

Many factors can affect the amount of your tax bill

Contrary to popular belief, tax increases are *not* limited to 3% per year. Factors that may result in a tax increase of more than 3% include:

- New voter-approved bonds or levies
- Renovations or changes beyond general and ongoing maintenance made to your property as of Jan. 1, 2026
- Loss of compression (the difference between Measure 5 and Measure 50 tax calculations) on the property.

To see the compression history for your property, check out our **DART TaxGraph** on multcotax.org.

List of new voter-approved bonds and levies

Measure	District	Item	Proposed Rate	Description
03-635	City of Lake Oswego	Bond	\$0.19 per \$1,000 AV	Bond to demolish the existing structure and construct a new South Shore Fire Station
26-263	Riverdale School District	Levy	\$1.67 per \$1,000 AV	Five-year local levy to help finance district operations
26-260	City of Portland	Levy	\$1.40 per \$1,000 AV	Five-year local levy to operate parks and recreation; capital projects

Questions regarding a specific bond or levy should be directed to the district.

What does the color of my statement mean?

A yellow statement means a mortgage company or the Oregon Department of Revenue has requested a copy of your tax bill and may pay it on your behalf.

A green tax statement means you likely have taxes to pay.

Volunteers needed
Serve on the Property Values Appeal Board. The Board meets February through April to hear appeals of real market value. If you are interested in applying, please contact PVAB@multco.us.

Personal property taxes
Business equipment, most manufactured homes and floating property receive a personal property tax statement.

Personal property tax statements display all current and delinquent years, unless the account number has changed.

Delinquent tax may be owed on a prior account.

Your fall payment must include any delinquent taxes, fees and interest, and at least one-third of the current year’s taxes. Failure to pay the minimum due may lead to collection action including issuing a tax lien warrant, additional fees and potential garnishment.

Real property machinery and equipment will receive a Real Property Tax Statement.

Special tax programs
A limited number of special tax programs are available to homeowners from the Oregon Department of Revenue.

For more information, visit oregon.gov/dor or contact Property Tax and Ownership at 503-988-2225 or propertytax@multco.us

This guide is available in other languages. Visit multco.us/tax-statement.

Esta guía está disponible en otros idiomas. Visite multco.us/tax-statement.

Настоящее руководство доступно на других языках. Посетите multco.us/tax-statement.

Hướng dẫn này hiện có bằng các ngôn ngữ khác. Hãy truy cập multco.us/tax-statement.

本指南提供其他语言版本。请访问 multco.us/tax-statement.

이 안내서는 다른 언어로도 제공됩니다. 다음 웹사이트를 참조하십시오. multco.us/tax-statement.

هذا الدليل مُتاح بلغات أخرى. قم بزيارة الموقع الإلكتروني multco.us/tax-statement.

2026
Property Tax
Statement Guide



Questions?
503-988-2225
propertytax@multco.us

Online Tax Statements
multcoproptax.com



DUE DATE: Nov. 16, 2026
(Received or US Mail Postmarked)

Understanding your property tax statement

Assessor information

1. Key property data

Property address, legal description and account number (*please have this information available when contacting our office*).

2. Ownership and mailing address

By law, the owner is responsible for updating the name and address on the tax bill.

To change the mailing address:

- A.** Write the change on the detachable portion of your tax bill and submit with your payment. Or...

- B.** Email propertytax@multco.us and include the following information:

- Owner name
- Property account number or address
- New mailing address

3. Your property values

Real market value (RMV) is the assessor’s estimate of the market value of your property as of Jan. 1, 2026.

Assessed value (AV) is the lower of the RMV or maximum assessed value (MAV).

For more information on RMV, MAV and AV, visit our website: multcotax.org.

4. Taxing districts

Your tax statement shows the taxes imposed for each of the districts in which your property is located. Each district collects a permanent tax rate for ongoing services plus any additional taxes that have been approved by voters.

Levies fall into three categories:

- A.** Education taxes
- B.** General government taxes
- C.** Bond taxes (additional taxes authorized by voters)

Payment information

5. Yellow or green statement?

The color of your statement matters!

Yellow statement

- A.** If you received a yellow statement, this means your mortgage company has requested your property tax bill and may pay it on your behalf. Or...

- B.** You are on the deferral program for seniors or people with disabilities, and the Oregon Department of Revenue will pay all or part of your tax bill.

*IMPORTANT! If the ownership or mortgage details have changed in the past year, contact your lender to ensure your taxes will be paid. **Property owners are ultimately responsible for taxes.***

Green statement

If you received a green statement, return the lower portion of the statement with your payment in the envelope provided.

6. Payment options and due dates

Taxes may be paid in full, or in one-third or two-thirds installments (due on Nov. 16, Feb. 16, and May 17).

Full payment qualifies for a 3% discount.

Two-thirds payment qualifies for a 2% discount.

To earn discounts and avoid interest, payment must be received or postmarked by the due date.

Payment options

Online from bank account: Make a secure payment from your bank account by visiting multcotax.org (*fee for these transactions is \$1.50 per payment*).

Online through credit/debit card: Make a payment using your credit or debit card through Tyler Payments by visiting multcotax.org (*fee for debit card: \$3.95 per transaction; fee for credit card: 2.55% per transaction, \$1.50 minimum*).

Phone: 1-833-428-8101 (*fees apply*)

Drop box: Submit your payment at a secure drop box at 501 S.E. Hawthorne Blvd., Portland, OR 97214

Online bill pay via bank or credit union: Make payment to “Multnomah County Tax Collector.” *Allow adequate processing time for this service; set up payment early, as Multnomah County must receive the payment from the bank by the due date.*

Mail: Make a check payable to Multnomah County and mail to: Multnomah County, P.O. Box 2716, Portland, OR 97208-2716

If mailing, obtain a timely USPS postmark to preserve discount.

7. Delinquent taxes

This is the amount of tax and interest owed from prior years.

Delinquent taxes identified with an asterisk (*) could result in a property foreclosure if not paid.

Payments will be applied to the oldest tax year first.

8. Total taxes due (after discount)

The amount shown on the pay stub reflects a 3% discount on the current year tax.

Appeal information

The deadline to appeal your real market value (RMV) is **Dec. 31, 2026**. Forms are available at multcotax.org or by calling 503-988-2225.

You should focus your appeal on the market value of your property as of **Jan. 1, 2026**.

A \$30 filing fee is required.