

Each Industrial Property Return is complete only when there is a cover sheet listing the company's name, address, and account numbers along with a completed schedule for each account. To get a customized cover sheet that lists your company name and accounts, contact us at 503-945-8278 or at IPR@oregon.gov.

Industrial Property Return

General instructions for Schedule OR-IPR

— Read all instructions before completing return —

Forms may be found at www.oregon.gov/dor/property.

Oregon law

The Industrial Property Return is a combined real and personal property return authorized by Oregon law. It's used to adjust the valuation of your real and personal property. Its main purpose is to accurately account for all property on the site as of 1:00 a.m. on January 1.

You're required to report the information requested on this return. Oregon law (ORS 311.216 to 311.229) provides that property acquired during the reporting period and **not reported** on this return shall be presumed to be omitted property and subject to additional assessment. If property is reported at understated costs, the understated cost amount shall be presumed to be omitted property and subject to additional assessment.

Any person who refuses or neglects to file a return, with the intent to evade taxation, is subject to a penalty of \$10 for each day the return is late until the return is filed (ORS 308.300). **This return is subject to audit.**

A person may be convicted for filing false information. A fine of not less than \$100 may be imposed [ORS 308.990(3)].

Your return is confidential. Disclosure by a Revenue employee is a Class A misdemeanor [ORS 308.990(5)].

Filing deadlines

Your return must be postmarked by March 15, 2021. If the due date falls on a Saturday, Sunday, or any legal holiday, the due date is extended to the next business day (ORS 308.290).

Penalty for late filing

Failure to file a sufficient return by March 15, 2021 will subject the property owner to a late filing penalty (ORS 308.295).

Penalty for late filing is \$10 for each \$1,000 (or fraction) of assessed value. This penalty shall not be less than \$10 and not more than \$5,000 [ORS 308.295(3)].

Note: Filing extensions are no longer available per ORS 308.290.

Where to file

You can email your return, including signed cover sheet, to IPR@oregon.gov.

Electronic filing:

If the taxpayer has filed a Form OR-EA, *Electronic Authorization*, the department will automatically send an electronic cover sheet and 2021 Industrial Property Return by email to the address on file each December. If you would like to request Form OR-EA or an Industrial Property Return, email IPR@oregon.gov.

Note: We no longer provide returns or cover sheets by cd. Contact us at IPR@oregon.gov for any information requests.

You can also mail your return to:

Property Tax Division
Oregon Department of Revenue
PO Box 14600
Salem OR 97309-5049

Correct reporting

There may be several tax accounts at each site. **You're required to complete an Industrial Property Schedule for each real property and each personal property account listed on the cover page of your return.** If a tax account isn't listed on the cover page, and you believe that it should be included in your return, file an additional schedule for the assets for that account with your return. Make copies of the schedules as needed or download additional schedules at www.oregon.gov/dor/property. **Don't** include accounts **not** at this site.

Don't report "land only" accounts.

To complete your return, you **must sign** the taxpayer declaration, **complete** each schedule, and **answer** each question. If there are no changes you must check the "No change" box or write "no" or "none" on the form. If the information won't fit or additional information is provided, write "see attachment" on the cover sheet of the form. You may supplement the return with:

1. A company-generated property list, which **must include** all the information on the Industrial Property schedules. Identify your enclosures with your company name, the correct account number, site location, and schedule number.

Real property accounts **only include the additions and retirements that occurred during the reporting period.**

2. An electronic real and personal property reporting that conforms to our guidelines. If you need help, call 503-945-8278 or email us at IPR@oregon.gov.

All real property and all tangible personal property, except as otherwise provided by law, is subject to assessment and taxation in Oregon. You must report: property in storage, noninventory property held for sale, property on site but not in service, and property on site before installation. **Don't** report the same property on another industrial property return.

Taxable real property includes land development, buildings, structures, yard improvements, fixed machinery, and fixed equipment. For example, if a machine is affixed to the land or building by bolts, welds, cement, direct wiring, plumbing, ducting, or its own weight, etc., it is considered real property and should be reported on 2-A through 2-D (machinery).

Taxable personal property includes moveable tangible property such as mobile machinery, furnishings, mobile equipment, tools, and noninventory supplies and should be reported on Schedule 4 (personal property). Note that all assets must be reported even if they are expensed due to accounting thresholds.

Additional information required

The following information **must** be submitted with this Industrial Property Return. Include additional pages with this information, if necessary.

- A. Report all changes to real and personal property at this site that occurred between January 1 and December 31 and that have affected the value of the site.
- B. Indicate if contamination has been found and list the substance.
- C. Are you applying for Cancellation of Assessment on Commercial Facilities Under Construction (ORS 307.330)? If so, include a copy of *Form OR-AP-CACFC*, 150-310-020. This form **should be filed with the county assessor by April 1**. Include the exempt values on Schedules 1-C and 2-C.
- D. Do you have exempt pollution control property (ORS 307.405)? If this is a new pollution control facility, include a copy of your pollution control certificate and a list of all property that qualifies for ad valorem pollution control exemption and the certified cost. If this isn't a new pollution control facility, include a copy of the *Pollution Control Facilities Exemption Form*, 150-310-059. This form **must be filed with the county assessor by April 1** (ad valorem option only).
- E. Do you have any other special property exemptions? If so, include the related forms and information.
- F. Will someone other than an employee act as your agent for property tax purposes? If so, include authorization in the form of a specific power of attorney.
- G. Inform us of any corrections to the information on the cover page.

Additional information you may provide

Submit with this return any other information that should be considered in determining the value of the property. For example: plant closures, scheduled liquidations, change in number of shifts, governmental requirements or restrictions, verifiable presence of toxic contamination, your opinion concerning the value contribution of the additions, your estimate of the asset lives, your lease agreement for leased property, income and expense information, and issues that may indicate economic or functional obsolescence.

You may qualify for an economic obsolescence adjustment to the value of your property if indicated by the above information. If so, we may ask for additional information.

What property not to report

Don't report:

- The cost of raw land.
- Property that you reported on another industrial, real, or personal property return (for example, logging and construction equipment accounts not at this site).
- Property that is located outside of Oregon.
- Property used only for personal, nonbusiness use such as household goods and furniture, clothing, personal effects, tools, and equipment used exclusively in and around your home or in your hobby (ORS 307.190).

- Intangible personal property (ORS 307.020): Money held at interest, bonds, notes, shares of stock in corporations, business records, computer software, surveys and designs, and the materials on which the data is recorded (paper, tape, film, etc.).
- Livestock, poultry, fur-bearing animals, bees, or products used or consumed in farm operations (ORS 307.325).
- Inventories (ORS 307.400). This refers to items of tangible personal property that are held for sale in the ordinary course of business.
- Licensed vehicles (such as cars and trucks). Fixed load and mobile equipment are taxable (ORS 801.285) and must be reported.
- Personal property farm machinery (ORS 307.394).
- Agricultural frost control systems, agricultural or horticultural trellises, hop harvesting equipment, mobile grass field incinerators (ORS 307.390), and certain nursery stock held by growers for wholesalers (ORS 307.315).

Real property instructions

Schedule 1—Buildings, structures, and yard improvements

1-A—Completed additions. Describe the addition in enough detail to identify property. Include the starting date, completion date, costs reported in prior year returns, costs for the current reporting period that weren't previously reported, and total completed costs. Include all direct and indirect costs (materials, labor, overhead, etc.). **Note:** Machinery process piping, power wiring, and foundations with machinery costs must be reported on Schedule 2-A. Column 4 must reconcile with prior year returns. **If you believe the reported costs didn't add value, include an explanation.**

To avoid double reporting, provide the completed asset number and the under construction asset number for additions reported on Schedule 1-A this year that had value reported on Schedule 1-C in a prior year.

1-B—Retirements. Report the buildings, structures, and yard improvements that you retired from service or that were removed from the site between January 1, 2020 and December 31, 2020. Describe the improvements in enough detail to identify the property. Include the date of construction or acquisition, date retired, and property status (for example, for sale, to be demolished for scrap, abandoned in place, no plans to remove, etc.). Provide the total original cost.

Retired property is removed from the roll at its depreciated value.

1-C—Under construction on January 1. Improvements under construction on January 1 must be reported on this schedule. Include the starting date, estimated completion date, costs reported in prior year returns, costs for current reporting period that weren't previously reported, and estimated total completed costs. Provide the asset number and include all direct and indirect costs (materials, labor, overhead, etc.). **Column 5 must reconcile with prior year returns.** If reported costs didn't add value, include an explanation.

1-D—Land site development. Land site development is anything you do that improves the land, such as draining, filling, leveling, rocking, underground utilities installation, underground utility connections, and excavation. Don't include the

cost of raw land in the costs reported on any schedule included with this return.

Provide the costs of site alteration or improvements, as described above, that occurred between January 1, 2020 and December 31, 2020. The reported cost won't affect the value of your improvements on this account. The county assessor will consider the reported costs when appraising the land.

Additional information for Schedule 1

Have you sold a portion of the site? List the name, address, and phone number of the new owner, along with a description of the property sold and the price on an additional sheet of paper. If the property was sold and removed from the site, report it under a retirement schedule.

Are the buildings and structures, or land, leased from another party? If yes, a **separate** return **must** be filed by or for the owner of the buildings and structures under the correct account number.

Schedule 2—Machinery and equipment

2-A—Completed additions. Description of the additions should include the company asset number, name, model number, and location within the plant. Provide the starting date, completion date, costs reported in prior year returns, costs for current reporting period not previously reported, and total completed costs. See the attached list of examples of machinery and equipment.

Report **only** the additions and improvements to machinery and equipment that occurred between January 1, 2020 and December 31, 2020.

Completed additions need to include the invoice cost and installation, engineering, and miscellaneous costs, including machinery process piping, foundations, power wiring, interest during installation, and freight. Report the date of manufacture. If the information is available, provide a breakdown of costs. **Example:** Machinery components, \$20,000; installation, \$10,000; engineering, \$2,000; interest during construction, \$1,000; miscellaneous, \$5,000; total, \$38,000. Transfers from other company locations should be noted and the cost basis explained. State the original cost when new. Column 5 must reconcile with prior year returns. If reported costs didn't add value, include an explanation.

Did the addition replace machinery and equipment that was retired from service or removed from the site? If so, report the equipment removed as retirements on Schedule 2-B.

2-B—Retirements. Report the machinery and equipment improvements you retired from service or that were removed from the site between January 1, 2020 and December 31, 2020. Describe the improvements in enough detail to identify the property, including company asset number, name, model, and location within the plant. Include the year of installation or acquisition and the date retired. Describe the status of the property that was removed from service during the reporting period but was still on the site on January 1 (for example, for sale, to be demolished for scrap, abandoned in place, no plans to remove, etc.). Provide the total original cost.

Retired property is removed from the roll at its depreciated value.

2-C—Being installed on January 1. Machinery and equipment being installed and on-site as of January 1 must be reported in this schedule. The description should include the company asset number, asset name, model number, and location within the plant. Provide the starting date, estimated completion date, costs reported in prior year returns, costs for current reporting period not previously reported, and estimated total completed cost. Column 5 must reconcile with prior year returns. If reported costs didn't add value, include an explanation.

Important: When the installation is complete, transfer information to Schedule 2-A. Include asset numbers being installed to eliminate double reporting.

Schedule 2-D—Leased real property equipment

2-D1—Real property equipment leased from or owned by others. List real property equipment leased from or owned by others. Submit the lessor's/owner's name, address, and phone number. Describe the asset similarly to Schedule 2-A. Provide the yearly lease amount, original lease date, lease expiration date, original cost, or option to purchase date, and amount. All real property must be assessed to the owner [ORS 308.115(3)]. The value of the real property equipment leased and owned by others won't be included in the real market value for your account. List leased personal property on Schedule 4-C.

2-D2—Leased retirements. Report changes in ownership of leased assets on this schedule. Indicate the status of the property:

- Sold.
- Purchased (lease buyout).
- Expired leases, including if the asset was returned to the lessor.

Schedule 3—Production report (Optional)

3-A—Production. Enter actual production output, stated in units, appropriate for your specific industry for each of the past seven years. Enter the full production amount as stated in annual projections for each of the past seven years. Design capacity is the theoretical maximum output of a system under ideal conditions on an annual basis for the years requested.

3-B—Changes. Enter any major changes in design capacity or production that have taken place during this reporting period. Explain the reason(s) for these changes. Use additional sheets of paper if necessary.

3-C—Work schedules. Explain the structure of the work schedules for 2019. If you have other shifts flexing between the regular production shifts, explain these on a separate sheet of paper.

3-D—Units of measurement. Define the units of measurement based on a certain timeline specific to your industry. For example, the sawmill industry often measures in "board feet per shift." Manufactured homes measure in "number of floors per day." The Food industry often measures in "pounds per hour per day."

Personal property instructions

Schedule 4—Personal property

4-A—Personal property listing. Enclose a list of **all** personal property owned by this company that should be included in this account. This list should include for each asset:

- a. The asset number, if any.
- b. Asset description and quantity.
- c. Date of acquisition.
- d. Original cost.
- e. Date of manufacture.
- f. Whether purchased new or used.

There is no No. 7 on Schedule 4A, or values column at all on Schedule 4A may be used to report your estimate of market value when no original cost data is available for an item or group of items. For instance, small hand tools can be reported as an estimated lump-sum value.

Molds, jigs, dies, and fixtures that are not already itemized on Schedule 4-A can be reported as lump sums. However, they can be included with noninventory (operating) supplies if their useful life is less than one year. Small or miscellaneous spare parts must be reported in noninventory supplies if they aren't reported on Schedule 4-A.

4-B—Noninventory supplies. Noninventory supplies include inventory items that won't become part of the finished goods and are not held for sale to customers. These include general office supplies, maintenance supplies, operating supplies, spare parts, and other noninventory supplies. Provide an estimate of your original cost within each category.

Report fuels and gases as noninventory supplies under "Fuels/gases in storage." Report molds, dies, and jigs as other noninventory supplies if not reported on Schedule 4-A.

If you don't provide an acceptable estimate for noninventory supplies, we may estimate a value for you.

4-C—Personal property owned by others but in your possession.

1. Enter the name, address, and phone number of the property owner or the owner's contact person.
2. Enter the full description of each leased asset. Include information required for assets listed on Schedule 4-A.
3. Who should be billed for the taxes? Enter "O" for owner and "R" for lessee/renter/person in possession. Unless an election is made under ORS 308.290(1)(a), leased personal property or property owned by others will be assessed to the owner or the person in possession at our discretion.
4. Enter the quantity of the item reported.
5. Enter the original cost of each item, if known.
6. Multiply columns 4 and 5. Enter the result in column 6.

If the asset is leased:

7. Enter the amount of the lease or rent **per month, or**

8. Enter the amount of the lease or rent **per year.** (Enter only one of the two amounts. Don't enter both.)
9. Enter the date the original lease went into effect.
10. Enter the date the current lease began (if different from #9).
11. Enter the date the lease will end.
12. Enter your best possible estimate of market value as of January 1.

Exemptions instructions

If your new additions or retirements have been approved for a property tax exemption, fill out the appropriate schedules below. Also if your exemption requires you to provide us with your exemption authorization, claim form(s), property schedules, etc., provide those with your IPR.

Visit our website at www.oregon.gov/dor to obtain forms and instructions for the various property tax exemptions. Click on Forms and publications and search "exemption". Look for results under Property, Food processors exemption, and Enterprise zone.

Schedule 5—Buildings and structures

5-A and B—Completed additions and retirements. List all additions and retirements of buildings, structures, and yard improvements that qualify for an exemption. Provide the same information as requested for assets reported on Schedules 1-A and 1-B.

Schedule 5—Machinery and equipment

5-C and D—Completed additions and retirements. List all additions and retirements of machinery and equipment that qualify for an exemption. Provide the same information as requested for assets reported on Schedules 2-A and 2-B.

Schedule 5—Personal property

5-E—Personal property listing. List all personal property eligible for an exemption. Provide the same information about these assets as requested for the assets reported on Schedule 4-A.

Schedule 5—Construction in progress

5-F—Construction in Progress. List all improvements under construction on January 1 that are eligible for an exemption. Provide the same information as requested for assets reported on Schedules 1-C and 2-C.

2021 Industrial Real Property Schedules

Reporting period is January 1, 2020–December 31, 2020

You must complete an Industrial Real Property Schedule for each real property account listed on the front of the return. Include a listing where space is insufficient.

Real property account number: _____

Company name: _____

(Only one account per page)

Schedule 1: Buildings, structures, and yard improvements

(If leasing, use Schedule 1 to report leasehold improvements)

Schedule 1-A: Completed additions (See instructions, page 2)

1. Asset no.	2. Description	3. Starting date	4. Completion date	5. Costs reported in prior years	6. Costs for current reporting period not previously reported	7. Total completed cost
	<input type="checkbox"/> No changes					

Schedule 1-B: Retirements (See instructions, page 2)

1. Asset no.	2. Description	3. Date of construction or acquisition	4. Date retired	5. Status of property	6. Total original cost
	<input type="checkbox"/> No changes				

Schedule 1-C: Under construction on January 1 (See instructions, page 2)

1. Asset no.	2. Description	3. Starting date	4. Estimated completion date	5. Costs reported in prior year returns	6. Costs for current reporting period not previously reported	7. Estimated total completed cost
	<input type="checkbox"/> No changes					

Schedule 1-D: Land site development (See instructions, page 3)

1. Asset no.	2. Description	3. Starting date	4. Completion date	5. Costs reported in prior years	6. Costs for current reporting period not previously reported	7. Total completed cost
	<input type="checkbox"/> No changes					

Environmental contamination

Has environmental contamination been found on this account? Yes No. What substance? _____
 _____ . If yes, the county assessor will be notified.

Real property account number: _____

Company name: _____

Schedule 2: Machinery and equipment

Schedule 2-A: Completed additions (See instructions, page 3)

1. Asset no.	2. Description (name, model, location within plant)	3. Starting date	4. Completion date	5. Costs reported in prior years	6. Costs for current reporting period not previously reported	7. Total completed cost
	<input type="checkbox"/> No changes					

Schedule 2-B: Retirements (See instructions, page 3)

1. Asset no.	2. Description (name, model, location within plant)	3. Year of construction or acquisition	4. Date retired	5. Status of property	6. Total original cost
	<input type="checkbox"/> No changes				

Schedule 2-C: Being installed on January 1 (See instructions, page 3)

1. Asset no.	2. Description (name, model, location within plant)	3. Starting date	4. Estimated completion date	5. Costs reported in prior year returns	6. Costs for current reporting period not previously reported	7. Estimated total completed cost
	<input type="checkbox"/> No changes					

Real property account number: _____

Schedule 2-D: Leased real property equipment

Schedule 2-D1: Real property equipment leased from or owned by others (See instructions, page 3)

1. Owner's name, address, and phone number	2. Description (include model year)	3. Yearly lease amount	4. Original lease date	5. Lease expiration date	6. Original cost or option to purchase (when and amount)
	<input type="checkbox"/> No changes				

Schedule 2-D2: Leased retirements (See instructions, page 3)

1. Asset no.	2. Description (owner's name, name and model of equipment)	3. Original lease date	4. Date retired	5. Status of property	6. Total original cost
	<input type="checkbox"/> No changes				

Schedule 3: Production report (See instructions, page 3)

(A)	Actual production	Full production	Design capacity	(B) Changes*
2020				
2019				
2018				
2017				
2016				
2015				
2014				
2013				

(C) 2020 Work schedules	Days per week	Shifts per day	Production employees	Hours per shift	(D) Define units of measurement*

* Use additional pages if necessary

2021 Personal Property Schedules

Reporting period as of January 1, 2021

You must complete an Industrial Personal Property Schedule for each personal property account listed on the front of the return. Include a listing where space is insufficient.

Personal property account number: _____

Company name: _____ Site # _____

(Only one account per page)

This listing has been updated to reflect changes from additions or deletions.

Schedule 4-A: Personal property listing (See instructions, page 4)
(Include a complete list of all personal property. Use this format.)

1. Asset no.	2. Description (name and model)	3. Date purchased	4. Original cost	5. Depreciation code

Schedule 4-B: Noninventory supplies (See instructions, page 4)

Report at cost						
1. Office supplies	2. Operating supplies	3. Maintenance supplies	4. Spare parts	5. Other noninventory supplies	6. Fuel/gases in storage	7. Total noninventory supplies

Schedule 4-C: Personal property owned by others but in your possession (See instructions, page 4)

1. Name and address of owner or lessor	2. Description (include model year)	3. Tax-payer	4. No.	Original cost (if known)		Complete for leased property					Opinion of market value	
						Amount of lease/rent		9. Date lease began	Lease term		12. Total	
				5. Each	6. Total	7. Mo.	8. Yrly.		10. From	11. To		

2021 Exemptions Schedules

You must complete a schedule for each real property and each personal property account that qualifies for an exemption.

Real property account number: _____

Company name: _____

Schedule 5: Buildings and structures

Schedule 5-A: Exemptions—Completed additions (See instructions, page 4)

1. Asset no.	2. Description	3. Starting date	4. Completion date	5. Costs reported in prior years	6. Costs for current reporting period not previously reported	7. Total completed cost

Schedule 5-B: Exemptions—Retirements (See instructions, page 4)

1. Asset no.	2. Description	3. Date of construction or acquisition	4. Date retired	5. Status of property	6. Total original cost

Schedule 5: Machinery and equipment

Schedule 5-C: Exemptions—Completed additions (See instructions, page 4)

1. Asset no.	2. Description (name, model, location within plant)	3. Starting date	4. Completion date	5. Costs reported in prior years	6. Costs for current reporting period not previously reported	7. Total completed cost

Schedule 5-D: Exemptions—Retirements (See instructions, page 4)

1. Asset no.	2. Description (name, model, company asset no., location within plant)	3. Date of construction or acquisition	4. Date retired	5. Status of property	6. Total original cost

Schedule 5: Personal property

Personal property account number: _____

Schedule 5-E: Exemptions (See instructions, page 4)

(List all personal property eligible for an exemption. Use this format.)

1. Asset no.	2. Description (name and model)	3. Date purchased	4. Original cost	5. Depreciation code

Schedule 5: Construction in progress

Schedule 5-F: Exemptions—Construction in progress as of January 1. (See instructions, page 4)

1. Asset no.	2. Description (name and model)	3. Starting date	4. Estimated completion date	5. Costs reported in prior year returns	6. Costs for current reporting period not previously reported	7. Estimated total completed cost