

Enterprise Zone Business Report - Notes - Part A, B, C, D

PART A - Enterprise Zone Business Projects with Exemption on Qualified Property in Past Year

*	Main proviso—Much gratitude is due to business firms, county assessment staff and others in filing official tax forms, submitting reports to the Department of Revenue or assisting Business Oregon, as sources of the data here. Compiling, correcting and reconciling that data entail various efforts and methods that are unofficial, hectic and not always systematic, but the quality of data is greatly improved, although the possibility of errors & omissions is not eliminated. Therefore, Business Oregon cannot and does not warrant anyone's use of the information here. Project is defined respective to the investment(s) placed in service at a given location in the enterprise zone pursuant to a particular application for authorization.
1.	Firms may be known by other names. Vadata is an operating name for Amazon and Amazon Web Service data centers, as an example.
2.	Exemptions longer than three years require special local zone sponsor approval (through a written agreement between the business and sponsoring governments) by the time of authorization.
3.	Separate exemptions subject to the same authorization/hiring requirements ("project") are allowed to begin over not more than three successive years. For a few counties such multiple exemptions may still be combined here in a single year. A 3- to 5-year exemption begins only after any construction-in-process exemption may have been used and qualified property is placed in service during preceding calendar year.
4.	Taxable value of qualified property may tend to overstate what it would be if it were not exempt, in that depreciation of the property's market value or constitutional constraints on its assessed value may not be fully applied in all cases. Property includes re/construction of buildings, purchases of machinery & equipment and so forth.
5.	Likewise, compression of property taxes due to constitutional limitations or other adjustments may not be fully reflected in these notional figures for taxes that are not actually collected. No adjustment is made for special payments or fees to the zone sponsor under local additional requirements as allowed in certain situations, and there might be unknown disqualifications.
6.	As reported by the firm in its tax filings, this is the number of employees of the firm, who work full-time in the enterprise zone, after subtracting the number of employees existing prior to the authorization application. Reduction in jobs are shown as negative with parentheses (-).
7.	Total number of employees is reported only once with a more recent project (which may be in Part B) for any business firm with more than one project in the same enterprise zone.
8.	Investment figures may not correspond to subsequently exempt property in all cases, in that the processes of qualifying and assessing property will lead to adjustments that are not captured here. Some projects may include further investment(s) in 2019 (see Part B) or 2020. Earlier data on investment costs are incomplete.

PART B - Enterprise Zone Businesses to Begin Exemption on Qualified Property

*	Main proviso—Much gratitude is due to business firms, county assessment staff and others in filing official tax forms, submitting reports to the Department of Revenue or assisting Business Oregon, as sources of the data here. Compiling, correcting and reconciling that data entail various efforts and methods that are unofficial, hectic and not always systematic, but the quality of data is greatly improved, although the possibility of errors & omissions is not eliminated. Therefore, Business Oregon cannot and does not warrant anyone's use of the information here.
1.	This is the first year of property tax abatement after any construction-in-process exemption may have been used and qualified property is placed in service during preceding calendar year.
2.	Firms may be known by other names. Vadata is an operating name for Amazon and Amazon Web Service data centers, as an example.
3.	Exemptions longer than three years require special local zone sponsor approval (through a written agreement between the business and sponsoring governments) by the time of authorization.
4.	Investment figures may not correspond to subsequently exempt property in all cases, in that the processes of qualifying and assessing property will lead to adjustments. Some projects may include qualified property placed in service previously in 2017 or 2018 (see Part A) or further investment(s) in 2020 or 2021.
5.	Any such project is also listed in Part A and will have already begun exemption on other property place in service earlier. Project is defined respective to the investment(s) placed in service at a given location in the enterprise zone pursuant to a particular application for authorization.
6.	As reported by the firm in its tax filings, this is the number of employees of the firm, who work full-time in the enterprise zone, after subtracting the number of employees existing prior to the authorization application. Reduction in jobs are shown as negative with parentheses (-).

PART C - Enterprise Zone Qualified Property Exempt in Prior Year but Now Subject to Taxation

*	Main proviso—Information here comes from county assessor reports to the Department of Revenue, for which assessor offices graciously attempt under ORS 285C.130(5)(d) to estimate the expected value and taxes on property coming out of exemption, but timing is not conducive to calculations that all counties are comfortable making. Business Oregon cannot and does not warrant anyone's use of the information here.
1.	This is the first year – post-exemption period – that property is subject to tax.
2.	Firms may be known by other names. Vadata is an operating name for Amazon and Amazon Web Service data centers, as an example.
3.	This is the year when the exemption began after any construction-in-process exemption may have been used and qualified property had been placed in service during preceding calendar year.
4.	Exemptions longer than three years require special local zone sponsor approval (through a written agreement between the business and sponsoring governments) by the time of authorization.
5.	Taxable value of qualified property may tend to overstate what it would be if it were not exempt, in that the depreciation of property's market value or constitutional constraints on its assessed value may not be fully applied in all cases. Property includes re/construction of buildings, purchases of machinery & equipment and so forth. This and information in previous columns would be part of data in Part A, but only for those exemptions concluding in 2019.
6.	Many counties are not able to update value from prior year, before finalizing assessment roll in the fall.
7.	Compression of property taxes due to constitutional limitations or other adjustments may not be fully reflected yet in these figures. Various factors can affect taxes levied and collected on property in future.

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PART D - Enterprise Zone Business Projects Authorized for Exemption on Qualified Property in Future Year(s)

*	The data here come from Business Oregon efforts to record and check on data from copies of applications for authorization that business firms submit for local processing. They are not necessarily committing to anything by that process alone, other than to comply with statutory (and in some cases, local) requirements in order to receive property tax abatement, if and after qualified property is placed in service. Some proposed projects never even proceed. Business Oregon cannot and does not warrant anyone's use of the information here.
1.	As of September 30, 2020.
2.	This is the anticipated first year of property tax abatement after any construction-in-process exemption may have used and qualified property is placed in service during preceding calendar year. Often, it is advanced into the next year or so because of delays in completing investments.
3.	Firms may be known by other names. Vadata is an operating name for Amazon and Amazon Web Service data centers, as an example.
4.	Exemptions longer than three years require special local zone sponsor approval (through a written agreement between the business and sponsoring governments) by the time of authorization.
5.	Any such project would relate to another earlier authorization and should be listed in Part A or Part B.
6.	Number of full-time employees to be added by the firm after the application for authorization. Usually estimated conservatively low, it needs to be 10% or more of the firm's existing number of employees
7.	Average annual number of employees of the firm inside enterprise zone or at nearby site(s), from which operations would be transferred, at the time that application for authorization is submitted to local zone manager.
8.	These estimates range from perfectly exact to being wildly lower or higher compared to what is actually spent on new property, which may be placed in service over as many as three consecutive years.