

RESOLUTION NO. 2433

A RESOLUTION DEFINING THE AREA FOR CALCULATING THE CHANGED PROPERTY RATIO.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. That the Changed Property Ratio (CPR) is used to determine the assessed value for new or significantly improved properties being added to the property tax rolls, and was established in 1997 to implement Measure 50.
2. That the Oregon Revised Statutes (“ORS”) ORS 308.149 to 308.166 established the method for determining the maximum assessed value for new property and improvements placed on the tax rolls, and in that method defined the term “area” as the county in which the property is located.
3. That the CPR calculation is the county wide average of Maximum Taxable Assessed Value over the average Real Market Value, for each property class, as per ORS 308.153(1)(b).
4. That the CPR was intended to bring new property on to the tax rolls at a relatively equal basis to similar existing property to provide for fair and equitable taxation.
5. That the significantly different economic conditions that have existed within Multnomah County neighborhoods have impacted property values during the twenty-one years since Measure 50 was passed.
6. That the county wide calculation is overwhelmingly impacted by the property values in Portland which results in distorted property values within neighborhoods in the other areas of the County, including specifically the cities of Fairview, Gresham, Troutdale, and Wood Village.
7. That the current county wide calculation area for new or significantly improved properties in Troutdale being added to the tax rolls, results in an unintended immediate subsidy, compared to existing, established homes in Troutdale.
8. That through the leadership of the City of Gresham and the League of Oregon Cities, the Legislature through Oregon Laws 2017, Chapter 414 (House Bill 2088) authorizes cities in Multnomah County to adopt an “area” for purposes of ORS 308.149 to 308.166, to be the city in which property is located.

9. That ORS 308.151 authorizes cities in Multnomah County to adopt a resolution defining the "area" after a public hearing and that it must be approved by at least a three-fifths majority of the members of the governing body of the city, and the city must notify the county assessor on or before January 1 of the assessment year for which the city first intends the definition to apply.

10. That the required public hearing was held on September 11, 2018, and the three-fifths majority approval requirement was met.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. The City, as authorized by ORS 308.151, does hereby for purposes of ORS 308.149, define "area" to mean the City of Troutdale.

Section 2. The City further intends this definition of "area" to apply to the assessment years beginning on or after January 1, 2019.

Section 3. A copy of this adopted resolution shall be filed with the Multnomah County Assessor within 30 days of adoption.

Section 4. The City Manager Ray Young, and Finance Director Erich Mueller, (each a "City Official") are authorized and directed to, on behalf of, and in the best interest of the City, and without further action by the City, take any action as may be advisable, convenient, necessary, or appropriate, for the effective administration and implementation of the resolution and the execution of such actions or documents thereof by any such City Official shall be conclusive as to such determination.

Section 5. This Resolution shall take effect immediately upon adoption.

YEAS: 6

NAYS: 0

ABSTAINED: 0



Casey Ryan, Mayor

Date: September 26, 2018



Sarah Skroch, City Recorder

Adopted: September 25, 2018