

Appendix C: Glossary of Terms

Additional taxes. Revenue due to a taxing district, including penalty upon reclassification, as a result of various statutory provisions:

Farmland. Amount of tax and penalty paid when farmland changes use and therefore becomes ineligible for farm-use assessment.

Forestland. Amount of tax and penalty paid when forestland becomes ineligible for forestland assessment.

Small tract. Amount of tax and penalty paid when land becomes ineligible for Western Oregon Small Tract preferential tax treatment.

Open space. Additional tax and penalty paid when open space land becomes ineligible for preferential tax treatment.

Single family residence. Additional tax and penalty paid when residential property in commercial zones is no longer used for residential purposes.

Historic property. Amount of additional tax and penalty paid when property is no longer used as an historic site.

Late filing fee. The penalty for failure to file a personal property return on time under ORS 308.302.

Clerical error. Additional tax paid as a result of the correction of a clerical error under ORS 311.206.

Other. Any other additional taxes and penalties, such as those resulting from a reclassification of an enterprise zone (ORS 285.617) or riparian land (ORS 308.798).

Assessed value. The value of property subject to taxation. Under the provisions of Measure 50, assessed value for the 1997–98 tax year was set at 90 percent of the 1995–96 assessed value for each property in the state. The assessed value for each property is then allowed to grow a maximum of 3 percent per year, but cannot exceed the real market value of the property.

Average tax rate. An average rate computed for an area by dividing the taxes imposed in that area by the assessed value of taxable property.

Board of Property Tax Appeals. A county board to hear taxpayer appeals of property assessment. Property owners can file appeals between October 25 and December 31, after they receive their property tax bill. Refunds are granted when appeals are successful. Taxpayers may appeal the Board of Equalization decision to the Department of Revenue.

Bond levy. Amount of levies needed to pay principal and interest on district bonded debt.

Business, housing, and miscellaneous exemptions. Exempt value of certain business, housing, and miscellaneous other properties that are partially or totally exempt from property taxation. The qualifying exemptions include:

Veterans' exemptions. Exemption applies to the assessed value of real and personal property of veterans or their surviving spouses. Together with a total gross income limit, the exemption from property taxation is limited to \$9,020. For veterans having service-connected disabilities of 40 percent or more, the exemption amount, which increase 3 percent each year, is \$12,020 for 1999–00.

Historic property. Improved property that may belong to any of the real property classes that has been granted a partial exemption due to its historic designation.

Enterprise zones. Certain business properties within designated enterprise zones that qualify for exemption for a limited number of years, under ORS 285.570 to 285.620. To be eligible, a business must meet several conditions relating to type of business activity and requirements for hiring and investment.

Commercial facilities under construction. Certain commercial buildings in the process of construction that qualify for exemption from property taxation for not more than two consecutive years, under ORS 307.330 and 307.340.

All other business, housing, and miscellaneous exemptions. These include alternative energy systems, farm labor camps, fallout shelters, housing for low income rental, multiple-unit housing in core areas, non-profit homes for the

elderly, pollution control facilities, port and airport property leased, etc.

Centrally assessed property. Taxable property assessed by the Department of Revenue, including electric and communication utilities, rail transportation, air transportation, water transportation, gas pipelines, private railcars, and others.

Code area. A geographic unit, established by county assessors and identified by a code number, representing the combination of taxing districts in which a piece of property is located.

Compression. The reduction in taxes required by the 1990 Measure 5 property tax rate limits. County assessors calculate compression as a dollar amount, but it can also be expressed as a tax rate. Compression is done on a property-by-property basis.

Consolidated tax rate. The sum of the district tax rates of all taxing districts that impose taxes in a given code area. District tax rates are calculated prior to any compression that may result from the Measure 5 property tax rate limits.

District tax rate. Tax rate expressed in dollars and cents per \$1,000 of property value. It is computed by summing the permanent rate, the local option rate, the gap bond rate, and the bond rate for the district.

Effective tax rate. District tax rate expressed in dollars and cents per \$1,000 of property value. It is computed by multiplying 1,000 by a ratio, the numerator of which is the taxes imposed and the denominator of which is the assessed value of taxable property within the district. It is the tax rate after compression.

Farm use special assessment. Special assessment at less than full assessed value for land used primarily to make a profit in farming.

Fish and Wildlife. Total assessed value of state Fish and Wildlife Commission property. While not subject to property tax, the commission makes equivalent payments to counties under ORS 496.340.

Forestland special assessment. Special assessment at less than full assessed value of land used for growing timber.

Full local option authority. The amount of tax that could be extended if a district were to use the full amount of local option levies passed by voters.

Full permanent authority. The amount of tax that could be extended if a district were to use its entire permanent rate.

Gap bonds. Principal and interest obligations of districts that are paid for with operating revenues rather than with the proceeds of a bond levy.

Interest. Cumulative interest and penalties collected for successive years up to June 30, 1999.

Levy-based property tax system. A tax system where levies are determined by budget needs (which in many cases must be approved by voters), and tax rates are calculated as levies divided by assessed value. The alternative is usually a rate-based system, where tax rates are set by law or by voters, and levies are calculated as rates times assessed value. Under Measure 50, Oregon's tax system is predominantly a rate-based system.

Local option levies. Property tax levies for operating purposes beyond the revenues generated by permanent tax rates. Local option levies must be approved by voters in a general election or an election that has at least a 50 percent voter turnout.

Locally assessed property. Taxable property assessed by county assessors, including real property, personal property, and manufactured structures carried on separate roll.

Manufactured structures (previously referred to as mobile homes). Total assessed value of all manufactured structures, less the amount of veterans' exemptions applied to manufactured structures.

Measure 5. The constitutional tax rate limitation passed by voters in November 1990, which can be found at Article XI, Section 11b of the Oregon Constitution. Measure 5 limited school taxes to \$15 per \$1,000 of assessed value and nonschool taxes to \$10 per \$1,000 of assessed value starting in 1991–92. The school limit fell by \$2.50 per \$1,000 each year until it reached \$5 per \$1,000 in 1995–96. The nonschool limit remains at \$10 per \$1,000. Levies to pay bond principal and interest for capital construction projects are outside the limitation. The Measure 5 rate limits still apply under the provisions of Measure 50, passed in 1997, but now apply to real market value.

Metropolitan Statistical Areas. Areas that have been designated by the U.S. Office of Management and Budget as Metropolitan. A Metropolitan Statistical Area (MSA) is a large population nucleus together with adjacent communities that have a high degree of economic and social integration with the nucleus. Oregon has the following Metropolitan Statistical Areas:

Corvallis MSA: Benton county.

Eugene MSA: Lane county.

Medford MSA: Jackson county.

Portland PMSA: Clackamas, Columbia, Multnomah, Washington, and Yamhill counties.

Salem PMSA: Marion and Polk counties.

Mobile homes. See manufactured structures.

Net for collection. Total tax for collection, less total credits.

Nonprofit housing. Total assessed value of property removed from the roll for nonprofit housing purposes. This property consists of land and improvements owned by nonprofit corporations for the purpose of providing permanent housing, recreational and social facilities, and care to elderly persons. Under ORS 307.244, qualifying property receives a funded exemption from the property tax, but the county receives an equivalent payment from the state.

Percent cumulative uncollected taxes. Total cumulative uncollected taxes as a percent of the total for collection.

Percent uncollected, FY 1998–99. Total uncollected taxes FY 1998–99 as a percent of the total for collection FY 1998–99.

Permanent tax rates. Permanent taxing authority for each taxing district, expressed as a rate per thousand dollars of assessed value. This rate is the maximum rate a district may use without approval by voters; districts may use any rate below this maximum.

Personal property. Total assessed value of personal property, including machinery, equipment, and office furniture. Unless otherwise specified, the value is net of veterans' exemptions applied to personal property. Beginning in 1997–98, most personal property accounts of less than \$10,000 in value, excluding personal property manufactured structures, were not required to pay property tax and were not included in assessed value.

Public exemptions. Assessed value of property owned by federal, state, or local governments (including counties, cities and towns, and school districts) that is exempt from property taxation. This includes all public or corporate property used or intended for use for corporate purposes of local governments and all public or municipal corporations in the state.

Public utility. Same as centrally assessed property listed above.

Real market value. The minimum value a property will sell for during the tax year in an arms-length transaction.

Real property. Total assessed value of real prop-

erty, including land, buildings, structures, and improvements. Unless otherwise specified, this value is net of veterans' exemptions applied to real property. The following property classes are included within real property:

Residential land. Unimproved property that has residential use as its highest and best use.

Residential property. Improved property that has residential use as its highest and best use.

Commercial land. Unimproved property that has commercial use as its highest and best use.

Commercial property. Improved property that has commercial use as its highest and best use.

Industrial land. Unimproved property that has industrial use as its highest and best use.

Industrial property. Improved property that is a single plant or a complex of properties engaged in manufacturing or processing a product. The appraisal of this property can be either Department of Revenue or county responsibility.

Tract land. Unimproved acreage where the highest and best use is other than farm, range, or timber production.

Tract property. Improved acreage where the highest and best use is other than farm, range, or timber production.

Farm and range property. Land or land and buildings where the highest and best use is the production of agricultural crops, feeding and management of livestock, dairying, any other agricultural or horticultural use, or any combination thereof.

Farm and range zoned property. Land or land and buildings located within an exclusive farm-use zone assessed as farm-use land.

Farm and range unzoned property. Land or land and buildings assessed as unzoned farmland.

Forestland and forest property. Consists of land where the highest and best use is growing and harvesting trees of a marketable species and land that has been designated as forestland.

Multiple housing land. Unimproved property that has multiple housing use (five living units or more) as its highest and best use.

Multiple housing property. Improved property that has multiple housing use (five living units or more) as its highest and best use.

Recreation land. Unimproved property that has recreational use as its highest and best use.

Recreational property. Improved property that provides recreational opportunities as its highest and best use.

Social welfare exemptions. Assessed value of properties owned by private organizations and used for educational, religious, or developmental purposes. These properties are exempt from property taxation, and the qualifying property classes include:

Fraternal organizations. All real or personal property that is occupied or used in fraternal works or for entertainment and recreational purposes by non-profit corporations or social clubs.

Literary and charitable. All property owned by unincorporated literary, benevolent, charitable, or scientific institutions.

Religious organizations. All houses of public worship and other additional buildings and property used solely for administration, education, or entertainment by churches or religious organizations.

Burial grounds. All burial grounds, tombs, lands, and buildings not exceeding 30 acres owned and actually occupied by any crematory associations.

All other social welfare. This includes private schools and day care facilities, public libraries privately owned, senior centers privately owned, etc.

Tax collection FY 1998–99. The sum of advance collections and tax collectors' collections certified for FY 1998–99.

Tax extended. The amount of tax to be paid by taxpayers before the Measure 5 rate limits have been applied. If, for an individual property, taxes exceed the limits, then the taxes for that property are reduced to the limits.

Tax imposed. The taxes due to be paid by taxpayers after the Measure 5 rate limits have been applied. For individual properties, the tax imposed will always be less than or equal to the tax extended.

Taxes added to rolls. Additional taxes generated when a final order is entered in an appeal, other omitted property is included, or error corrections are made.

Tax limit category. Under the 1990 Measure 5 constitutional property tax limitation, taxes are divided into three categories: 1) inside the general government limit, 2) inside the education limit, and

3) outside the limit. All taxes, other than bond levies for capital construction, that are used for non-school purposes fall inside the general government limit of \$10 per \$1,000 of assessed value. All taxes, other than bond levies, that are used for education purposes fall inside the education limit of \$5 per \$1,000 of assessed value. All bond levies used for capital construction fall outside the limit. Within the context of Measure 50, permanent rate, local option, gap bond, and pension levy taxes are subject to the limitations. Bond levies are outside the limit.

Timber offsets. The amount of revenue non-school districts receive from the timber severance tax. This revenue reduces, by an equal amount, the money these districts receive from the property tax. School districts also receive revenue from the timber severance tax, but it is not used to reduce property taxes.

Total amount certified. The amount of taxes charged by the tax collector as certified by the assessor and authorized by warrant of the county clerk. The total includes real property taxes, personal property taxes, manufactured structure taxes, and public utility taxes. The amount reported by counties generally includes taxes relating to special assessments and In-lieu payments for fish/wildlife property and nonprofit housing property.

Total cash collection. Tax collectors' collections certified for successive years up to June 30, 1999. Tax collections are reported separately from interest and penalty collections.

Total credits. Includes discount allowed for prompt payments, personal property taxes canceled by order of county clerk, real property foreclosures, and other corrections or cancellations.

Total cumulative uncollected taxes. The difference between net for collection and total cash collections of taxes for all years up to June 30, 1999.

Total for collection. The sum of total amount certified, uncollected taxes, and taxes added to rolls.

Total levy. The total levy submitted by the district, including the local option levy and the levy for bonded indebtedness.

Total uncollected taxes, FY 1998–99. The difference between net for collection and tax collection for FY 1998–99.

Unallocated utilities. Small, private railcar companies that pay property taxes to the state, which then distributes the money to county governments.

Uncollected balance. Cumulative amount of unpaid taxes as of July 1, 1998.

Urban renewal agency. The agency responsible for administering urban renewal programs. Urban renewal agencies can be organized by city governments or county governments, and they oversee activities in urban renewal plan areas. An urban renewal agency can administer multiple plan areas.

Urban renewal excess value. Total assessed value of property in urban renewal plan areas in excess of the base assessed values when the plan areas were established.

Urban renewal plan area. The geographic area in which urban renewal activity takes place. It is the “excess” value in urban renewal plan areas that is taxed to raise revenue for urban renewal agencies.

Urban renewal special levy. A levy imposed by an urban renewal agency if the amount of revenue raised from excess value is below its revenue raising authority.