

2015-16 Tax and Fee Comparison Report

Property Taxes

ASSESSED VALUES

Property taxes are calculated based upon the assessed value of a property. A property's assessed value is the lesser of its real market value (what your property would have sold for as of January 2016) or its established maximum assessed 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.

The Clackamas County assessor's office estimates that the average Lake Oswego tax bill increased 1.5% for property owners.

TAX RATES

A Lake Oswego resident's total property tax rate is \$16.7704 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 that 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 will actually receive \$4.7548 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, property owners also pay for voter approved General Obligation Bonds. In 2015-16, the total bonded debt rate for the City is .3634 which includes refundings of older bonds and the voter approved levy for the Boones Ferry Road project.

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. This is called "Division of Taxes" and is the method of funding for the City's urban renewal district.

Property Tax Statement for a Lake Oswego Home with an Assessed Value of \$330,000	
District	Tax
Portland Community College	89.5
Clackamas Education Service District	116.00
Lake Oswego School District	1,411.38
Lake Oswego School District Local Option	458.70
EDUCATION TOTAL	2,075.57
City of Lake Oswego	1,569.08
Clackamas County	758.67
County Extension & 4H	15.81
County Library District	124.97
County Public Safety Local Option	78.90
County Soil Conservation District	15.81
Lake Grove Swim Park District	13.70
Port of Portland	22.14
Metro – Oregon Zoo	30.49
Metro Local Option 2012	31.68
Urban Renewal County	1.42
Urban Renewal Lake Oswego	214.50
Vector Control	2.08
Vector Control Local Option	8.25
GENERAL GOVERNMENT	2,887.50
City of Lake Oswego Bonds	75.83
City of Lake Oswego Bond 2012	44.09
Portland Community College Bond 2009	96.49
Lake Oswego School District Bond	292.35
Metro Bond	4.79
Metro Bond 2006	57.62
EXCLUDED FROM LIMIT	571.16
Total Property Tax	5,534.23

About this report

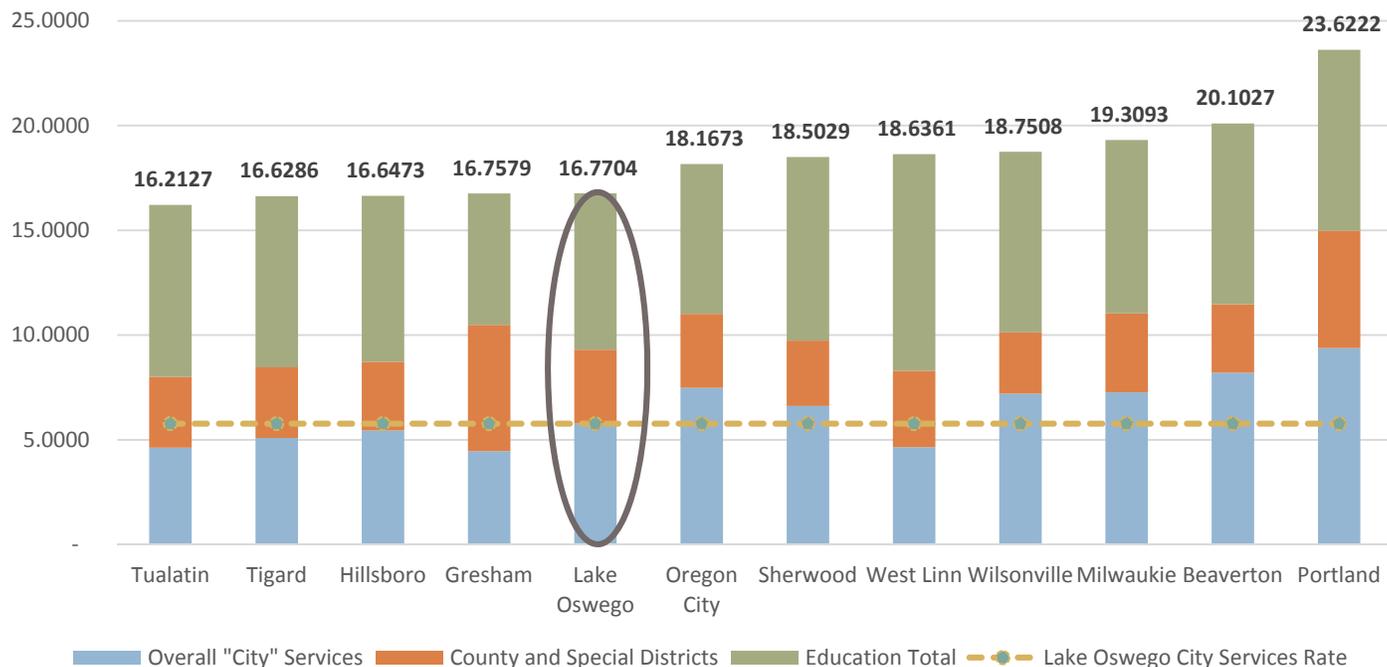
The City of Lake Oswego conducts an annual comparison of property tax rates and utility fees in the Portland metro area. The cities used in the comparison include Beaverton, Gresham, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, Sherwood, Tigard, Tualatin, West Linn, and Wilsonville.

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 Rate Comparison

Property Tax Rate Comparison



City	City Permanent Rate	Fire District	City Bonded Debt Rate	City Urban Renewal	Park District	Overall "City" Services	County and Special Districts	Education Total	Overall Tax Rate
Tualatin	2.2665	2.1078	0.2497	-	-	4.6240	3.3868	8.2019	16.2127
Tigard	2.4997	2.0997	0.4190	0.0699	-	5.0883	3.3735	8.1668	16.6286
Hillsboro	5.3621	-	-	0.0867	-	5.4488	3.2808	7.9177	16.6473
Gresham	3.4958	-	-	0.9657	-	4.4615	6.0254	6.2710	16.7579
Lake Oswego	4.7548	-	0.3634	0.6500	-	5.7682	3.5343	7.4679	16.7704
Oregon City	4.2054	2.3618	0.1100	0.8068	-	7.4840	3.5245	7.1588	18.1673
Sherwood	3.1189	2.0181	0.5042	0.9720	-	6.6132	3.1236	8.7661	18.5029
West Linn	2.1200	2.1078	0.4186	-	-	4.6464	3.6444	10.3453	18.6361
Wilsonville	1.9930	1.7887	0.1050	3.3091	-	7.1958	2.9371	8.6179	18.7508
Milwaukie	4.1217	2.4726	0.1438	-	0.5310	7.2691	3.7662	8.2740	19.3093
Beaverton	4.1299	2.0907	0.1980	0.1731	1.6098	8.2015	3.2697	8.6315	20.1027
Portland	6.7870	-	0.2585	2.3329	-	9.3784	5.6034	8.6404	23.6222

The tax rates used for the comparison are from the levy code areas with the largest assessed values in each city.

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, and street maintenance. The comparison shows the average city utility customer's total monthly utility bill. The typical customer uses 10 ccf (1 ccf=748 gallons) of water and 8 ccf of wastewater per billing cycle. The Lake Oswego rates are the adopted utility fees for 2016. Several cities charge a fee to their own utilities or utility organizations that provide water, storm water, 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.

This comparison also includes fees for public services that are included on the utility bill. This includes fees for public safety, parks maintenance, and streetlights.

Utility and Service Fee Comparison

(Based on a survey of most recently adopted rates in effect or effective 2016)



■ Water ■ Wastewater ■ Surface Water ■ Street ■ Other

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 household utilities is \$9,757.

City	"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	1,525.92	2,706.63	1,117.64	1,044.17	290.52	1,367.59	748.85	8,849
Hillsboro	1,798.10	2,612.84	1,082.66	1,019.64	274.20	1,367.59	734.58	8,937
Gresham	1,472.30	2,069.43	1,988.38	1,094.28	356.28	1,367.59	748.85	9,165
Tigard	1,679.14	2,695.04	1,113.26	1,461.84	294.00	1,367.59	748.85	9,428
Lake Oswego	1,903.51	2,464.41	1,166.32	1,756.56	316.20	1,415.45	734.58	9,757
West Linn	1,533.31	3,413.95	1,202.65	1,151.52	291.00	1,435.97	748.85	9,777
Oregon City	2,469.72	2,362.40	1,163.09	1,342.56	309.96	1,435.97	748.85	9,833
Sherwood	2,182.36	2,892.81	1,030.79	1,453.34	283.80	1,435.97	748.85	10,028
Beaverton	2,706.50	2,848.40	1,079.00	1,136.88	302.40	1,435.97	748.85	10,258
Milwaukie	2,398.80	2,730.42	1,242.85	1,426.32	346.20	1,435.97	748.85	10,329
Wilsonville	2,374.61	2,843.91	969.24	1,665.96	294.48	1,367.59	748.85	10,333
Portland	3,094.87	2,851.33	1,849.12	2,139.83	342.60	1,435.97	748.85	12,463

