



**Program #72033A - DART Commercial & Industrial Property Appraisal** FY 2025 Proposed

**Department:** County Management **Program Contact:** John Botaitis  
**Program Offer Type:** Operating **Program Offer Stage:** Proposed  
**Related Programs:**  
**Program Characteristics:**

**Executive Summary**

The Industrial/Commercial/Multi-family (INCOM) Appraisal Program, within the Division of Assessment, Recording and Taxation (DART), is responsible for valuing all commercial, multi-family, local and state industrial manufacturing plants, warehouses, bulk petroleum storage facilities and Port of Portland properties. The INCOM valuation section represents just over a third of the total taxable value.

**Program Description**

This program is responsible for maintaining Real Market and Maximum Assessed Value for:

- 26,121 commercial, warehouse and multifamily accounts;
- 824 County and State appraised manufacturing accounts; and 439 billboards.

Manufacturers are required to file industrial property returns annually.

- This requires the annual audit and review of approximately 60,030 (machinery, equipment and personal property assets) as well as 444 bulk-petroleum storage tanks.

Maintaining accurate Real Market Values on all property directly affects taxing districts within the County.

- The program ensures that all Industrial, Commercial and Multi-family properties are valued in accordance with the law, thus maximizing property tax revenues which fund programs for the County and all the other jurisdictions within Multnomah County.
- These properties represent high-value accounts; loss on appeal can result in large tax refunds paid by taxing jurisdiction with interest.

Using the equity lens we have adapted the way we provide access to our services for the benefit of the community and staff. We have applied lessons learned from the pandemic and continue to modify our operations by offering flexible solutions such as: telephone consultations, digital surveys, virtual property inspections, digital photograph exchanges, and informational postcards to let property owners know we are working in their area.

**Performance Measures**

Measure Type	Performance Measure	FY23 Actual	FY24 Budgeted	FY24 Estimate	FY25 Target
Output	Number of Industrial machines and equipment which are audited and valued.	60,030	61,000	60,000	60,500
Outcome	New market value added by appraisers in Millions	\$2,271	\$2,400	\$2,100	\$1,900
Efficiency	% of accounts reappraised and assigned to updated studies which meet Department of Revenue standards	23%	28%	28%	29%
Outcome	% of property types compliant with Department of Revenue standards or COD (Coefficient of Dispersion)	83%	75%	83%	83%

**Performance Measures Descriptions**

Performance is measured by the new value added to the roll, processing and audits of real property returns, as well as compliance with Department of Revenue statistical standards known as Coefficient of Dispersion (COD).

## Legal / Contractual Obligation

Oregon Revised Statutes (ORS) Chapters 92, 205, 294, 305, 306, 307, 308, 308A, 309, 310 and 321 and Oregon Administrative Rules regulate the assessment and property tax calculation process. Through the "County Assessment Function Funding Assistance" (CAFFA) grant process described in ORS 294.175, the DOR determines an acceptable level of staffing. Current DART staffing is minimally adequate to perform statutory functions.

## Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2024	2024	2025	2025
Personnel	\$3,714,186	\$0	\$3,881,806	\$0
Contractual Services	\$1,975	\$0	\$21,975	\$0
Materials & Supplies	\$146,126	\$0	\$154,542	\$0
Internal Services	\$310,702	\$0	\$336,834	\$0
<b>Total GF/non-GF</b>	<b>\$4,172,989</b>	<b>\$0</b>	<b>\$4,395,157</b>	<b>\$0</b>
<b>Program Total:</b>	<b>\$4,172,989</b>		<b>\$4,395,157</b>	
<b>Program FTE</b>	23.50	0.00	23.50	0.00

Program Revenues				
Intergovernmental	\$546,781	\$0	\$560,451	\$0
<b>Total Revenue</b>	<b>\$546,781</b>	<b>\$0</b>	<b>\$560,451</b>	<b>\$0</b>

## Explanation of Revenues

Participation in the Oregon Department of Revenue County Assessment Function Funding Assistance (CAFFA) Grant provides reimbursement of approximately 11.6% of Assessment & Taxation program expenditures; Grant amounts vary depending upon the overall statewide CAFFA pool and the allocated percentage to each participating county. Multnomah County's total annual share of CAFFA is estimated at \$2,784,156, with \$560,451 allocated to DART Commercial & Industrial Property Appraisal (72033). Remaining program support is provided by the General Fund.

## Significant Program Changes

Last Year this program was: FY 2024: 72033 DART Commercial & Industrial Property Appraisal