PO Box was closed December 31, 2019.

All payments should now be sent to our new address.

OPTIONS TO PAY WITHOUT COMING INTO OUR OFFICE

US Mail

Postmarked on or before the due date.

Please note our new remittance address
PO BOX 10526 | Eugene, OR 97440-2526

Close to the due date?

We urge you to have the Post Office date stamp your envelope.

Please Note: The return envelope provided has been imprinted with an Intelligent Mail Barcode and will be routed to our office regardless of what address shows in the window. Therefore using this envelope to send mail elsewhere will result in a loss of that mail piece as we are not able to forward it on or return to sender.

Drop Boxes

Pearl Street, gray box across the street from the Public Service Building (open 7 days a week, 24 hours a day)

Election Drop Boxes (white) (open November 6-November 15 at Midnight):

- Sheldon Library at Sheldon Plaza on Coburg Rd
- Bethel Library at Echo Hollow Plaza on Echo Hollow Rd
- Amazon Pool, 2600 Hilyard St
- Springfield, between 5th & 6th on A St
- Cottage Grove Community Center, 700 E. Gibbs St
- Florence Police Department, 900 Greenwood St

Credit/Debit Card, Electronic Check

⇒ Visit www.lanecountyor.gov/at and click the Tax Payments Online quick link

⇒ Call 833-819-5119

Service Provider fees apply.
Lane County retains no portion of the fees.

Online Bill Pay

Please note our new remittance address
PO BOX 10526 | Eugene, OR 97440-2526

Allow enough time for your financial institution to submit payment by the due date.

GO PAPERLESS

Many people prefer e-mails over paper. To opt out of paper property tax statements in the future, just go to www.paydici.com/lanecounty-or/ and create your account.

Your Activation Code is your 7-digit property tax account number followed by your 5-digit tax code area (TCA). Both can be found on your tax statement or by using the Property Account Information Portal at www.lanecountyor.gov/at

MCKENZIE PROPERTY TAX RELIEF

House Bill 2341, which was passed by the Oregon Legislature this year and became effective September 25, 2021, changed the way the proration of tax is calculated on property damaged or destroyed by the 2020 wildfires. As a result, these properties qualify for larger refunds. The process for issuing refunds began in early October. For details go to www.mckenzierebuilds.org/proration

If your property was damaged or destroyed, the assessed value on the 2021-22 property tax statement has been updated to reflect the loss. New value will be added in future years as rebuilding occurs.

THE REAL ESTATE MARKET & PROPERTY TAXES

The tax statement shows the real market value (RMV) of your property as of January 1, 2021 based on the 2020 real estate market. Any changes to the market since January 2021 will be reflected on the 2022 tax statement. The statement shows your property's taxable value (TV), which is the lower of the RMV or the Measure 50 assessed value (AV) minus any exemptions. On average, residential properties are paying tax on an AV that is 59.6% of its RMV.

A typical Lane County home saw a 12.8% increase in RMV. Changes to an individual home's value may be different. Changes are based on sales that occurred in your neighborhood, a reappraisal of your area or a physical inspection of your property. Oregon does not reset property values or recalculate tax at the time of sale or refinance.

WHERE YOUR PROPERTY TAX DOLLAR GOES

\$0.11	County
\$0.47	School districts
\$0.32	Cities
\$0.06	Libraries, parks, water districts, etc.
\$0.04	Fire districts



MANUFACTURED STRUCTURES

The law requires that taxes be cancelled on personal property manufactured structures assessed at less than \$19,000 this year. With the strong real-estate market, the real market value of some manufactured structures has increased significantly causing some homes to exceed the \$19,000 threshold and become taxable this year. **Note:** If the land and home have the same owner, the home is considered real property, not personal property, and will be taxable.

Lane County no longer administers the Manufactured Home Ownership Document System (MHODS). All transfers now go through the Oregon Manufactured Structures Program in Salem. Visit https://aca-oregon.accela.com/OR_MHODS/ Call 503-373-1249

VETS, MILITARY, SENIORS, THE DISABLED AND SURVIVING SPOUSE OF SAFETY OFFICER

Veterans who are 40% or more disabled, the surviving spouse/registered domestic partner of a veteran or the surviving spouse of a Public Safety officer may be entitled to exempt a portion of the property's assessed value from taxation. The normal time to file is between January 1 and April 1, however, a 40% or more disabled service-connected veteran may apply any time during the year if it is within 6 months of their most recent VA letter. You must own your home prior to July 1, 2022 in order to qualify for the 2022-2023 tax year. Surviving spouses/registered domestic partners may apply anytime during the current tax year if the veteran was deceased in the previous tax year.

Active Duty Military Service members may be entitled to exempt a portion of the property's assessed value from taxation. The filing deadline for the 2022-2023 tax year is August 1, 2022. Disabled Citizens or Senior Citizens may be eligible to defer payment of property taxes on their home. Applications are accepted between January 1 and April 15.

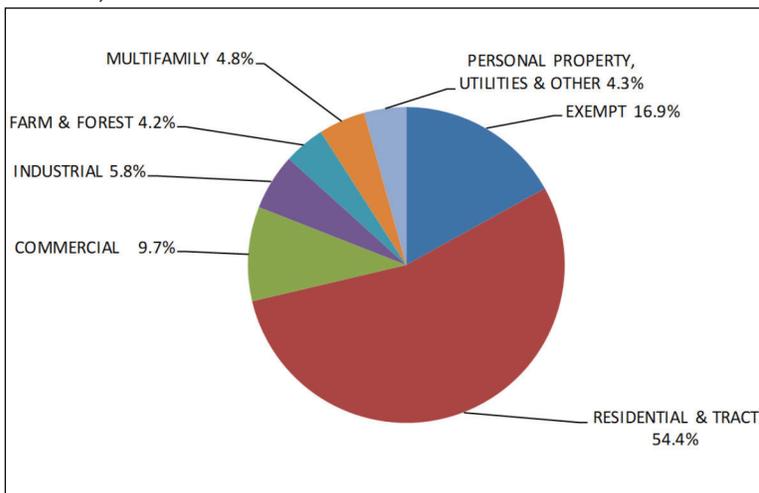
APPEALS OF REAL MARKET VALUE

The Board of Property Tax Appeals has the authority to reduce market value when sufficient evidence is provided that shows the real market value (RMV) of your property was different on January 1, 2021 than what is on your tax statement. If your RMV is still higher than your assessed value (AV), your tax payment will likely remain the same. The Board cannot grant reductions in tax; they can only review property values.

All appeals must be filed with the Lane County Deeds and Records office by January 3, 2022. The filing fee is \$35.00 per account. Assessment and Taxation does not receive any portion of this fee. For more information and appeal forms visit www.lanecountyor.gov/appeals

VALUES BY PROPERTY TYPE

There are approximately 180,910 property tax accounts in Lane County with a combined real market value (RMV) of over \$77 billion, a 10% increase over 2020. The assessed value (AV) is \$45.9 billion, an increase of 3.8%.



2021 PROPERTY TAX CHANGES

- Both Bethel and Alsea school districts passed new bond measures for instructional materials and facility improvements.
- The following districts renewed their local option levies for 5 years at the same rate:
 - Lane County 4-H and OSU Extension Programs
 - City of Eugene Library and Fern Ridge Library
 - City of Springfield Fire
- Lane Fire Authority will levy a local option of \$0.35/\$1,000 for general operations.
- The Upper Willamette Soil and Conservation Easement District will levy \$0.07/\$1,000.

BUSINESS PERSONAL PROPERTY

Each business must file a personal property return with the Assessor by March 15, 2022 to avoid penalties. The forms are available at www.lanecountyor.gov/at

LEARN MORE ABOUT PROPERTY TAX

Visit www.lanecountyor.gov/at to view a collection of informative videos about property tax.

- Property Taxes—What's In It For Me?
- Why Property Values Fluctuate
- Business Personal Property
- Property Tax Appeals
- History of Property Taxes in Oregon

Understanding Your Tax Statement

Breaking down the numbers and explaining the details

07-01-2021 TO 06-30-2022 REAL PROPERTY TAX STATEMENT LANE COUNTY 125 E. 8TH AVE. EUGENE, OR 97401 (541) 682-4321

Address where property is located

Tax Code property is located in

Taxpayer name and mailing address

Value on property for Last Year and This Year

Net taxable value after exemptions, if any

If your mortgage company is responsible for paying your property taxes, it will be displayed here. If you are in a special assessment or exemption program, it will display here.

Tax Account number. Please refer to this number when calling

Past due taxes, if any

Detailed breakdown of where your tax dollars go

Total amount of tax due for this year

Amount due if paid in full by November 15th (or the nearest upcoming weekday if the 15th falls on a weekend). Includes any past taxes due

www.lanecounty.org/at

SITUS ADDRESS: 123 Pleasant St
EUGENE, OR 97401

PROPERTY CLASS: 101
TAX CODE AREA: 05212 ACRES: 0.14
MAP & TAX LOT: 17-04-20-42-00000

Jane/John Doe
123 Pleasant St
EUGENE, OR 97401

ACCOUNT # 1010101

LAST YEAR'S TAX 3,918.76
See back for explanation of taxes marked with (*)

VALUES AS OF 01/01/2021	LAST YEAR	THIS YEAR
REAL MARKET VALUE		
LAND	74,491	78,410
STRUCTURES	257,835	298,339
TOTAL	332,326	376,749
M5 SPECIAL		
ASSESSED VALUE	0	0
M5 REAL MKT VALUE	332,326	376,749
ASSESSED VALUE	248,046	255,487
EXEMPTIONS	22,689	23,370
TAXABLE VALUE	225,357	232,117

DELINQUENT 2020 - 2021 TAXES: 687.40

CURRENT TAX BY DISTRICT

CE Lane Community College	140.55
CE Lane Education Service Dist	50.89
Bethel School District	1,048.08
Education Totals:	1,237.32
Eugene Urban Renewal Riverfront	26.51
CE City of Eugene	1,580.25
CE Lane County	290.40
CE Upper Willamette Soil & Water	15.92
City of Eugene - LO Library	37.63
Eugene Urban Renewal Downtown	23.59
Lane County 4-H /Extension LO	6.50
Lane County Public Safety LO	127.66
City of Eugene - LO Parks & Rec	41.60
General Government Totals:	2,160.06
CE Lane Community College Bond III	25.32
Bethel School District Bond II	368.05
CE City of Eugene Bond I	4.32
CE City of Eugene Bond II	189.50
CE Lane Community College Bond II	51.90
Bonds - Other Totals:	639.09

MORTGAGE CO: FREEDOM MORTGAGE C/O LOANCA
If a mortgage company pays your taxes, this statement is for your records only.

TAX PAYMENT OPTIONS
(See back of statement for payment instructions)

Pay By	Discount	Net Amount Due
In Full 11/15/2021	121.09	4,602.78
2 / 3 11/15/2021	53.82	3,324.56
1 / 3 11/15/2021	None	2,032.89

2021-2022 TAXES BEFORE DISCOUNT 4,036.47

TOTAL TAX (After Discount) 4,602.78

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tax Year 2021-2022 ACCOUNT #: 1010101

Pay	Pay By	Discount %	Discount Amt	Net Amount Due
In Full	11/15/2021	3%	121.09	4,602.78
2 / 3	11/15/2021	2%	53.82	3,324.56
1 / 3	11/15/2021	None	None	2,032.89

TOTALS INCLUDE DELINQUENT TAXES, IF ANY. DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

Please make checks payable to:

Lane County Tax Collector
PO Box 10526
Eugene, OR 97440-2526

Mailing address change on back

200000101010000460278000033245600002032895

Mailing address not correct? Please check the box, complete the reverse side, and mail it back with your payment. All address changes must be made in writing.

If you have any questions or concerns about your tax statement please contact us
We welcome the opportunity to assist you
541-682-4321 or online at www.LaneCounty.org/AT

Real Market Value on a Typical (Median) Home In Lane County

Sample areas have the following values:

Area	2021 Median Real Market Value	2020 Median Real Market Value	Percent Change Real Market Value
Blachly	\$240,417	\$198,157	21.33%
City of Coburg	\$456,122	\$405,611	12.45%
City of Cottage Grove	\$273,705	\$243,509	12.40%
City of Creswell	\$334,552	\$289,383	15.61%
City of Dunes	\$467,006	\$406,589	14.86%
City of Eugene	\$387,808	\$346,986	11.76%
City of Florence	\$333,832	\$290,367	14.97%
City of Junction City	\$327,770	\$281,894	16.27%
City of Lowell	\$311,230	\$251,286	23.85%
City of Oakridge	\$189,872	\$165,224	14.92%
City of Springfield	\$309,762	\$272,678	13.60%
Springfield School	\$323,917	\$285,261	13.55%
City of Veneta	\$314,266	\$270,749	16.07%
City of Westfir	\$194,084	\$168,373	15.27%
Crow-Applegate	\$382,316	\$324,004	18.00%
Eugene (4J School)	\$391,768	\$350,453	11.79%
Eugene (Bethel School)	\$324,461	\$286,093	13.41%
Mapleton	\$233,750	\$193,202	20.99%
Marcola	\$356,751	\$312,351	14.21%
McKenzie	\$369,254	\$326,114	13.23%
Pleasant Hill	\$426,918	\$401,455	6.34%
River Road	\$311,864	\$274,916	13.44%
Santa Clara	\$324,491	\$287,781	12.75%
Lane County	\$353,309	\$313,186	12.81%

Property taxes on a typical single family dwelling in Lane County

Sample areas have the following property taxes:

Area	2021 Median Assessed Value	2021 Total Tax Rate	2021 Total Tax	2020 Median Assessed Value	2020 Total Tax Rate	2020 Total Tax
Blachly	\$141,850	11.4313	\$ 1,621.53	\$137,691	11.3557	\$ 1,563.58
City of Coburg	\$272,637	16.0923	\$ 4,387.36	\$263,123	16.7722	\$ 4,413.15
City of Cottage Grove	\$164,263	18.3287	\$ 3,010.73	\$158,669	18.5082	\$ 2,936.68
City of Creswell	\$196,838	14.3771	\$ 2,829.96	\$190,306	14.6002	\$ 2,778.51
City of Dunes	\$293,049	10.6539	\$ 3,122.11	\$282,731	10.6483	\$ 3,010.60
City of Eugene	\$230,573	19.0556	\$ 4,393.71	\$223,165	19.6965	\$ 4,395.57
City of Florence	\$209,795	13.6269	\$ 2,858.86	\$203,472	13.6665	\$ 2,780.75
City of Junction City	\$198,355	16.7723	\$ 3,326.87	\$190,253	16.7231	\$ 3,181.62
City of Lowell	\$151,913	11.8958	\$ 1,807.13	\$144,389	11.8658	\$ 1,713.29
City of Oakridge	\$107,925	16.2928	\$ 1,758.40	\$104,388	16.2074	\$ 1,691.86
City of Springfield	\$169,835	18.4681	\$ 3,136.53	\$164,302	18.4667	\$ 3,034.12
City of Veneta	\$184,212	18.3389	\$ 3,378.25	\$178,474	18.3881	\$ 3,281.80
City of Westfir	\$111,563	18.3968	\$ 2,052.40	\$108,314	18.3114	\$ 1,983.38
Crow-Applegate	\$209,312	12.5335	\$ 2,623.41	\$203,522	12.3728	\$ 2,518.14
Eugene (4J School)	\$232,715	19.0556	\$ 4,434.52	\$225,126	19.6965	\$ 4,434.19
Eugene (Bethel School)	\$185,929	17.3898	\$ 3,233.27	\$180,104	17.3891	\$ 3,131.85
Mapleton	\$136,958	12.0318	\$ 1,647.85	\$133,377	12.0019	\$ 1,600.78
Marcola	\$205,916	12.0159	\$ 2,474.27	\$196,075	12.0122	\$ 2,355.29
McKenzie	\$227,257	10.0080	\$ 2,274.39	\$216,773	9.9324	\$ 2,153.08
Pleasant Hill	\$267,494	11.7723	\$ 3,149.02	\$259,491	11.5593	\$ 2,999.53
River Road	\$181,058	16.3593	\$ 2,961.98	\$175,631	16.9692	\$ 2,980.32
Santa Clara	\$191,943	12.3579	\$ 2,372.01	\$186,396	12.9678	\$ 2,417.15
Lane County	\$206,708	19.0556	\$ 3,938.94	\$200,039	19.6965	\$ 3,940.07
Springfield School	\$180,683	18.4681	\$ 3,336.87	\$174,924	18.4667	\$ 3,230.27