



2021 – 2022 PROPERTY TAX & ASSESSMENT INFORMATION

Assessor's Office

10 South Oakdale Ave.
Room #300
Medford, OR 97501

Contact Information

General Information: 541-774-6059
Residential Appraisal: 541-774-6441
Commercial Appraisal: 541-774-6099
Business Personal Prop: 541-774-6094
Cartography: 541-774-6095
www.jacksoncounty.org

Office Hours (M-F)

Oct. 25 - Nov. 15: 8 a.m. - 5 p.m.
Nov. 16: Return to 8 a.m. - 4 p.m.
Nov. 11: Closed in Observance
of Veteran's Day

Jackson County Assessor: David Arrasmith

The Jackson County Assessor determines the value of most taxable property on January 1st prior to the beginning of the tax year. The tax year runs from July 1st through June 30th. January 1st is called the "assessment date". The assessor's determination of value will appear on the tax statement that is mailed to you.

PROPERTY TAX ACRONYMS

Real Market Value (RMV): Is the value the assessor has determined your property would sell for on the open market as of the assessment date.

Maximum Assessed Value (MAV): Is the greater of 103% of the prior year's assessed value or 100% of the prior year's MAV. MAV isn't limited to an increase of 3% if certain changes are made to the property. These changes are called exceptions.

Assessed Value (AV): Is the value used to calculate your tax. It is the lesser of RMV or MAV. The assessed value of your property appears on your tax statement.

MAXIMUM ASSESSED VALUED (MAV) DISPLAYED ON YOUR 2021-22 TAX STATEMENT

Measure 50 established Maximum Assessed Value (MAV) for all assessable properties as ten percent less than the 1995-1996 Real Market Value (RMV). Maximum Assessed Value (MAV) growth is limited to three percent per year. Combined with permanent tax rates, Measure 50 effectively limited tax increases, except under specific circumstances. Maximum Assessed Value (MAV) shall equal 103 percent of the property's Assessed Value (AV) from the prior year or 100 percent of the property's Maximum Assessed Value (MAV) from the prior year whichever is greater.

BOARD OF PROPERTY TAX APPEALS (BOPTA)

Considering an appeal? Contact the Assessor's Office prior to filing to discuss or review your account (541-774-6059).

Appealing to the County Board of Property Tax Appeals (BOPTA) is generally the first step in the appeal process. Most appeals start at this level.

Forms and further information are located in the County Clerk's Office or at:

<http://www.oregon.gov/DOR/Forms/Pages/default.aspx>

You must file appeals between the date that the tax statements are mailed out and December 31st. If December 31st falls on a Saturday, Sunday or legal holiday the filing deadline moves to the next business day.

Jackson County Clerk's Office is located at **10 S. Oakdale Ave., Medford, Room #114**, in the Courthouse Annex.

A value reduction may not result in a reduction of taxes unless the appealed real market value is reduced below the Assessed Value (AV), except where there has been subdividing, new construction and/or remodeling.

A filing fee will be charged for 2021-2022 petitions. Contact the Clerk's Office for more information at **541-774-6151**.