

### Ownership Breakdown-2008

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Ownership	No of Accts	Acreage	% of County	RMV	M50 Assed Value	%AV/RM V	Taxes Levied	%Total Taxes
<b>Public:</b>								
Federal	1,237	2,252,156	0.5800	\$ 2,252,156,000			\$ 1,391	0.002
Federal/Tribal	48	422	0.0001	\$ 3,984,460			\$ 48	0.000
State	269	41,878	0.0108	\$ 55,799,950			\$ 875	0.002
County	639	3,953	0.0010	\$ 59,320,090	\$ 230	0.00	\$ 5,578	0.010
Cities	290	2,149	0.0006	\$ 133,187,408	\$ 210,620	0.00	\$ 3,630	0.006
Other Public:	674	3,165	0.0008	\$ 205,152,370	\$ 737,550	0.00	\$ 16,030	0.028
<b>Total Public</b>	<b>3,157</b>	<b>2,303,723</b>	<b>0.5933</b>	<b>\$ 2,709,600,278</b>	<b>\$ 948,400</b>	<b>0.00</b>	<b>\$ 27,552</b>	<b>0.048</b>
<b>Private:</b>								
Utlities	941	-	0	\$ 959,493,560	\$ 948,653,300	98.87	\$ 8,414,952	14.715
Business PP	2,436	-	0	\$ 124,735,622	\$ 119,341,413	95.68	\$ 1,435,731	2.511
Cabins	409	-	0	\$ 103,095,920	\$ 22,726,720	22.04	\$ 193,338	0.338
Common Areas/Private Rds	298	1,315	0	\$ 17,605,460	\$ 500	0.00	\$ 4,164	0.007
RP MFS's	3,331	-	0	\$ 59,761,150	\$ 49,591,940	82.98	\$ 511,258	0.894
PP MFS'S	1,518	-	0	\$ 29,495,790	\$ 26,050,430	88.32	\$ 296,434	0.518
Residential	42,180	29,839	0.0077	\$ 4,950,433,894	\$ 2,271,554,334	45.89	\$ 28,475,961	49.796
Commercial	2,659	4,816	0.0012	\$ 918,426,500	\$ 515,733,640	56.15	\$ 6,994,738	12.232
Industrial	471	3,592	0.0009	\$ 304,244,170	\$ 277,854,560	91.33	\$ 3,225,456	5.640
Rural Tract	4,913	109,618	0.0282	\$ 506,724,290	\$ 190,661,280	37.63	\$ 1,972,552	3.449
Farm	6,605	610,836	0.1573	\$ 1,147,774,410	\$ 295,329,080	25.73	\$ 3,077,615	5.382
Forest	1,956	720,405	0.1855	\$ 93,052,790	\$ 60,288,410	64.79	\$ 1,322,995	2.314
Multi-Family	238	498	0.0001	\$ 137,966,380	\$ 81,874,790	59.34	\$ 1,131,004	1.978
Recreational	171	26,442	0.0068	\$ 32,407,910	\$ 9,889,080	30.51	\$ 101,758	0.178
<b>Total privately owned</b>	<b>68,126</b>	<b>1,507,361</b>	<b>0.3879</b>	<b>\$ 9,385,217,846</b>	<b>\$ 4,869,549,477</b>	<b>51.89</b>	<b>\$ 57,157,956</b>	<b>99.952</b>
<b>Total publicly owned</b>	<b>3,157</b>	<b>2,303,723</b>	<b>0.5933</b>	<b>\$ 2,709,600,278</b>	<b>\$ 948,400</b>	<b>0.048</b>	<b>\$ 27,552</b>	<b>0.048</b>
<b>Total Public &amp; Private</b>	<b>71,283</b>	<b>3,811,084</b>	<b>0.9812</b>	<b>\$ 12,094,818,124</b>	<b>\$ 4,870,497,877</b>	<b>51.93</b>	<b>\$ 57,185,508</b>	<b>100.000</b>

## Ownership, Acreage and Property Tax breakdown for Klamath County

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**Be Advised:** Because this office does not unnecessarily spend property tax money on non-property tax paying properties, the Real Market Value of the publicly owned 59.33% of Klamath County is a very low estimate; reality would probably double or even triple that number—and if we honestly ask ourselves, “What is the real value of Crater Lake National Park”, the value of public lands might well exceed the value of private land.

### ***Some things are readily apparent:***

- We hear a lot about “urban sprawl” gobbling up the country-side, and Klamath County has had a lot of residential and commercial development in the past five years, yet all lands devoted to all residential and commercial use represent less than one-half of one percent of the county land area.
- While residential and commercial property is 00.5% of the land area of Klamath County, it pays 73.3% of the property taxes in Klamath County.
- The reason for this primarily is the Farm and Forest use deferral programs. In all fairness to the Forest Use Deferral program, a healthy severance tax is paid upon harvest of forest products. In all fairness to the Farm Use Deferral Program, all properties under the program pay on a farm use value based on the true economics of agriculture. While Farm Use and Forest Use properties together represent over 1/3<sup>rd</sup> of the taxable land area of Klamath County, they pay just eight percent of the property taxes.
- In all cases we should remain aware that non-revenue producing “property” (all residential property) does not “pay” taxes, the hard-working property owners pay the property taxes out of their net income. And even for commercial, industrial, farm and forest properties, while the property produces revenue the property taxes still come out of the owner’s net operating income.

Reg LeQuieu, Klamath County Assessor