

Property Taxes and Measure 50: How does it work?

- Measure 50 (M-50), Oregon's second property tax limitation measure in 8 years, was passed by the voters in 1997. It was called the "Cut and Cap" property tax limitation measure.
- Measure 50 created a new value called the "Assessed Value". The original Assessed Value was based on the Real Market Value of each property account in 1995 less 10% - the "cut". That Assessed Value can only increase 3% per year - the "cap".
- In order that property tax limitations could be guaranteed against increases in property tax rates, each taxing district received a fixed permanent tax rate.
- M-50 also established a method for new properties created by partition and subdivision, and new construction to receive a "1995 less 10% assessed value equivalency". The goal is that new properties receive an Assessed Value that is comparable to previously existing like-kind properties. In this way all properties are equitably valued and fairly taxed.
- For all taxing districts, the growth in revenue is limited to 3% plus the value of new properties and new construction within the boundaries of that district. The result is that when there are new properties and when there is new construction within the boundaries of a taxing district, the revenue to that taxing district can grow above the 3% limit to keep up with increased demands on government services.
- The chief virtue of Measure 50 for the taxpayer is predictability and security.

Please feel free to contact me with any questions regarding Oregon property taxes.



Dan Evans, Broker
Steve Scott Realtors
Direct: 541-410-9060
Fax: 541-388-1771
685 SE 3rd Street, Bend, OR 97702
Email: Dan@DanEvansRealEstate.com
www.DanEvansRealEstate.com