



DEPARTMENT OF ASSESSMENT
DANIEL G. ROSS
Jackson County Assessor
10 South Oakdale Room 300
Medford, OR 97501

Information: 541-774-6059
Drafting: 541-774-6095
Personal Property: 541-774-6094
Fax: 541-774-6701

HOW YOU CAN ESTIMATE TAXES ON NEW CONSTRUCTION

If you need to know what the taxes are going to be on new construction, this is a process you can use to estimate that tax. Caution must be expressed in that there is no way for us or you to come up with the exact tax, there are just too many variables. First we don't know how much the exact Real Market Value will be until we certify taxes each October 25. At that time we will know how much the tax rate will be and how much the taxes are going to be.

For estimating the tax for 2009-10 as example, create an assessed value by multiplying 62.8% (2009 CPR for residential properties) times the real market value of the property. Then multiply that newly created assessed value times the 2009 consolidated rate per \$1,000 for the code area from the most recent code sheet (see attached). This will give you a ballpark figure for taxes based on 2009 information. Again, at this time we cannot estimate any closer than that since we don't know exactly how much the property is worth and if there are going to be changes to the tax rates. A good rule of thumb to estimate the real market value would be to use the actual sales price of the property.

The CPR simply speaking creates an assessed value somewhat equal to other similar properties on countywide bases for Measure 50. This is accomplished by dividing the Assessed Value (AV) of unchanged properties by the Real Market Value (RMV) of the same like type properties (i.e., residential or rural residential, commercial, industrial, or multifamily).

Example:

Total Assessed value of residential property in Jackson County	\$ 628,000,000
Total Real Market Value of residential property	\$1,000,000,000
	2009 CPR = 62.8%

EXAMPLE: If a house's Real Market Value (its' sales price) were determined to be \$100,000, then you would multiply \$100,000 by the most current CPR (in this case 62.8%) to come up with an assessed value of \$62,800. The assessed value of \$62,800 would be multiplied by the tax rate for that area (in this case \$15.9304) and then divide by 1000 to get a tax of \$1000.43.

$\$100,000 \times .628 = (\$62,800 \times 15.9304) / 1000 = \1000.43 TAX

Each year the CPR will change because AV grows by 3% plus new construction and RMV GROWS BY THE MARKET. (See below the history of CPR'S)

Once the new construction has been valued and CPR'D for the initial year, the newly created assessed value will increase by 3% each year thereafter, unless any additional new construction occurs on the property in a subsequent year.....Then the process starts over, but only on the additional new construction portion. That new portion gets CPR'D and then the new value will be added to 103 % of previous years assessed value.

To estimate the RMV, you can use the sales price or cost of the construction. You can also go online and find comparable sales or comparable assessed values of comparable properties in the area in which you are building. This will give you a close estimate of the value that would be needed to be CPR'D.

100/MS = residential
400 = rural property

200 = Commercial
700 = multi-family

300 = industrial
800 = recreational property

CHANGE PROPERTY RATIO

Year	*	100/MS	200	300	400	*	*	700	*
2009		.628	.449	.761	.542			.718	
2008		.525	.446	.691	.459			.640	
2007		.482	.456	.763	.425			.603	
2006		.487	.521	.939	.444			.565	
2005		.575	.547	.900	.534			.585	
2004		.656	.599	.987	.605			.651	
2003		.726	.677	.875	.684			.767	
Year	000-099	100/MS	200	300	400	500	600	700	800
2002	81	77	66	100	73	73	73	82	66
2001	86	81	71	100	74	74	74	77	69
2000		84	72	100	79	79	79	82	79
1999		85	75	100	80	80	80	78	80
1998		85	78	93	81	81	81	83	81
1997	80	87	78	98	82	82	82	82	82

MEASURE 50 INEQUITY

Year	100/MS	RMV	AV	RMV +10%	AV ON 10% RMV	ASSESSED VALUES					
						2008	2007	2006	2005	2004	2003
2009	.628	\$100,000	\$62,800	\$112,004	\$70,339	\$71,254	\$74,867	\$70,829	\$78,304	\$83,654	\$86,688
*2008	.525	\$100,000	\$52,500	\$131,769	\$69,178.73	\$69,179	\$72,687	\$68,766	\$76,026	\$81,217	\$84,163
2007	.482	\$100,000	\$48,200	\$146,410	\$70,569.62		\$70,570	\$66,764	\$73,812	\$78,851	\$81,712
2006	.487	\$100,000	\$48,700	\$133,100	\$64,819.70			\$64,820	\$71,662	\$76,555	\$79,332
2005	.575	\$100,000	\$57,500	\$121,000	\$69,575.00				\$69,575	\$74,325	\$77,021
2004	.656	\$100,000	\$65,600	\$110,000	\$72,160.00					\$72,160	\$74,778
2003	.726	\$100,000	\$72,600	\$100,000	\$72,600.00						\$72,600
*Value increased 10% annually through 2007 and declined 10% in 2008						ASSESSED VALUES INCREASE 3% EACH YEAR ONCE ESTABLISHED					