

CURRY COUNTY ASSESSOR/TAX COLLECTOR

94235 MOORE STREET, SUITE 221

GOLD BEACH, OREGON 97444

1-800-242-7601

Jim Kolen
Assessor/Tax Collector

Phone (541) 247-3257

MACK ARCH ON THE CURRY COAST

January 30, 2018

To: Hasina Wittenberg, Wendy Johnson, Richard Donovan, Susan Morgan,
Representative David Brock Smith, Gary Humphrey, Mark Gharst, Scot Langton, Doug
Schmidt

From: Jim Kolen

Re: Curry Pilot Project

At our meeting on January 26th we decided that I should generate three additional sets of information. They were:

1. Calculate the non-school districts contribution to the project with the State picking up a 60% share of the total estimated cost for Schools (the rationale being that in Curry schools account for over 57% of the tax roll and other collections for the State for fire patrol amount to almost 2%).
 2. Calculate the potential property tax amounts generated, to date, the City due to the reappraisal efforts taking place in the City of Gold Beach from **No Permit/Omitted** property values.
 3. Identify areas in Curry slated for reappraisal over the next several years.
1. Attached is a revision of the spreadsheet that you have seen previously. The third tab titled **40% District Contribution** is new and shows the districts contribution to Pilot Project if the State covers 60% of the total cost for Schools. Tab #1 still shows the distribution schedule for all districts in Curry and Tab #2 still shows the districts contribution at 50% of the total cost.
 2. This office is currently conducting a physical reappraisal of single family residential properties (excluding personal property mobile homes in parks) in the City of Gold Beach. To date our reappraisal efforts have netted **\$2,228,010 in No Permit/Omitted** assessed (taxable) values. The 4th tab titled **Gold Beach** on the attached spreadsheet shows the amount in taxes that will be generated for the City of Gold Beach from the \$2.228 million increase in AV.

To date this office has reappraised approximately 800 (46%) of the 1736 taxable accounts within the City. The rest of the City consisting of 150 remaining single family residential accounts and commercial, industrial, multi-family and personal property mobile home accounts will be reappraised at a later date.

At the current level of reappraisal the additional AV from No Permit/Omitted properties will generate approximately \$5,133 in additional tax for City-Gold

Beach which is almost twice the proposed contribution to the City-Gold Beach of the Pilot Project at the non-School Districts contribution of 40%. The Cities concern that a return on investment in the Pilot Project may not generate a 7 to 1 return is valid. A return of 3 or 4 to 1 is plausible based on the numbers generated thus far in the City of Gold Beach.

3. Current *planned* reappraisal efforts over the next five years:
 - 2018 – Finish single family residential Gold Beach & appraise single family residential and farm/forest accounts in rural areas surrounding Gold Beach
 - 2019 – Reappraise personal property mobile home accounts county-wide
 - 2020 – Reappraise single family residential accounts City of Port Orford
 - 2021 – Reappraise single family residential and farm/forest accounts North county rural areas
 - 2022 & 2023 – Reappraise single family residential City of Brookings

Proposed reappraisal schedule if Pilot Project approved:

- 2018 – Finish single family residential Gold Beach & appraise single family residential and farm/forest accounts in rural areas surrounding Gold Beach. **Begin personal property mobile home project county-wide.**
- 2019 – Finish personal property mobile homes; **Reappraise single family residential accounts City of Port Orford**
- 2020 - **Reappraise single family residential and farm/forest accounts North county rural areas. Begin reappraisal City of Brookings.**
- 2021 – **Finish reappraisal City of Brookings**
- 2022 – **Reappraise commercial county-wide**
- 2023 – **Reappraise multi-family county-wide**

Please note that if the Cities or other districts are aware of other No Permit/Omitted property values that are not currently on the tax roll, they are encouraged to notify this office and we will not wait until the next reappraisal cycle, but will proceed directly to add those values to the roll.

In conclusion, it is expected that a more robust appraisal effort as afforded by this Pilot Project will discover additional values for the tax roll that might not otherwise be discovered for several years to come. These values once added to the roll will produce property taxes in the year of discovery and every year thereafter, in most cases compounding by 3% per year. Early indications show a return on investment to districts of three to seven times their annual contribution once the entire area of the district is reappraised.

Added benefits of this effort will be more complete and up-to-date market values for all properties which may impact maximum assessed values and better monitoring of properties currently qualifying for exemptions and special assessments.