



Property Taxes

ASSESSED VALUES

Property taxes are calculated based upon the assessed value of property. A property's assessed value is the lower of its real market value and an established maximum value limit. A property's maximum assessed value can only increase for two reasons: an annual 3% increase if the assessed value is lower than its market value, or if improvements are made to the property which increases its value.

Questions often arise about why total property tax bills have increased despite slight decreases in property tax rates and decreases in real market values. In accordance with Measure 50, assessed values increase 3% as long as assessed value is less than market value. In Lake Oswego, market values continue to be greater than assessed values. The ratio of assessed to market value of City property in Clackamas County is 81%.

TAX RATES

A Lake Oswego resident's total property tax rate is \$17.2579 per \$1,000 of their property's assessed value. Property tax bills include amounts for several taxing districts including municipalities, school districts, counties, and special service districts which can include metro, fire, and parks. The City receives approximately 35% of the total bill.

The City of Lake Oswego's tax rate for general city services for households that are within the Lake Oswego School District's boundary is \$4.9703 per \$1,000 of a property's assessed value. The City actually received \$4.7918 per \$1,000 of assessed value due to the division of taxes for urban renewal districts. The maximum amount the City can levy is \$5.0353. The rate has remained unchanged since 2004.

GENERAL OBLIGATION DEBT

In addition, residents also pay for voter approved General Obligation Bonds. In 2012, the total bonded debt rate for the City is .5796. With the expiration of bonds in 2013, property owners should see a decrease in the City's bonded debt levies next year, even with the voter approved bond for Boones Ferry Road improvements.

URBAN RENEWAL

While an amount of property tax going to Lake Oswego Urban Renewal appears on a property tax statement, property owners do not pay more in taxes because of the existence of the district. Urban renewal that is financed through tax increment financing does not represent a new or increased tax, but a reallocation of portions of general property taxes already assessed. In other words, the total property tax bill would stay the exact same amount even if the urban renewal district did not exist.

About this report

The City conducts an annual comparison of property tax rates and utility fees in the Portland metro area. The cities used in the comparison include Beaverton, Gresham, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, Sherwood, Tigard, Tualatin, West Linn, and Wilsonville. In addition to property taxes and utility rates, private utilities of PGE, Northwest Natural Gas, and Solid Waste and Recycling services, were included to compare total basic homeowner costs across jurisdictions.

The information was obtained via County Assessor Offices, the U.S. Department of Energy, City master fee and charges schedules, and the U.S. Census Bureau's American Community Survey.

Property Tax Statement for a Lake Oswego Home with an Assessed Value of \$330,000	
District	Tax
Portland Community College	90.16
Clackamas Education Service District	115.20
Lake Oswego School District	1,422.33
Lake Oswego School District Local Option	442.23
EDUCATION TOTAL	2,069.93
City of Lake Oswego	1,581.29
Clackamas County	764.68
County Extension & 4H	15.64
County Library District	124.25
County Public Safety Local Option	78.90
County Soil Conservation District	15.38
Lake Grove Swim Park District*	13.86
Port of Portland	22.04
Metro – Oregon Zoo	30.13
Urban Renewal County – Special Rate	35.97
Urban Renewal County	7.10
Urban Renewal Lake Oswego	201.99
Vector Control	2.08
Vector Control Local Option	7.95
GENERAL GOVERNMENT	2,901.26
City of Lake Oswego Bond	191.27
Portland Community College Bond	64.55
Portland Community College Bond 2009	57.32
Lake Oswego School District Bond	313.86
Metro Bond	51.58
Metro Bond 2006	45.34
EXCLUDED FROM LIMIT	723.92
Total Property Tax	5,695.11

*Over half the City is within the Lake Grove Swim Park.

The tax amounts for all the other taxing districts on a tax bill are adjusted by the same amount as the urban renewal tax amount. This is called "Division of Taxes" and is the method of funding for the City's urban renewal district.

Property Tax Rate Comparison



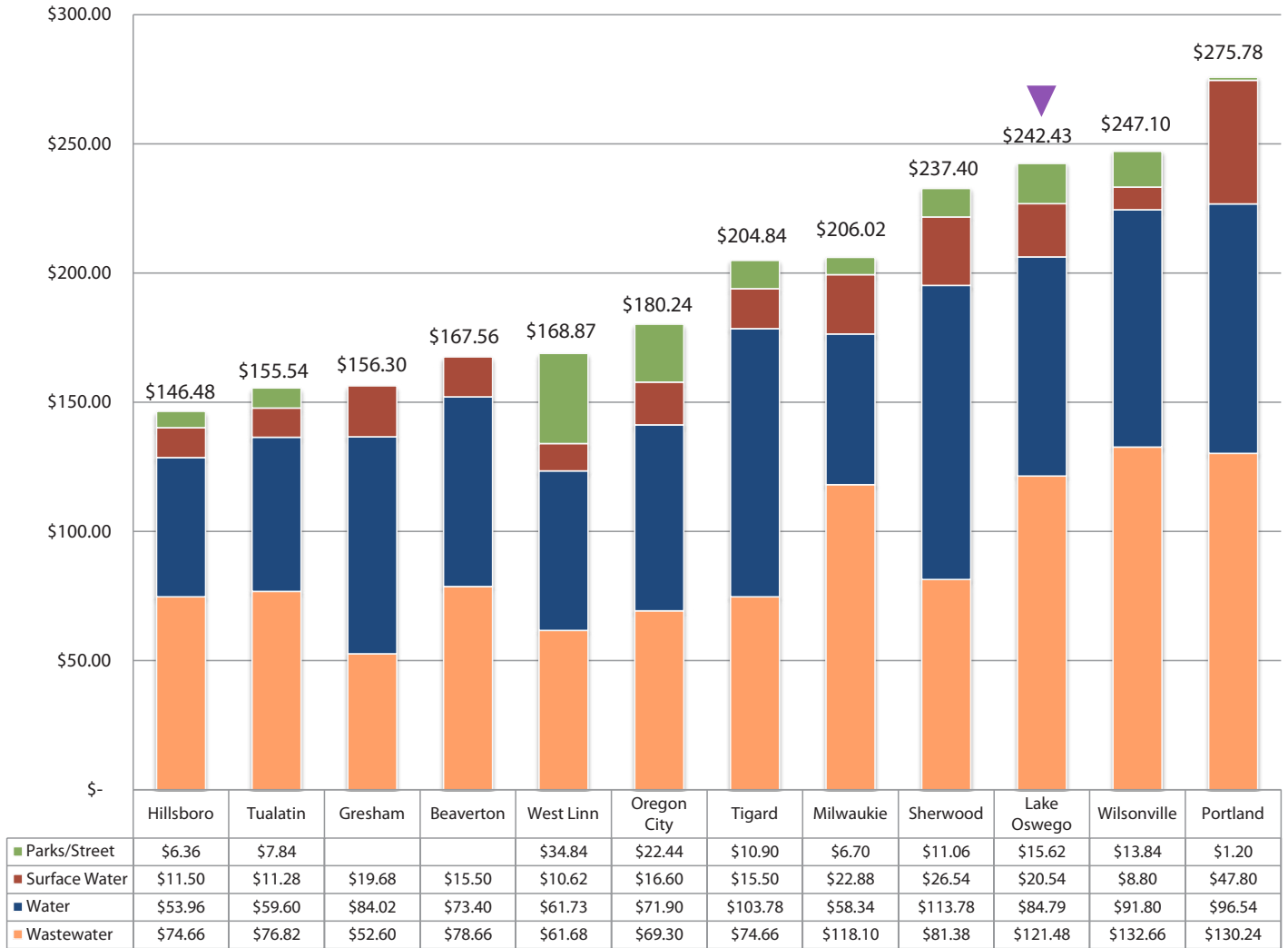
City	City					Overall "City" Services	County and Special Districts	Education Total	Overall Tax Rate
	Permanent Rate	Fire District	City Bonded Debt Rate	City Urban Renewal	Park District				
Tualatin	2.2665	1.9145	0.2924	-	-	4.4734	3.5345	8.2283	16.2362
Gresham	3.5111	-	-	0.8715	-	4.3826	5.8600	6.3036	16.5462
Tigard	2.5019	1.9077	0.4413	0.0616	-	4.9125	3.5222	8.1970	16.6317
Hillsboro	5.3815	-	-	0.0187	-	5.4002	3.4411	8.3063	17.1476
Lake Oswego	4.7918	-	0.5796	0.6121	-	5.9835	3.6815	7.5929	17.2579
Oregon City	3.9558	2.2432	0.1129	0.8538	-	7.1657	3.7300	7.1142	18.0099
West Linn	2.1200	1.9145	0.4429	-	-	4.4774	3.7861	10.4475	18.7110
Wilsonville	1.9953	1.5967	0.1292	3.4057	-	7.1269	3.0437	8.6612	18.8318
Sherwood	2.9323	1.7029	0.5497	2.0937	-	7.2786	3.0633	8.5710	18.9129
Beaverton	4.0122	1.9135	0.2228	0.0113	1.7289	7.8887	3.4428	7.5890	18.9205
Milwaukie	4.0661	2.3636	-	-	0.5062	6.9359	4.2704	7.8379	19.0442
Portland	6.8522	-	0.2036	2.4827	-	9.5385	5.3966	7.5267	22.4618

KEY

- **Overall "City" Services:** This category includes the equivalent taxing districts to the services that the City of Lake Oswego provides its citizens. Taxing districts include cities, fire districts (including fire district debt), city bonded debt, urban renewal, and park districts.
- **Education:** Education tax rates include the permanent, local options, and bonded debt levies for the school districts, community colleges, and education service districts.
- **County and Special Districts:** Tax rates for County and Special Districts include the counties, soil and water conservation districts, library districts, special park districts such as the Lake Grove Swim Park, County Sheriff Local Option, 4H, vector control, metro, and Port of Portland.

Utility Rates Comparison

City utilities include water, wastewater, surface water, streets, and in some cases, streetlights and park fees. The comparison shows the average utility customer's total utility bill over a two month period. The typical customer uses 20 ccf (1 ccf=748 gallons) of water and 16 ccf of wastewater per bi-monthly cycle. The Lake Oswego rates are the adopted utility fees for 2012. Several cities charge a fee to their own utilities or utility organizations that provide water, stormwater, or sanitary sewer services. Cities that charge at least one of these utilities a fee include Beaverton, Hillsboro, Oregon City, Portland, Sherwood, Tigard, and Wilsonville.



Total Taxes, Utility Rates, and Private Utility Fees Comparison

In addition to property taxes and public utilities, homeownership includes other comparable costs such as energy, natural gas, and garbage and recycling which also include city franchise fees in their totals. The following table and graph incorporates these costs as well as additional community information such as per capita income, household size, and median household income. The total annual cost for public and private taxes and fees are based on Lake Oswego's average assessed value of \$330,000. In Lake Oswego, the average cost for public services and utilities is \$9,532.

City	Demographics				Cost Comparison for \$330,000 AV Home							
	Pop.	Per Capita Income	Household Size	Median Household Income	"City" Services Taxes	Education Taxes	County and Special Districts Taxes	Annual City Utilities Cost (Public)	Annual Garbage & Recycling Cost (Private)	Annual Energy Cost (Private)	Natural Gas (Private)	Total Annual Cost for Average LO AV Home
Tualatin	26,060	30,176	2.59	60,182	1,476.22	2,715.34	1,166.39	933.24	282.00	1,357.22	752.60	8,683.01
Gresham	105,795	21,609	2.68	47,484	1,446.26	2,080.19	1,933.80	937.80	330.60	1,376.89	752.60	8,858.14
Hillsboro	92,350	25,697	2.76	60,695	1,782.07	2,741.08	1,135.56	878.88	265.80	1,357.22	738.26	8,898.87
Tigard	48,415	32,527	2.48	62,077	1,621.13	2,705.01	1,162.33	1,229.04	247.20	1,357.22	752.60	9,074.52
Oregon City	32,220	25,084	2.56	56,153	2,364.68	2,347.69	1,230.90	1,005.36	309.96	1,357.22	738.26	9,354.07
Lake Oswego	36,725	47,704	2.39	81,097	1,974.56	2,505.66	1,214.90	1,454.58	287.04	1,357.22	738.26	9,532.21
Beaverton	90,835	30,526	2.39	55,296	2,603.27	2,504.37	1,136.12	1,013.22	252.00	1,357.22	738.26	9,604.47
West Linn	25,250	42,483	2.52	84,295	1,477.54	3,447.68	1,249.41	1,081.44	281.76	1,376.89	752.60	9,667.32
Milwaukie	20,400	26,714	2.28	53,207	2,288.85	2,586.51	1,409.23	1,236.12	343.80	1,357.22	752.60	9,974.33
Sherwood	18,255	31,047	2.90	82,579	2,401.94	2,828.43	1,010.89	1,424.40	271.08	1,357.22	752.60	10,046.56
Wilsonville	19,565	30,468	2.31	55,881	2,351.88	2,858.20	1,004.42	1,482.60	283.20	1,376.89	752.60	10,109.78
Portland	585,845	29,797	2.25	48,831	3,147.71	2,483.81	1,780.88	1,654.68	356.40	1,376.89	752.60	11,552.96

