

# Property Reappraisal

Clatsop County's Assessment and Taxation Department continually identifies areas of the County that need to be reappraised. Areas that were recently reappraised include Arch Cape and Cannon Beach (2014-2016), Astoria (2018-2020) and we are currently focusing on Seaside and Gearhart. Please reference the FAQs below for more information.

## Related Questions

### **Do I have to let the appraiser in my home?**

Actually, you do not have to allow the appraiser into your home. In the event that the appraiser is unable to obtain interior access, the appraiser will ask for permission to complete an exterior inspection. If denied, the appraiser will complete the appraisal from the closest public right of way. In the event there are children with no adult present, the appraiser will leave a door hanger or card and immediately leave the property. At this point, the appraiser will complete the appraisal from the public right of way. Without the ability to measure or view the improvement, the appraisal will be completed based on the appraiser's best judgement.

### **How do I know if the appraiser has already seen my home?**

All appraisers are supplied with bright yellow door hangers to be placed on what the appraiser deems as the front door. If the gate is locked and the appraiser is unable to get to the front door it will be placed on the gate. The door hangers specifically state if the appraiser does or does not need additional information.

### **How do I know it is a county appraiser and not someone claiming to be the county appraiser?**

All county appraisers are driving county cars with the county logo on the doors. Each appraiser is required to carry visibly their county-issued identification badge. Additionally, the appraisers

will have a business card and prepared yellow door hangers. Please ask to view these items if ever in doubt.

## **What if I disagree with the values?**

If you want to review the values, you are welcome to contact an appraiser during county hours in person or via phone to address your concerns of valuation. If you are still not satisfied, you always have the right to file an appeal with the Board of Property Tax Appeals (BoPTA) after tax statements are mailed in October and by December 31 of the current year.

## **What if I work during the day or no one is ever home?**

The appraiser can either make an appointment during the county work hours to view the property or the appraiser will have to complete the appraisal based on appraiser's best judgement. The appraiser will gladly review the appraisal details with a property owner over the phone. If there are significant issues with the property which negatively affect the real market value of the property, the appraiser must be allowed a physical inspection to appraise the impact upon market value.

## **What is a re-appraisal?**

This is when the appraisers physically inspect every property within a designated neighborhood market area to determine the physical condition and accuracy of county records of the real property, land and structures located on each tax lot parcel. This includes measuring buildings, detailing the type of construction, quality class and condition of all improvements, verifying the year built and depreciation of each improvement.

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## **Why are you doing a re-appraisal?**

Based on Oregon Revised Statutes and the Oregon Department of Revenue rules and guidelines, the Assessment and Taxation Department is required to properly assess the value of all land and improvements at 100% of Real Market Value. Since the passage of Ballot Measure 50, this has been and continues to be primarily completed by sales ratio analysis or mass appraisal procedures. To ensure that the appraisal process is done correctly, the appraisal department must verify additions to property, and destruction/deletion of structures, as well as the condition of existing improvements. In a reappraisal, appraisers make sure that every property has been properly valued by reviewing the real market value (RMV) of all property. For example: If your garage has not been maintained and has severely declined in physical condition, but the previous appraisal record indicates that it is in “good” condition, the appraiser needs to note and adjust the real market value of the garage.

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## **Will my taxes change due to reappraisal?**

Your taxes are limited to change by the passage in 1997 of Ballot Measure 50, which was a constitutional amendment to the law limiting increases to property taxes for “ongoing maintenance and repairs” (GOMAR) for average to average plus condition of structures and other improvements. Exceptions to the rule pertain to omitted property, new improvements, and new construction over and above maintenance and repairs which may significantly change the quality class and market depreciation of a structure. For example, if a house is in average

condition for age, GOMAR would be: replacing windows, new roof shingles, painting the exterior/interior, replacing built-in kitchen appliances or bathroom fixtures, replacing floor coverings, and replacing an old furnace with a new furnace.

Please note that the appraisers are only looking for the real market value of the property. Appraisers are not qualified to determine building or code violations.

[View All FAQ's](#)