City of Independence

Agenda
City Council Meeting
Tuesday, February 11, 2025 @ 7:00 PM
Civic Center - Council Chambers

			Page
1.	CALL TO ORDER - WORK SESSION (Council Chambers) Note: This is a Work Session of the City Council. The general public is invited to attend and view the meeting; typically, no public input or comment will be received.		
2.	WORK SESSION		
	2.1.	Councilor Training Polk County Assessor Presentation	3 - 22
3.	ADJOURN		

Meeting Attendance Information:

The City Council will hold this meeting in-person in City Hall Council Chambers, via video conference (Zoom) or by phone. Meetings are also live-streamed on the City's YouTube channel at: https://www.youtube.com/c/CityofIndependenceOR.

- **To attend in person**, the City Hall address is 555 S. Main St.
- **For Zoom login** visit: https://us06web.zoom.us/j/85440812246?pwd=43uxTDjslPWvATR5XD168oDVa8SyuI.1
- To participate in the meeting **by phone, dial US: +1-253-215-8782** and enter **Webinar ID: 854 4081 2246** and **Passcode: 350786**

Written comments are also welcome and may be delivered to City Hall or emailed to CouncilComments@ci.independence.or.us no later than 4:00 pm the day of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.

City of Independence

City Council Meeting
February 11, 2025; 7:00 pm

Polk County Assessor's Office

Valerie Patoine (Pu-twon), Assessor

What are we going to talk about today?

- Quick Facts about Polk County
- What does the Assessor's Office do?
- What does the Assessor NOT do?
- Oregon Property Tax Laws
- Independence Urban Renewal in a nutshell from the Assessor's perspective

Polk County Assessment & Taxation

Quick Facts

- Property tax accounts — 40,000
- Taxing Districts — 40
- 2024 Real Market Value — $17.3 Billion
- 2024 Assessed Value — $8 Billion
- 2024 Certified taxes — $126 Million
- Yearly Maintenance Tags — 1,500
  - New construction, repairs, remodels
- Yearly ownership changes — 4,000
- Yearly Reappraisal — 5,000

Oregon Property Tax Laws

DEFINITIONS:

Real Market Value (RMV) – What we think you could sell your property for as of January 1st of each year.

Maximum Assessed Value (MAV) – The 1995 RMV, less 10%, growing 3% each year. For new improvements, the MAV is created the 1st year by taking the RMV times the CPR.

Changed Property Ratio (CPR) – The average difference (expressed as a %) between RMV and MAV on all similar properties, county-wide. (2024 Residential .518, Farm .437, Rural .459, Apartment .465 and Commercial .579)

Assessed Value (AV) – The lower of the RMV or the MAV, and is the value you pay taxes on.

ASSESSOR
Valerie Patoine

CARTOGRAPHY
3

RECORDS
3

APPRAISAL
5

The Assessor's office is made up of 3 sections, and has 12 employees, including myself.

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CARTOGRAPHY
3

RECORDS
3

APPRAISAL
5

CARTOGRAPHY

Cartography is responsible for updating the base map layer using information from surveys, deeds, partition plats, subdivision plats, road vacations, and lot line adjustments. We process and review all "sale" documents (instrument that transfers property) by verifying grantors and reviewing legal descriptions against county records.

This base map and ownership information is used by many, such as title companies, businesses, taxpayers, appraisers, and national data companies.

Besides the technical work they do, my Cartography staff can spend hours working with taxpayers by:

- helping them with a deed they are working on;
- getting them copies of surveys so they can figure out their property lines;
- explaining title and trust document issues,
- and more.

ASSESSOR
Valerie Patoine

CARTOGRAPHY	RECORDS	APPRAISAL
3	3	5

RECORDS

The Records Section is the “front office”. These employees are the first contact with taxpayers. They answer all incoming calls; assists taxpayers at the counter; administers the senior deferral program; veterans exemption program; assist in the charitable and religious exemption programs; the Business Personal Property program; reconciles building permits to the correct property and accesses Accela to draw sketches from building plans.

These “front office” staff are the ones who listen to and sympathize with a grieving spouse who is asking about the surviving spouse veteran’s exemption program. They **thank** veterans for their service as they turn in their exemption paperwork. They **listen** as seniors express their concern about being able to stay in their homes. They spend hours explaining the complexities of the tax exemption programs and why they have to report their business personal property. They assist owners of Manufactured Structures through the paperwork needed to sell or transfer their home.

ASSESSOR
Valerie Patoine

CARTOGRAPHY	RECORDS	APPRAISAL
3	3	5

APPRAISAL

Each year, the Appraisal Section gathers updated information on land values and new construction costs. Many additional studies are completed each year to ensure our values are current. This is the first step in determining the certified Real Market Values.

Appraisal staff visits property that has had a permit taken out or that has been tagged for some form of new construction or remodel. They measure, determine the quality and value the improvements. If an exception event occurred, they will run the calculations and update the Maximum Assessed Value on the property based on any new improvements or changes.

We are required by statute to complete a Sales Ratio Analysis each year. Appraisal staff review sales by talking with realtors, buyers and sellers to establish if the sale can be used in this analysis. This analysis provides “trends” we use to adjust properties in geographic areas in order to have property appraised to 100% of Real Market Value.

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CARTOGRAPHY 3

RECORDS 3

APPRAISAL 5

APPRAISAL continued

Appraisal staff "reappraises" property in specific areas of the county to ensure what is on the ground is what is in our records. We on average inspect 5,000 properties each year.

After tax statements are mailed, appraisal staff are available to answer questions on value and complete a "Requests for Review" upon request by a taxpayer who is questioning the value of their property. If taxpayers file an appeal to PVAB, the local value review board, appraisers will write up an appraisal that is similar to a "fee appraisal" to bracket the value of the property.

Appraisals are done on a Mass Appraisal basis which is how we are able to value all the property at 100% of Real Market Value each year. However this method which is accomplished with studies, trends and mass adjustments also leaves room for outliers. We encourage the public to call with questions once they receive their tax statement each year to ensure the accuracy of the records.

ASSESSOR
Valerie Patoine

- **CARTOGRAPHY** 3
- **RECORDS** 3
- **APPRAISAL** 5

ASSESSOR

Once we have completed all the valuation updates and sales verifications, calculations and recalculations, I then review and input all the district budget information; certify values; exchange values with other counties; calculate tax rates; calculate taxes; Certify the Tax Roll; and validate the distribution percentages.

The Assessor then hands the tax roll over to the Tax office to print and mail tax statements; collect and distribute taxes to the districts.

Throughout the year I do presentations to Realtor groups, business groups, and more.

Assessor’s Offices are a resource that provides services to a multitude of clients.

What doesn't the Assessor's office do?

- Mail tax statements (Tax Office)
- Tax Collection (Tax Office)
- Mailing Address changes (Tax Office)
- Land use decisions - Is it buildable? (Community Dev)
- Police the permits

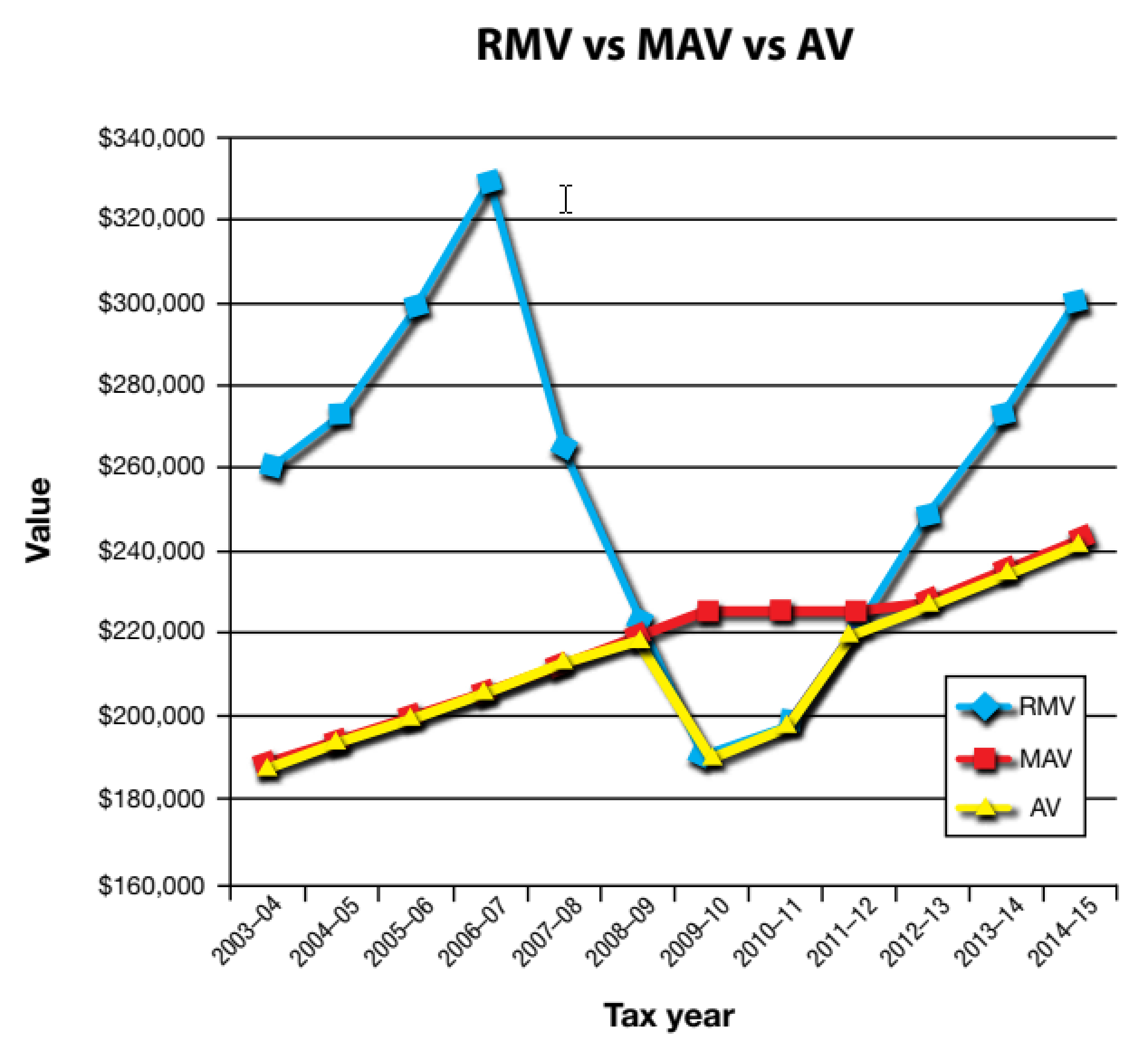
Oregon Property Tax Law

Measure 5

- Passed in 1990
- Created tax limits levied per $1,000 of RMV
  - $5 per $1,000 RMV for Education Districts
  - $10 per $1,000 RMV for Government Districts
- Created compression

Measure 50

- Passed in 1997
  - M50 clarified Measure 47
- Set district permanent rates
  - City of Ind - $4.5897
- Taxes were no longer assessed on our RMV
- Created MAV and limited growth to 3% unless:
  - there were significant changes to a property which are “exception events”
    - $18,500 1 year, $45,000 over 5 years
- Ended 6-year reappraisal cycles


RMV vs MAV vs AV
$340,000
$320,000
$300,000
$280,000
$260,000
$240,000
$220,000
$200,000
$180,000
$160,000
Value
2003–04
2004–05
2005–06
2006–07
2007–08
2008–09
2009–10
2010–11
2011–12
2012–13
2013–14
2014–15
Tax year
RMV
MAV
AV

Independence Urban Renewal
Foundational questions

How does a city create an UR Agency?

Under Oregon law, every city has an UR Agency that is dormant until the city council passes a non-emergency ordinance to activate it.

The City of Independence created by ordinance the "City of Independence Urban Renewal Agency" in Sept 2001.

What is an Urban Renewal AREA?

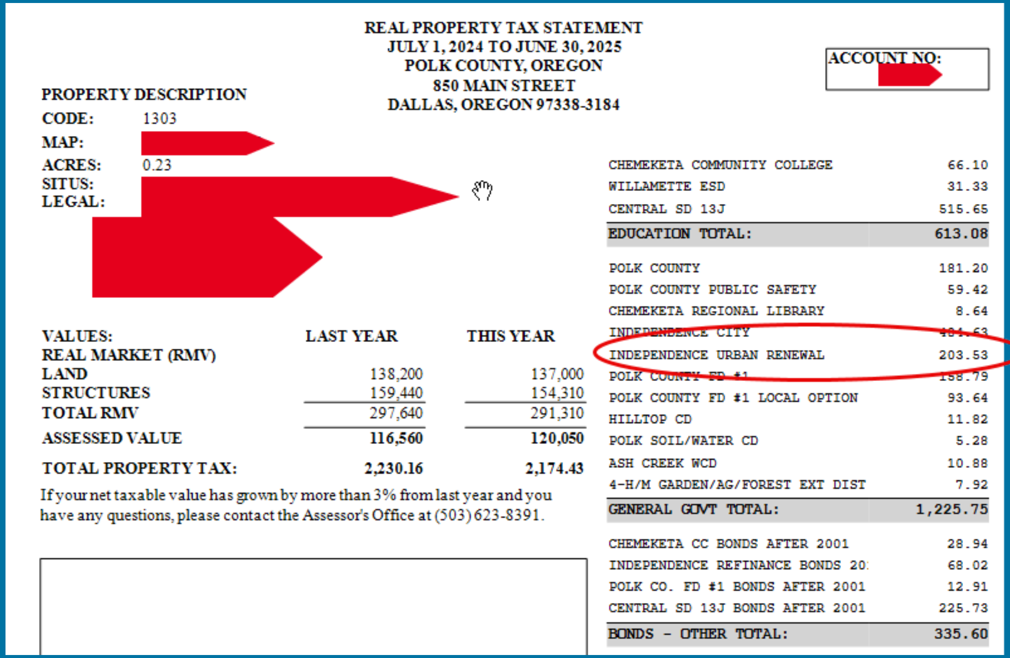
It is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight. The excess value generated in this area is a key component in determining the amount of the division of tax revenue for UR agencies.

Independence Urban Renewal

Does UR increase my property taxes?

No, UR does not increase property taxes; it simply allows for the reallocation of growth on taxes to the UR agency rather than the overlapping taxing districts.

Taxpayers see UR as a line item on their tax statements whether or not they own property inside of an UR area.



REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
POLK COUNTY, OREGON
850 MAIN STREET
DALLAS, OREGON 97338-3184

ACCOUNT NO:

PROPERTY DESCRIPTION
CODE: 1303
MAP:
ACRES: 0.23
SITUS:
LEGAL:

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	138,200	137,000
STRUCTURES	159,440	154,310
TOTAL RMV	297,640	291,310
ASSESSED VALUE	116,560	120,050
TOTAL PROPERTY TAX:	2,230.16	2,174.43

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 623-8391.

CHEMEKETA COMMUNITY COLLEGE	66.10
WILLAMETTE ESD	31.33
CENTRAL SD 13J	515.65
EDUCATION TOTAL:	613.08
POLK COUNTY	181.20
POLK COUNTY PUBLIC SAFETY	59.42
CHEMEKETA REGIONAL LIBRARY	8.64
INDEPENDENCE CITY	484.63
INDEPENDENCE URBAN RENEWAL	203.53
POLK COUNTY FD #1	158.79
POLK COUNTY FD #1 LOCAL OPTION	93.64
HILLTOP CD	11.82
POLK SOIL/WATER CD	5.28
ASH CREEK WCD	10.88
4-H/M GARDEN/AG/FOREST EXT DIST	7.92
GENERAL GOVT TOTAL:	1,225.75
CHEMEKETA CC BONDS AFTER 2001	28.94
INDEPENDENCE REFINANCE BONDS 20	68.02
POLK CO. FD #1 BONDS AFTER 2001	12.91
CENTRAL SD 13J BONDS AFTER 2001	225.73
BONDS - OTHER TOTAL:	335.60

Independence Urban Renewal

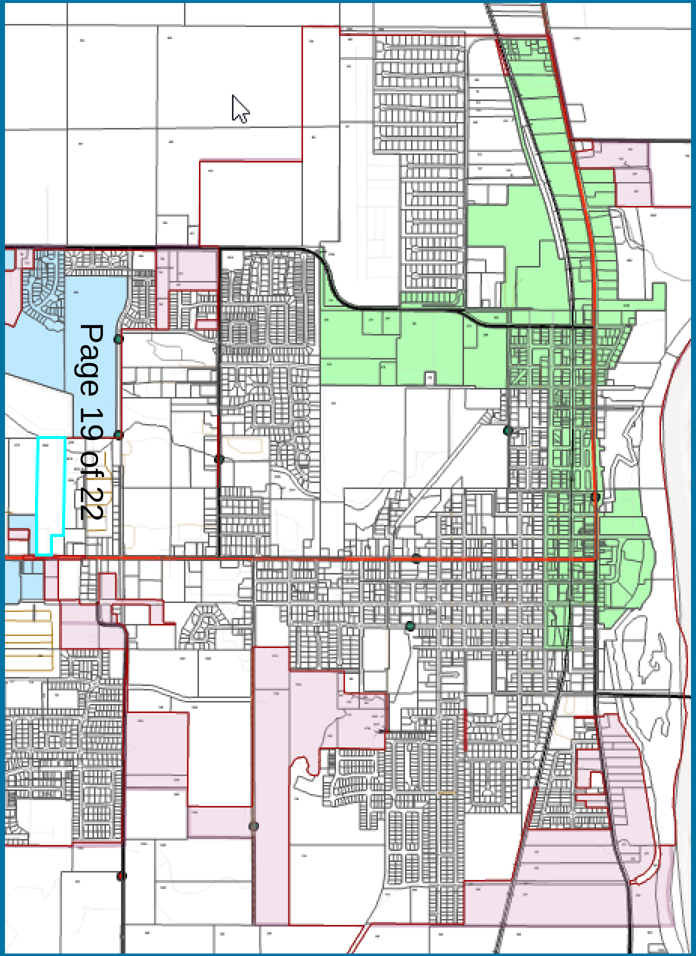
UR Agency Area

(City of Independence)

UR Plan Area

Area of "Blight" identified by legal description

Independence Urban Renewal



- The city limits is the boundary for the City of Independence UR Agency
- The area highlighted in green is the UR Plan Area and provides the basis for the Excess calculation.
- A portion of taxes is reallocated by all taxing districts within the City of Independence UR Agency.
- Bonds and Levies are not impacted.

Independence Urban Renewal

The City: Over the Years and by the Numbers

2024-25 Excess Value **$82,867,888** (grew over 4% from 2023-24)

			2001-02 Tax Roll		City of Ind	All Districts
	Year	Excess Value	Frozen Value	Plan Area Value	$ Amount	$ Amount
1st Year	**2003**	**$869,973**	**$28,869,471**	**$29,739,444**	**$3,972.22**	**$17,636.51**
	2004	$2,842,420	$28,869,471	$31,711,891	$13,036.60	$56,602.64
	2005	$5,773,166	$28,869,471	$34,642,637	$26,494.39	$112,946.66
	2006	$7,457,190	$28,869,471	$36,326,661	$34,202.92	$140,234.96
	2007	$20,298,466	$28,869,471	$49,167,937	$93,141.35	$328,568.33
Substantial Amendment	**2008**	**$23,582,887**	**$33,349,131**	**$56,932,018**	**$108,205.27**	**$418,685.17**
	2009	$23,367,734	$33,349,131	$56,716,865	$107,231.22	$371,913.11
	2010	$22,077,115	$33,349,131	$55,426,246	$101,302.94	$354,025.82
	2011	$23,847,840	$33,349,131	$57,196,971	$109,431.89	$382,443.76
	2012	$25,986,028	$33,349,131	$59,335,159	$119,256.78	$417,054.96
	2013	$27,098,682	$33,349,131	$60,447,813	$124,357.62	$407,130.26
	2014	$28,129,956	$33,349,131	$61,479,087	$129,086.47	$420,260.07
	2015	$30,839,796	$33,349,131	$64,188,927	$141,504.97	$448,370.25
Substantial Amendment	**2016**	**$33,552,684**	**$33,349,131**	**$66,901,815**	**$153,986.17**	**$500,888.76**
	2017	$35,403,442	$33,349,131	$68,752,573	$162,456.08	$531,239.61
	2018	$38,659,077	$33,349,131	$72,008,208	$177,391.58	$567,415.02
	2019	$44,367,161	$33,349,131	$77,716,292	$203,621.61	$630,782.98
	2020	$52,980,975	$33,349,131	$86,330,106	$243,134.34	$742,598.07
	2021	$63,982,275	$33,349,131	$97,331,406	$293,647.55	$897,581.68
	2022	$74,826,245	$33,349,131	$108,175,376	$343,395.84	$1,049,813.02
	2023	$79,161,459	$33,349,131	$112,510,590	$363,317.48	$1,110,704.26
	2024	$82,867,888	$33,349,131	$116,217,019	$380,324.88	$1,162,643.57
TOTAL REVENUE TO DATE					**$3,432,500.17**	**$11,069,539.47**

Tax Codes that make up the City of Independence

1303	1344 UR Plan Area	1330	1345 UR Plan Area	1321	1329
Polk County	Polk County	Polk County	Polk County	Polk County	Polk County
Polk County Public Safety	Polk County Public Safety	Polk County Public Safety	Polk County Public Safety	Polk County Public Safety	Polk County Public Safety
CCC	CCC	CCC	CCC	CCC	CCC
C Regional Library	C Regional Library	C Regional Library	C Regional Library	C Regional Library	C Regional Library
CCC Bonds	CCC Bonds	CCC Bonds	CCC Bonds	CCC Bonds	CCC Bonds
Willamette ESD	Willamette ESD	Willamette ESD	Willamette ESD	Willamette ESD	Willamette ESD
City of Independence	City of Independence	City of Independence	City of Independence	City of Independence	City of Independence
Independence UR	**Independence UR**	**Independence UR**	**Independence UR**	**Independence UR**	**Independence UR**
City of Ind Bonds	City of Ind Bonds	City of Ind Bonds	City of Ind Bonds	City of Ind Bonds	City of Ind Bonds
Polk Fire #1	Polk Fire #1	Polk Fire #1	Polk Fire #1	Polk Fire #1	Polk Fire #1
Polk Fire #1 Local Option	Polk Fire #1 Local Option	Polk Fire #1 Local Option	Polk Fire #1 Local Option	Polk Fire #1 Local Option	Polk Fire #1 Local Option
Polk Fire #1 Bonds	Polk Fire #1 Bonds	Polk Fire #1 Bonds	Polk Fire #1 Bonds	Polk Fire #1 Bonds	Polk Fire #1 Bonds
Hilltop CD	**Hilltop CD**	**Hilltop CD**	**Hilltop CD**	**Fir Crest CD**	**Fir Crest CD**
Polk Soil & Water	Polk Soil & Water	Polk Soil & Water	Polk Soil & Water	Polk Soil & Water	Polk Soil & Water
Ash Creek WCD	**Ash Creek WCD**			**Ash Creek WCD**	
Central SD	Central SD	Central SD	Central SD	Central SD	Central SD
Central SD Bonds	Central SD Bonds	Central SD Bonds	Central SD Bonds	Central SD Bonds	Central SD Bonds
4H/M Garden/AG/Forest Ext	4H/M Garden/AG/Forest Ext	4H/M Garden/AG/Forest Ext	4H/M Garden/AG/Forest Ext	4H/M Garden/AG/Forest Ext	4H/M Garden/AG/Forest Ext

Questions?

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