

2024-25 Property Tax

City of Boardman

Prepared by Mike Gorman, Morrow County Assessor/Tax Collector

2024-25 Values (County Wide)

- ▶ Taxable Value - \$3,939,426,727
- ▶ Market Value - \$11,060,883,300
- ▶ Large Exemptions (SIP and EZ Exempt Value)
 - ▶ SIP - \$1,194,006,690
 - ▶ EZ - \$5,931,838,270

(Taxable and Market values are rounded)

2024-25 Tax Amounts (County Wide)

- ▶ Total Certified Property Taxes to Collect - \$57,636,127.43
 - ▶ Morrow County's Portion - \$16,066,442.66
 - ▶ The bulk of the collections came in the first two weeks of November.
 - ▶ As of March 20, a balance of \$1.74 Million of current year Taxes left to collect. (about 97% collected)
 - ▶ \$2.6 Million for all years left to collect

▶ (Property Tax Amounts Rounded)

Current - Previous Year Value and Tax Amounts 2024-25

- ▶ Taxable Value - 2024 - \$3,939,426,727 2023 -\$ 3,963,526,707
- ▶ An Decrease of \$23,829,980
 - ▶ Which is due to an unanticipated large decrease in value in the two original Amazon sites that are now taxable.
- ▶ Market Value - 2024 - \$11,060,883,308 2023 -\$9,526,332,767
 - ▶ An increase of \$1,534,550,541
- ▶ Certified Tax - 2024 - \$57,636,127.43 2023 -\$ 57,713,619.98
 - ▶ An decrease of \$77,492.55.

2024-25 Property Taxes - Generally

- ▶ Boardman City Limits - The combined total tax rate for properties inside the Boardman City Limits is lower this year due to the City of Boardman levying less on their bond. The City also created a third Urban Renewal Area, which contains the new Tidewater Subdivision next to the River Lodge and Port Office Building. All new value within that area will be captured by the City of Boardman.
- ▶ Outer Boardman - A few cents higher than last year due to the Boardman Fire Protection District levying a higher bond amount.
- ▶ Outer Irrigon - A few cents lower than last year.
- ▶ Heppner City Limits - Tax rate decreased a little, but the City of Heppner still has a high tax rate. \$10.6209/\$1,000 (Total Tax Rate \$24.0346)

2024-25 Property Taxes - Generally

- ▶ Lone School District - Properties within the Lone School District Boundary continue to have an increased tax rate due to their school bond levy.
- ▶ Irrigon City Limits - A few cents lower than last year.
- ▶ Rural South County - A few cents lower than last year.

2024 SIP Properties - Additional Payment totals and Community Service amounts distributed to Districts

- ▶ 2024 Total Additional Payments - \$4,553,388.62
- ▶ 2024 CSF Totals - \$1,613,949.02
- ▶ 2024 Total SIP Exempt Taxes - \$16,702,151.88
- ▶ 2024 Total Exempt Value - \$1,194,006,690

2024 Enterprise Zone Exemptions

Lamb Weston

- ▶ 2024 EZ payment to CREZ II - \$1,276,993.52
 - ▶ \$326,993.52 of that payment is for the BMCC, Boardman Park, Boardman Fire and City of Boardman Bonds and \$950,000 goes to CREZ II.
- ▶ Exempt Tax Amount - \$1,885,448.04
- ▶ Exempt Value - \$142,860,460
- ▶ This is a 15 year exemption, has 4 years remaining and has a predetermined payment schedule of \$950,000.00 for each year of the exemption.
- ▶ Lamb Weston has opportunity for \$100,000 for a “Buy Back Option”

2024 Enterprise Zone Exemption

Amazon L&C II, Olson Rd and Gar Swanson Rd

- ▶ Amazon's three sites with current EZ exemptions, which I refer to as Lewis & Clark II, Olson Rd and Gar Swanson Rd, These sites all have 15 year Long Term Rural EZ exemptions.
 - ▶ The L & C II agreement was finalized in 2017 and began its exemption in 2019.
 - ▶ The Olson Rd agreement was finalized in 2018 and began its exemption in 2020.
 - ▶ The Gar Swanson Rd agreement was finalized in 2020 and 2022 was the first year of its exemption.

2024 Enterprise Zone Exemptions

Amazon L&C II, Olson Rd and Gar Swanson Rd

- ▶ All three of these LTR EZ agreements have a payment schedule of \$1 million per building or data center located at that site, with a minimum payment of \$2 million per year.
- ▶ There is also an additional payment calculation of \$25 million x the property tax rate for that area in that year. (The \$25 million is indexed 3% per year, similar to the Community Service Fee related to the SIP Program)
- ▶ The Olson Rd site also has a \$50k Public Safety Impact Fee and a \$50k Student Success Fee, annually.

2024 - Amazon L&C II, Olson Rd and Gar Swanson Rd LTR EZ Payments to EZ Board

- ▶ Lewis & Clark II Site
 - ▶ EZ Fee - \$5,120,000.00
 - ▶ Additional Amount - \$387,232.43
- ▶ Olson Rd Site
 - ▶ EZ Fee - \$4,000,000
 - ▶ Additional Amount - \$535,790.21
- ▶ Gar Swanson Rd Site
 - ▶ EZ Fee - \$4,000,000
 - ▶ Additional Amount - \$354,372.43
 - ▶ PSIF - \$50,000 and SSF - \$50,000

2024 Amazon EZ Totals

- ▶ 2023 Amazon Total Exempt Tax Amount - \$83,877,339.00
- ▶ 2023 Amazon Total Exempt Value - \$5,880,199,570
- ▶ 2023 Amazon Total EZ Payments - \$14,397,395.07
 - ▶ (These figures do not include any sites under construction)

2024 Enterprise Zone Exemptions

Total Payments

- ▶ 2024 EZ Payments to the CREZ II Board - \$15,782,389.23
- ▶ 2024 EZ Bond Payments - \$333,273.59
- ▶ 2024 EZ Exempt Tax Amount - \$86,419,672.24
- ▶ 2024 EZ Exempt Value - \$5,931,838,270

*EZ Payment Amounts do not have “Buyback Amounts” removed

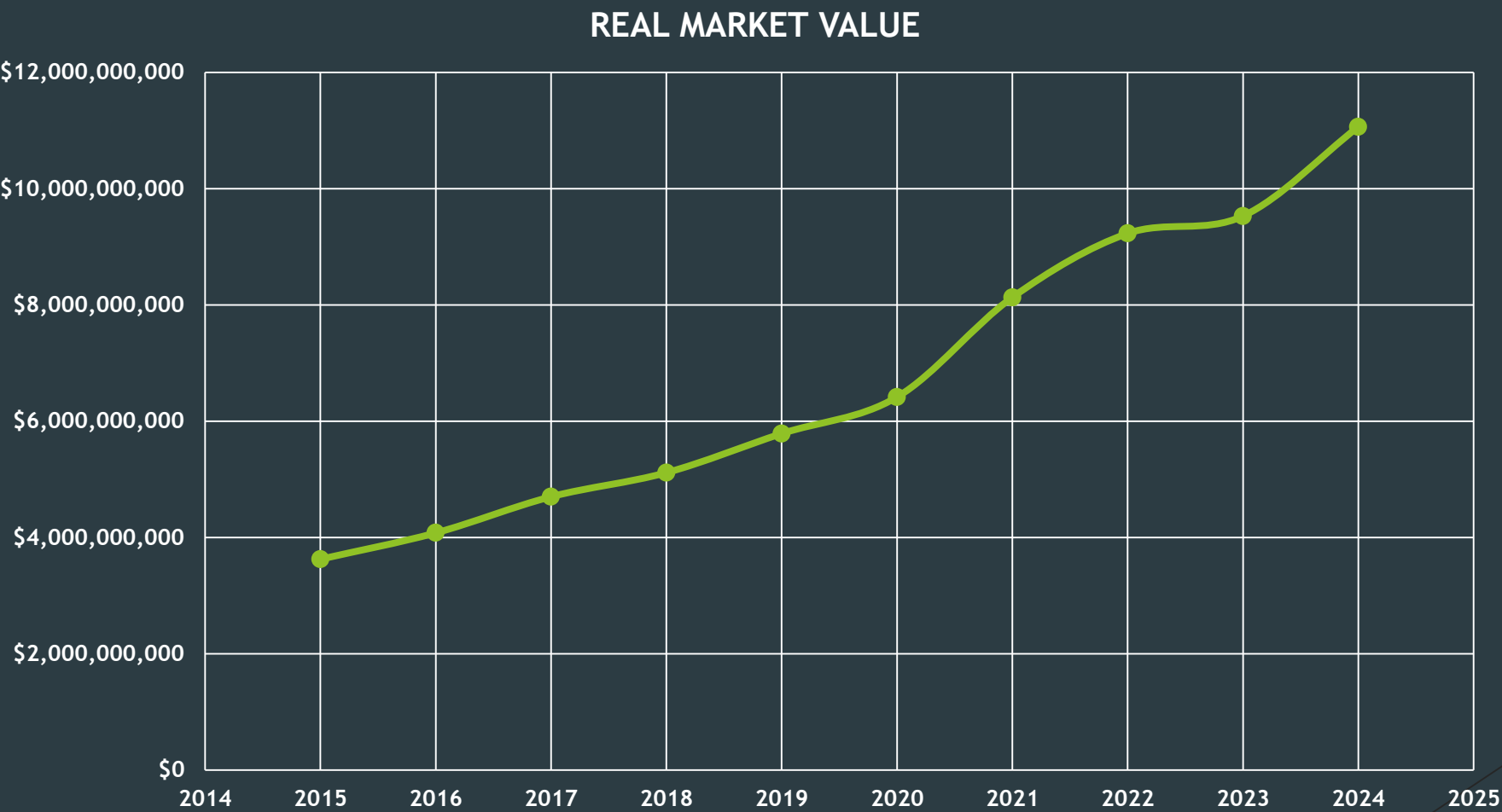
2024 Top 20 Tax Payors

Morrow County Assessor			
2024 Top Tax Payers (MORROW COUNTY)			
Owner Name	Tax Amount	RMV	AV
AMAZON DATA SERVICES, INC	\$19,518,572.52	\$7,642,521,060	\$1,478,230,130
LAMB WESTON, INC	\$3,866,098.06	\$414,879,480	\$238,137,790
THREEMILE CANYON FARMS, LLC	\$3,456,766.70	\$317,909,091	\$270,083,285
AVISTA CORPORATION	\$3,307,409.74	\$193,842,000	\$193,842,000
PORTLAND GENERAL ELECTRIC CO	\$1,774,608.77	\$589,942,000	\$113,202,860
GAS TRANSMISSION NORTHWEST CORP	\$1,288,781.60	\$87,839,590	\$87,839,590
COLUMBIA RIVER TECHNOLOGIES, LLC	\$970,563.39	\$73,636,310	\$73,636,310
COLUMBIA RIVER PROCESSING, INC	\$787,313.00	\$59,475,610	\$59,475,610
PORT OF MORROW	\$725,158.24	\$72,233,144	\$52,243,058
PORT VIEW APARTMENTS, LLC	\$480,726.89	\$39,230,000	\$25,279,930
FARMLAND RESERVE, INC	\$463,685.32	\$56,672,260	\$34,962,603
PACIFICORP (PP&L)	\$453,376.15	\$36,334,430	\$36,334,430
UNION PACIFIC RAILROAD CO	\$406,463.99	\$109,443,947	\$31,416,104
BOARDMAN FOODS, INC	\$352,674.61	\$26,985,860	\$26,985,860
RDO/CALBEE FOODS LLC	\$317,210.34	\$23,687,290	\$23,687,290
OREGON POTATO COMPANY	\$308,962.97	\$18,761,066	\$18,400,836
ZAYO GROUP LLC	\$307,114.84	\$22,237,331	\$22,237,331
WILLOW CREEK ENERGY LLC	\$286,168.66	\$17,524,000	\$17,524,000
Orchard Wind Project	\$274,905.17	\$57,935,000	\$22,133,449
ALTO COLUMBIA, LLC	\$256,384.97	\$19,451,840	\$19,451,840

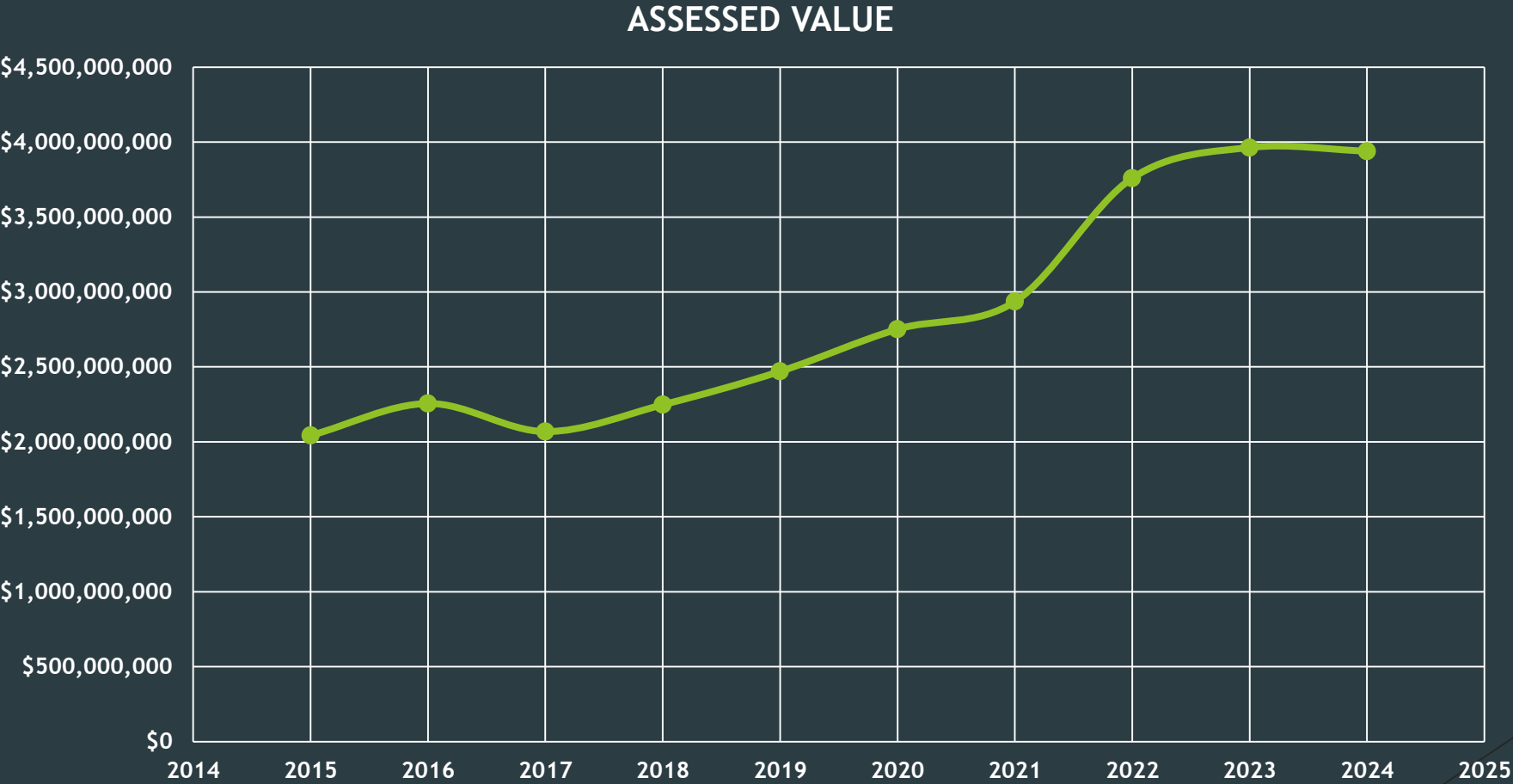
Historic Certified Values and Taxes Levied

Morrow County Values and Taxes 2015-24			
Year	RMV	AV	Certified Tax
2015	\$3,625,832,410	\$2,043,538,478	\$32,228,046.43
2016	\$4,078,799,116	\$2,256,129,368	\$32,711,386.09
2017	\$4,700,766,633	\$2,069,395,917	\$31,885,372.64
2018	\$5,114,350,191	\$2,248,142,683	\$35,192,765.05
2019	\$5,786,369,143	\$2,470,622,726	\$37,334,205.53
2020	\$6,414,500,000	\$2,752,050,000	\$39,558,815.40
2021	\$8,128,742,740	\$2,935,993,206	\$43,706,964.97
2022	\$9,228,177,745	\$3,759,690,030	\$54,070,119.75
2023	\$9,526,332,767	\$3,963,526,707	\$57,713,619.98
2024	\$11,060,883,308	\$3,939,426,727	\$57,636,127.43
Percentage of Increase			
	205%	93%	79%

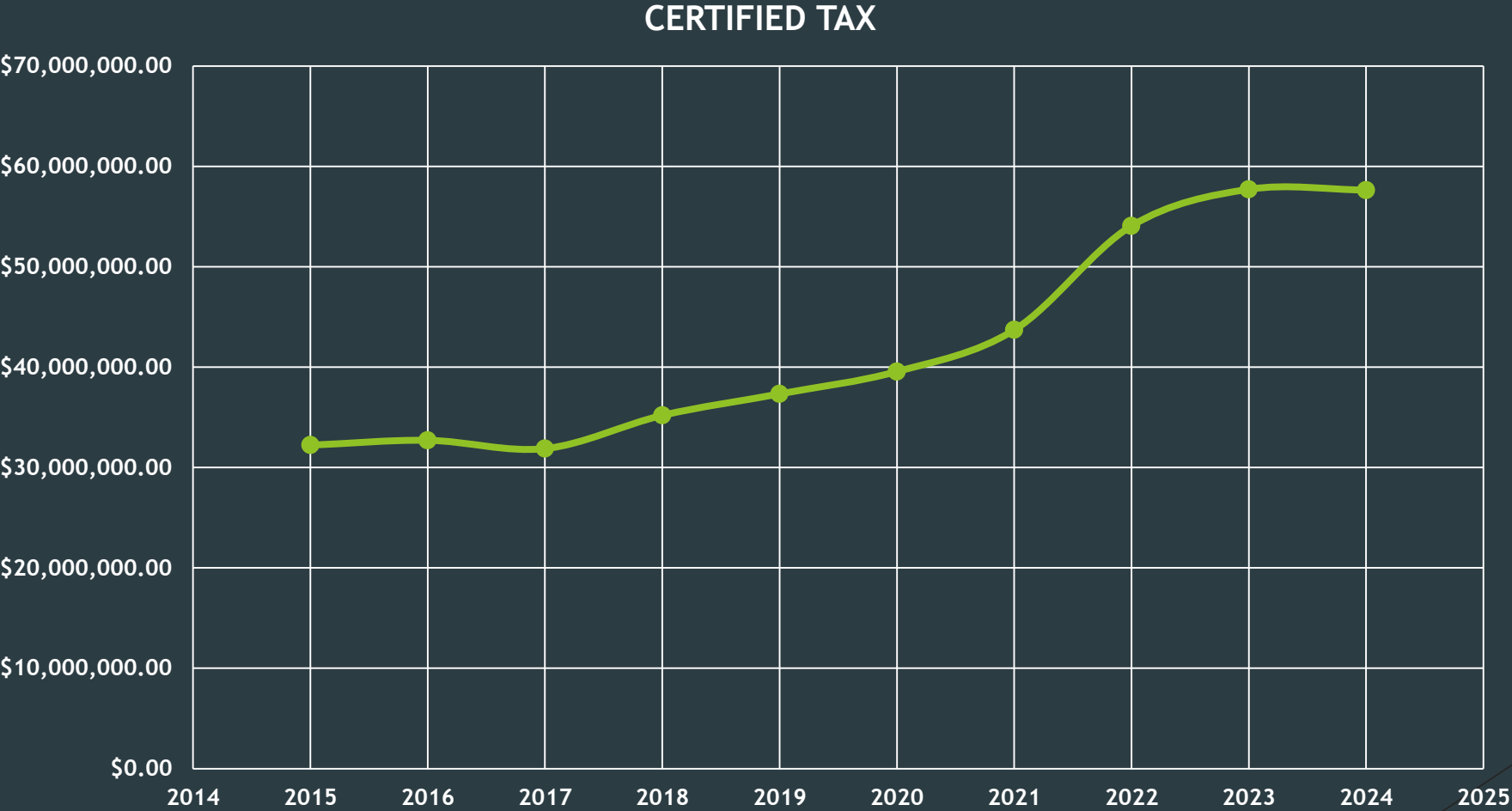
Historic Certified Values and Taxes Levied Continued



Historic Certified Values and Taxes Levied Continued



Historic Certified Values and Taxes Levied Continued



Value Increases

- ▶ The increase in Real Market Value (RMV) is mostly from new industrial and utility value. The reason the taxable value increase (AV) is not proportional to RMV is because a number of the new industrial and utility properties have received a property tax exemptions, either through the Enterprise Zone Program or the Strategic Investment Program. Those exemptions last from 3-15 year and are unique to each property, after which those properties will add to the AV. Several food processing plants, ethanol producing plants and data centers contribute to the industrial growth. Four major wind production projects and a large scale gas fired power plant contribute to the utility component of value. Amazon continues to invest and construct new data centers in Morrow County. There has been substantial residential and commercial value growth throughout the North end of the County but not to the extent of the industrial and utility value growth.

What can we expect in 2025?

- ▶ Values should continue to increase from new residential, commercial and industrial development as well as expiring exemptions. Although, not to the extent we have seen in the past five years.
- ▶ Amazon is currently expanding with new sites either currently under construction or planned for near future construction.
- ▶ There are many partition and subdivision plats in the works.

Boardman Values & Taxes - 2015-2024

City of Boardman RMV, AV , Certified Tax 2015-24						
Regular Levy Rate - \$4.2114						
Year	District	Real Market Value	Certified Assesed Value	Certified Tax	Compression Loss	Yearly Increase % Tax
2015	Boardman	\$485,531,668	\$450,279,780	\$1,732,361.27	-\$181,273.87	
2016	Boardman	\$496,480,635	\$462,285,917	\$1,757,979.54	-\$188,957.42	1.48%
2017	Boardman	\$546,049,299	\$505,185,044	\$1,921,154.53	-\$172,235.52	9.28%
2018	Boardman	\$604,569,688	\$559,686,207	\$2,093,792.93	-\$206,614.23	8.99%
2019	Boardman	\$638,239,317	\$574,429,414	\$2,191,103.87	-\$232,648.89	4.65%
2020	Boardman	\$694,888,278	\$585,448,000	\$2,231,514.74	-\$234,132.02	1.84%
2021	Boardman	\$1,220,808,860	\$610,355,789	\$2,330,471.07	-\$241,009.92	4.43%
2022	Boardman	\$1,775,638,534	\$683,836,069	\$2,622,170.30	-\$258,278.44	12.52%
2023	Boardman	\$2,256,870,936	\$713,236,638	\$2,745,923.12	-\$258,926.94	4.72%
2024	Boardman	\$2,492,858,014	\$728,765,943	\$2,802,742.00	-\$272,950.84	2.07%
		Percentage of Increase				Annual Average
		413%	62%	62%		5.55%

Urban Renewal - Central Boardman

Urban Renewal Area

Central Boardman Urban Renewal Area				
RMV, AV , Certified Tax 2015-24				
Year	Frozen Value	Certified Excess Value	Certified Tax	Compression Loss
2015	\$3,153,630	\$2,626,919	\$43,704.60	-\$4,620.34
2016	\$3,153,630	\$3,263,667	\$51,567.25	-\$5,543.87
2017	\$3,153,630	\$3,354,463	\$54,986.18	-\$5,910.84
2018	\$3,153,630	\$4,685,877	\$76,306.71	-\$8,353.81
2019	\$3,153,630	\$4,680,110	\$75,288.20	-\$8,010.24
2020	\$3,153,630	\$5,376,690	\$87,266.81	-\$9,158.02
2021	\$3,153,630	\$5,321,563	\$88,838.24	-\$9,192.93
2022	\$3,153,630	\$11,178,884	\$167,351.82	-\$16,489.88
2023	\$3,153,630	\$5,265,951	\$78,930.08	-\$7,446.81
2024	\$3,153,630	\$10,481,639	\$156,983.71	-\$15,326.62
Percentage of Increase				
	0%	299%	259%	

Urban Renewal - West Boardman Urban Renewal Area

West Boardman Urban Renewal Area RMV, AV , Certified Tax 2015-24

Year	Frozen Value	Certified Excess Value	Certified Tax	Compression Loss
2015	\$7,920,750	\$1,813,870	\$30,054.94	\$3,177.13
2016	\$7,920,750	\$2,318,250	\$36,531.51	-\$3,927.83
2017	\$7,920,750	\$2,900,940	\$47,368.77	-\$5,091.75
2018	\$7,920,750	\$3,554,525	\$57,696.74	-\$6,316.36
2019	\$7,920,750	\$3,804,667	\$61,047.32	-\$6,496.77
2020	\$7,920,750	\$5,274,931	\$85,595.11	-\$8,982.51
2021	\$7,920,750	\$5,313,387	\$88,782.00	-\$9,187.15
2022	\$7,920,750	\$5,771,205	\$86,035.42	-\$8,477.48
2023	\$7,920,750	\$6,275,837	\$94,093.37	-\$8,877.62
2024	\$7,920,750	\$8,224,659	\$123,089.83	-\$12,017.52
Percentage of Increase				
	0%	353%	310%	

Urban Renewal - North Boardman Urban Renewal Area

North Boardman Urban Renewal Area RMV, AV , Certified Tax 2024					
Year	Frozen Value	Certified Excess Value	Certified Tax	Compression Loss	
2024	\$12,658,160	\$5,784,041	\$86,451.21	-\$8,440.37	

2024 Boardman Top Taxpayers

2024 Top TaxPayers (BOARDMAN)			
Owner Name	Tax Amount	RMV	AV
LAMB WESTON, INC	\$3,866,098.06	\$401,093,440	\$226,569,000
AVISTA CORPORATION	\$3,307,409.74	\$193,842,000	\$193,842,000
PORTLAND GENERAL ELECTRIC CO	\$1,222,494.63	\$70,238,000	\$70,238,000
PORT VIEW APARTMENTS, LLC	\$480,726.89	\$39,230,000	\$25,279,930
OREGON POTATO COMPANY	\$292,384.20	\$17,459,140	\$17,098,910
POM TIDEWATER, LLC	\$215,621.78	\$19,384,870	\$11,323,700
WINDWAVE COMMUNICATIONS	\$189,883.46	\$11,128,767	\$11,128,767
LAMB WESTON INC	\$188,327.79	\$17,476,910	\$17,476,910
PORT OF MORROW	\$128,318.37	\$12,575,860	\$6,900,860
UMATILLA ELECTRIC CO-OP ASSN	\$113,818.15	\$6,670,700	\$6,670,700
AMAZON DATA SERVICES, INC	\$102,094.23	\$2,103,856,690	\$5,983,500
PV ENTERPRISE LLC	\$86,906.15	\$6,267,890	\$4,563,990
UNION PACIFIC RAILROAD CO	\$50,538.43	\$9,747,143	\$2,797,928
KW BOARDMAN, LLC	\$38,846.63	\$2,984,400	\$2,040,080
WALO LLC	\$34,602.38	\$2,652,780	\$1,929,660
BELLA VISTA ESTATE COOPERATIVE	\$33,893.25	\$2,555,540	\$1,783,730
Lumen Technologies INC	\$33,592.59	\$1,968,809	\$1,968,809
CASCADE WAREHOUSE COMPANY	\$32,989.11	\$2,030,350	\$1,761,620
SUNRISE RESIDENCE LLC	\$32,403.21	\$3,384,420	\$1,701,690
SU, JIMMY TSAN TRUSTEE ET AL	\$31,746.33	\$2,611,490	\$1,667,200

What makes all this happen?

- ▶ The County Assessor is charged with identifying, cataloging and valuing all real and taxable personal property located in the county as of the January 1, Assessment Date.
- ▶ The County Assessor staff values all property except large industrial and utility properties, which are valued by the Oregon Department of Revenue.
- ▶ The Dept. of Revenue values are given to the County Assessor to add to the assessment roll annually.

What makes all this happen?

- ▶ The County Assessor delivers the annual assessment roll to the County Tax Collector for the tax collector to impose taxes against those properties.
- ▶ The County Tax Collector sends the property tax bills out and collects property tax payments.
- ▶ The County Tax Collector receipts all property tax payments and turns them over to the County Treasurer for deposit and distribution to taxing districts.

What makes all this happen?

- ▶ In Morrow County, the assessor is also the tax collector. Assessor by election and tax collector by appointment.
- ▶ The Morrow County Assessment & Tax Department consists of eight staff, including the Assessor/Tax Collector.
 - ▶ Assessor/Tax Collector, two Assessment & Tax Clerks, four appraisal staff and a data analyst.
- ▶ The Morrow County Treasurer is an elected position, and that department currently is staffed by one, the elected treasurer.

Whew!

► Questions????????????????????????????????