

7/1/12 TO 6/30/13 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION	MAP: 2S115A-02600	ACCOUNT NO: R520056
----------------------	-------------------	---------------------

SITUS: 11200 SW ROYAL VILLA DR, MORTGAGE CODE: CLG-FCR

LEGAL DESCRIPTION	CODE AREA: 023.78
-------------------	-------------------

ACRES 21.25

VALUES:	LAST YEAR	THIS YEAR
---------	-----------	-----------

MARKET VALUES:		
LAND:	5,731,610	5,620,310
STRUCTURE:	850,630	901,070
TOTAL RMV VALUE:	6,582,240	6,521,380
TAXABLE VALUES:		
ASSESSED VALUE	3,541,370	3,647,610

PROPERTY TAXES: \$53,557.91 \$55,266.39

APPEAL DEADLINE	December 31, 2012
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See Back of Statement for payment instructions.)			
	Due	Discount	Net Amount Due
Pay	11/15/12	1,657.99	\$53,608.40
In Full	11/15/12	736.89	\$36,107.37
2/3	11/15/12	NONE	\$18,422.13
1/3	MAKE PAYABLE TO: Washington County Tax		
Online - https://ecomm.co.washington.or.us/propertytax			
Pay By Phone: 1(888) 510-9274			

2012-2013 CURRENT TAX BY DISTRICT:

COLL-PORTLAND	1,031.54
ESD-NW REGIONAL	561.00
SCHOOL - TIGARD	18,198.66
TIGARD/TUAL/AFTER LOL	3,647.61
EDUCATION TAXES:	\$23,438.81

WASHINGTON COUNTY	8,201.29
REG-METRO SERVICE	352.36
PORT-PORTLAND	255.70
FIRE-TV FIRE & RESCUE	5,563.33
CLEAN WATER SERVICES	0.00
ENHANCED SHERIFF PATROL	2,321.70
ENHANCED SHERIFF PATROL LOL	2,159.39
URBAN ROAD MAINT DIST	895.85
FIRE-TV FIRE & RESCUE LOL	911.90
WASHINGTON COUNTY LOL AFTER	2,152.09
AQUATIC-TIGARD TUALATIN	328.28
GENERAL GOVERNMENT TAXES:	\$23,141.89

BOND-WASHINGTON COUNTY	480.39
BOND-METRO SERVICE DIST	603.68
BOND-PCC	738.64
BOND-SD #23-TIGARD	1,402.51
BOND-TIGARD/TUALATIN-AFTER	3,777.83
BOND-TV FIRE & RESCUE AFTER	508.11
BOND-METRO SERVICE AFTER	518.69
BOND-PCC-AFTER	655.84
BOND AND MISC TAX:	\$8,685.69

2012-13 TAX (Before Discount) \$55,266.39

DELINQUENT TAXES:	NO DELINQUENT TAXES DUE
(See back for explanation of taxes marked with an asterisk (*). Delinquent Tax Total is included in payment options to the left.)	
TOTAL (After Discount):	\$53,608.40

MY MARKET VALUE WENT DOWN, BUT MY TAXES WENT UP?

Your property taxes are based on your **ASSESSED** value not your **MARKET** value. A decline in the *market value* does not automatically reduce your property taxes.

For more information, review the enclosed Washington County Property Tax Statement Guide or visit our website at:
<http://www.co.washington.or.us/AssessmentTaxation>

▼ Tear Here

All Payments Processed Upon Receipt
SEE BACK OF STATEMENT FOR INSTRUCTIONS

▼ Tear Here

2012-2013 Property Tax Statement WASHINGTON COUNTY, OREGON ACCOUNT NO: R520056

☐ Mailing address change on back of stub.

ENTER AMOUNT PAID

IF YOU ARE RESPONSIBLE FOR THE TAX

Due Date: 11/15/2012

MORTGAGE REQUEST TAX STATEMENT

Our records indicate that a mortgage company has requested your property tax information. This usually indicates that your lender has agreed to pay your property tax bill. If you do not have an agreement with your mortgage company to pay your taxes, you are responsible for timely payment of your property taxes, and this statement serves as your billing statement.

Make Payable To:
Washington County Tax
Property Tax Payment Center
P. O. Box 3587
Portland, OR 97208-3587