



2025 Property Tax Update



Presented by

Bronson Rueda,

Clackamas County Assessor

Property Tax Highlights

- Tax Roll Certified on Thursday, October 10th
- Property Tax Statements mailed prior to statutory deadline of October 25th
- Property Taxes Due Monday, November 17th this year!
- Total Imposed Tax = \$1,235,352,377 (5.02% increase)
- \$691,382 – Average RMV for a single-family home

Three Year Comparison

2025-2026 Certified Tax Roll	2025	2024	2023
Real Market Value	\$122,984,150,749	\$119,012,545,756	\$117,356,192,517
Taxable Value	\$68,739,832,263	\$66,152,110,226	\$63,594,777,122
Imposed Tax	\$1,235,352,377	\$1,176,317,142	\$1,128,677,429
Compression	\$12,123,968.74	\$11,402,601	\$10,195,457
Accounts in Compression	12,325	12,962	13,678
Percentage of Total Accts in Compression	7.10%	7.47%	7.89%

Changes in Bond and Local Option Rates Impacting Taxes

District	Levy Type	Purpose of New Levy	2024	2025	2025 Change
Colton School District	Existing Bond Paid Off		0.4388	0.00	-0.4388
Estacada School District	Existing Bond Paid Off		1.0650	0.00	-1.0650
City Estacada	Existing Bond		0.1282	0.1858	0.0576
Newberg School District	Existing Bond		1.4065	1.2844	-0.1221
Riverdale School District	Existing Bond		2.5357	2.4065	-0.1292
North Clackamas School District	Existing Bond		2.1853	2.3256	0.1403
Portland School District	New Bond	Modernize schools and increase health & safety	2.3338	2.4835	0.1497
Mt. Hood Community College	New Bond	Update, improve, and repair facilities	NA	0.2513	0.2513
Hoodland Fire District	New Bond	New Public Safety Facility	NA	0.7925	0.7925
Tigard/Tualatin School District	New Bond	Increase safety, repair and modernize facilities	1.6904	2.6797	0.9893
Oregon City School District	New Bond	Increase safety, repair and update facilities	1.1360	2.3860	1.2500
Molalla Fire District	New Bond	Public Safety	0.2080	0.2724	0.0644
Tualatin Valley Fire & Rescue	Local Option	Retain existing first responders	0.4500	0.6900	0.2400

Changes in Bond and Local Option Rates Impacting 2025 Taxes

County Imposed Taxes

Tax Year	County Rural	Compression	County City	Compression	Total County General	% Chg
2025-26	90,900,224.10	(56.97)	86,237,159.98	(41,460.14)	177,137,384.08	3.63%
2024-25	87,833,187.72	(58.72)	83,106,115.95	(34,604.60)	170,939,303.67	4.16%
2023-24	84,301,447.66	(60.25)	79,809,996.59	(28,912.05)	164,111,444.25	5.13%
2022-23	81,176,830.37	(68.32)	74,920,403.23	(41,563.87)	156,097,233.60	4.01%
2021-22	78,460,935.28	(281.81)	71,612,184.29	(41,487.78)	150,073,119.57	4.02%
2020-21	75,726,053.10	(290.92)	68,550,280.54	(37,785.76)	144,276,333.64	5.30%
2019-20	71,605,672.43	(289.00)	65,403,311.30	(36,636.09)	137,008,983.73	4.10%
2018-19	69,223,761.89	(292.60)	62,383,449.59	(33,629.06)	131,607,211.48	4.71%
2017-18	66,107,892.04	(303.24)	59,576,535.23	(27,990.36)	125,684,427.27	4.59%
2016-17	63,669,360.08	(341.92)	56,495,061.92	(24,109.31)	120,164,422.00	5.14%
2015-16	57,812,115.42	(329.77)	56,479,201.75	(23,670.76)	114,291,317.17	4.87%
2014-15	55,146,496.49	(304.49)	53,840,800.87	(24,534.85)	108,987,297.36	4.53%
2013-14	53,038,663.87	(773.66)	51,224,016.45	(37,191.22)	104,262,680.32	5.51%
2012-13	49,900,876.77	(285.55)	48,917,523.15	(111,978.36)	98,818,399.92	1.82%
2011-12	48,996,385.20	(1,331.84)	48,057,976.26	(55,085.48)	97,054,361.46	2.66%
2010-11	47,900,092.07	(303.43)	46,635,977.96	(48,980.01)	94,536,070.03	2.71%
2009-10	46,886,171.73	(275.14)	45,154,524.48	(34,243.30)	92,040,696.21	4.38%
2008-09	44,891,270.20	(190.52)	43,288,118.20	(6,128.52)	88,179,388.40	5.12%
2007-08	43,027,186.29	(797.48)	40,858,688.27	(1,876.39)	83,885,874.56	5.73%
2006-07	40,977,097.49	(241.46)	38,362,569.56	(1,131.85)	79,339,667.05	6.80%
2005-06	38,253,449.70	(498.29)	36,033,195.60	(18,289.77)	74,286,645.30	4.56%

2025 Top Three Questions

1. My taxes went up over 3%, isn't this illegal per M50?
2. I live in the Oregon City School District, why did my taxes go up over 10%?
3. Why are you reappraising my neighborhood?

Questions?

Customer Service Email: propertytaxinfo@clackamas.us

Business Personal Property Email: perspropInventory@Clackamas.us

Customer Service Phone: (503) 655-8671

150 Beavercreek Rd, Oregon City, OR 97045
Development Services Building, Room 135

Now thru November 17, 2025, 7:30am – 5:00pm extended office hours. Always call or check our website to confirm office hours before visiting us.

Closed Friday, November 7th, 2025.

Closed Tuesday, November 11th, 2025, for Veteran's Day.

Open Friday, November 14th, 2025, 8:00am – 4:00pm, for payments only.