



**Marion County**  
OREGON  
**ASSESSOR'S OFFICE**

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**ALL MEDIA RELEASE ... ALL MEDIA RELEASE ... ALL MEDIA RELEASE**

From the Marion County Assessor's Office

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SUBJECT: MARION COUNTY 2024-25 PROPERTY TAXES

Marion County tax statements will be mailed October 11<sup>th</sup> and should arrive in property owner mailboxes shortly thereafter. Tom Rohlfig, Marion County Assessor, certified the 2024-25 Property Tax Roll on October 01, 2024.

As of the **January 1, 2024**, valuation date, the aggregate Real Market Value (RMV) of all property county-wide increased by 4.21% from last year, to \$72.63 billion. Real Market Value is the estimated amount in cash that could reasonably be expected to be paid for a property by an informed buyer to an informed seller.

Moderate growth including some new subdivisions, new construction, remodels, and areas of moderate value growth of residences located in cities and towns contributed to an overall increase in total real market value of residential property that totaled \$33.57 billion or 4.13% increase from 2023. The total value of rural property, including acreage homes, farms, and forest lands, show continued growth with a total RMV of \$13.94 billion or 6.27% increase from 2023. Commercial and Industrial properties have shown a stable growth with a total RMV of \$22.79 billion or 3.3% increase from 2023.

Due to Measure 50 benefits, some homeowners will experience smaller tax increases than the preceding figures suggest. The typical unchanged home will experience only a 3% increase in assessed value no matter where they are in the county. However, changes in tax rates due to new or expiring bonds will significantly affect owners in selected communities.

Assessed Value countywide grew by 5.09% to \$33.38 billion, standing at just 45.95% of total Real Market Value. The main reason for the difference between Assessed Values and Real Market Values are due to the Measure 50 limit of 3% annual growth in the Maximum Assessed Value of unchanged property. Other reasons for the difference in Assessed Values and Real Market Values include 12,239 properties which receive farm or forest special assessment, and 15,431 properties which receive full or partial tax exemptions. Properties in the City of Gervais will see a tax increase of about 13% due to a new

school bond (\$28,130,000 bond) and an increase into Woodburn Fire District Bond. The City of St. Paul will see a tax increase of about 9% due to a new school bond (\$3,000,000 bond). Properties located in Jefferson, Keizer and Hubbard will see tax rate increases between 4-6% with their new Local Option Levy starting this year.

For the 2024-25 tax year the Oregon Department of Forestry (ODF) certified to Marion County a 285.890 cents/acre rate, this is a 72.43 cents/acre rate increase from the 2023-24 tax year. The minimum surcharge remains unchanged from the 2023-24 tax year at \$18.75 for a vacant lot or parcel and \$47.50 for all lots that contain a structure.

The largest share of Marion County property taxes will go to schools, the community college, and educational service districts receiving (45.29%) of the total. Other major recipients include Cities (22.27%) of which **City of Salem will receive \$75,272,556.20 (13.099%) excluding Salem bonds and is a 3.38% increase** from 2023, Marion County government (16.98%), and fire districts (7.19%). Urban renewal districts receive approximately (3.90%). Total tax collectibles for the 2024-25 tax year are **\$574,607,662.26**.

Mr. Rohlfling encourages property owners to promptly review their tax statement for accuracy. This includes checking for correct ownership, mailing, and location addresses. To aid this, the Assessor's Office provides a wide array of information on its website, including more detailed information about each property and how it is assessed. The property records portion of the Assessor's Office website allows you to search for a property in multiple ways, including a map search tool.

A maximum property tax discount of 3% can be received by paying in full by November 15<sup>th</sup>.

Owners with questions, or who feel changes are needed, should contact the Assessor's Office at **503-588-5144**. Those who disagree with the Real Market Value placed on their property are encouraged to request a review prior to filing an appeal. If the property owner still does not agree with the value once the review is completed, instructions on the back of the tax statement describe how to appeal to the local Property Value Appeals Board, comprised of community volunteers.