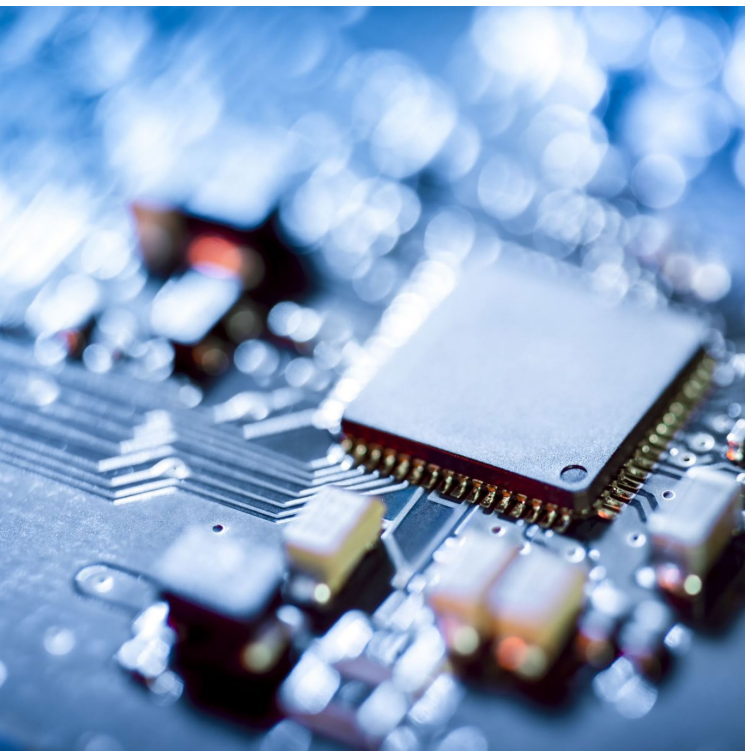# ELVIS Update

Oregon Department of Revenue

March 24, 2025

Joint Committee On Ways and Means Subcommittee On General Government

Agenda

1. Industrial Property Valuation Program
2. ELVIS Project
3. Governance
4. Scope, schedule, and budget
5. Oversight
6. Lessons learned

Industrial Property Valuation Program

Property Tax Division

Who does the program serve?

Companies with industrial property valued at over $1 million in Oregon.

Counties with these companies' industrial property located within the county.

What does the program do?

We value 800 industrial sites in Oregon each year.

Generates $800 million in tax revenue for Oregon a biennium, collected by the counties.

What is an industrial property?

A processing or manufacturing property.

For example:

- Electronics

- Wood

- Manufacturing

- Food processing

Example of an industrial property
for a food processing company

Types of industrial property at a food processing company.

- Land
- Buildings
- Processing equipment
- Cold storage units
- Boilers
- Water treatment systems
- Power generators
- Transportation (forklifts, loading docks)
- Quality control labs
- Information technology (IT) systems

Annual valuation cycle and appraisals

1 Company files an industrial property tax return each year

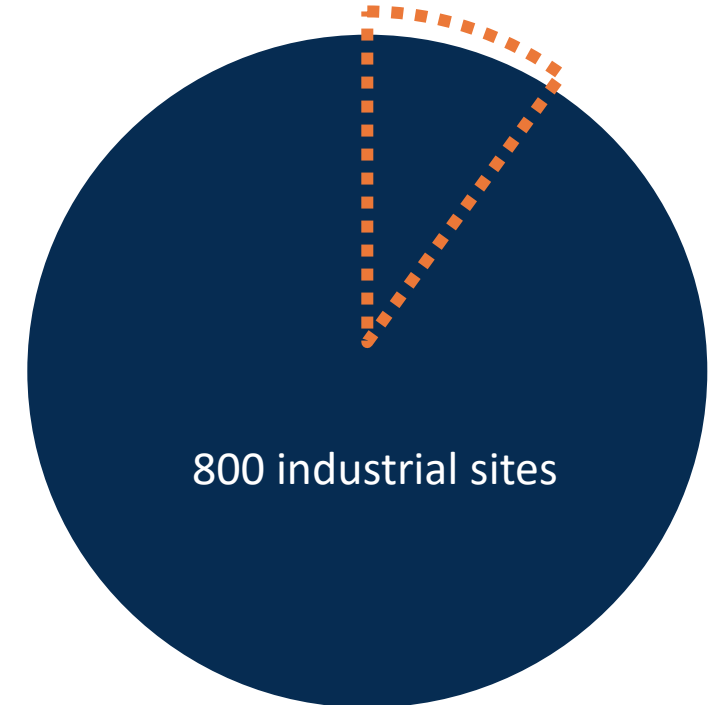**2** DOR updates the property value for changes

3 DOR sends the new value to the county and the taxpayer

4 County calculates tax and bills the taxpayer

DOR appraises about 10% of the industrial property sites each year.
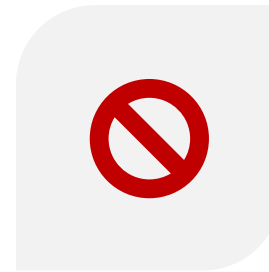
800 industrial sites

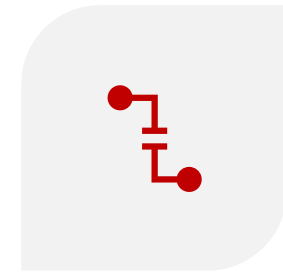# What is the problem we are trying to solve?

Old, paper-based system

Security

Transparency for customers

Inefficient, disconnected systems

Project benefits

Electronic filing

Secure

24/7 customer access

Easier access to data

ELVIS Project

Electronic Valuation Information System

Two parts

Central Assessment

- The legislature appropriated $4.2 million
- Delivered by FAST Enterprises in our central tax system, GenTax
- Delivered on time and under budget in 2023

Industrial Property

- The legislature appropriated $14 million
- The department contracted with a new vendor to deliver the industrial property tax system
- The project was scheduled to go live January 1, 2025

Governance

The project is subject to the Joint EIS/LFO Stage Gate process

Level 3 oversight (highest level)
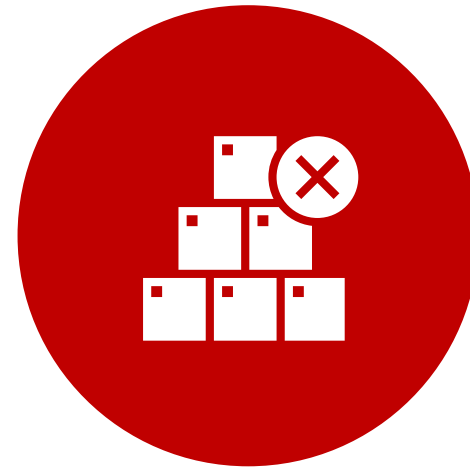
Independent quality assurance

Steering committee includes EIS, CFO, and LFO

The problem

Schedule

Quality

The solution

Move to contingency, Plan B

Reset the project

Use existing GenTax platform

Use internal staff to complete work

Comparison

	Plan A	Plan B
Scope	• 12 functional areas	• 12 functional areas
Schedule	• Phase 1 go live January 1, 2025 • Phase 2, May 19, 2025	• Phase 1 go live January 1, 2026 • Phase 2, December 31, 2026
Budget	• $14 million	• $14 million
Staffing	• 13 FTE	• 16 FTE

Plan B – Same scope, less effort

Plan A	Plan B
1. System Maintenance	1. Less effort, GenTax base functionality
2. Analytics and Reporting	2. Same effort
3. Return	3. Same effort
4. Task Management	4. Same effort
5. Taxpayer Portal	5. Less effort, GenTax base functionality
6. Appeal	6. Same effort
7. Account Summary	7. Less effort, GenTax base functionality
8. Account Transfer	8. Same effort
9. General Portal	9. No effort, GenTax base functionality
10. Item Review	10. No effort, GenTax base functionality
11. County Portal	11. Same effort
12. Appraisal	12. Same effort

New schedule
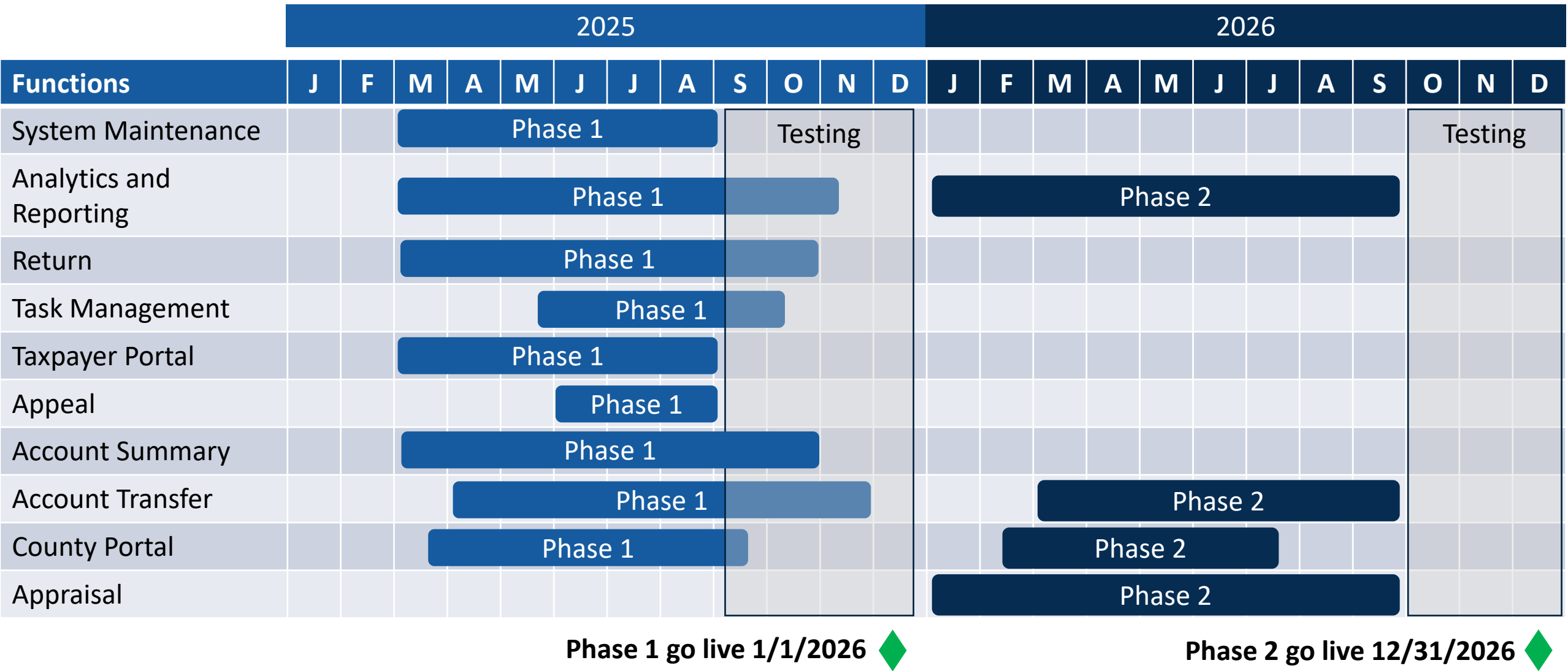
Budget

Categories	Budget for Plan A	Budget for Plan B	Spent as of 1/2025
Personal services	$1,290,591	$2,657,508	$1,103,239
RSM	$9,935,760	$5,408,665	$5,408,665
Quality assurance vendor	$805,664	$974,389	$310,951
FAST Enterprises	$0	$122,996	$0
Appraisal tools	$0	$3,125,940	$0
Other	$433,132	$175,649	$117,246
Contingency	$1,534,853	$1,534,853	$0
Total	**$14,000,000**	**$14,000,000**	**$6,940,101**

Staffing

- Plan B will take three additional FTE to complete.
- These are existing, internal positions.
- Several small internal projects will wait until after January 2026 for completion while we focus on Plan B.

Contract status

- We gained value from the contract that we will bring into Plan B, including project planning work, identification of risks, and the future state vision.

- The timeline for contract resolution is still to be determined.

Quality assurance

- Our quality assurance vendor will continue through the completion of the project.

- We are available to report to the legislature on the status of the project at any time.

Lessons learned

- We are engaging with EIS to perform a third-party root cause analysis.

- We are engaging with our quality assurance vendor to perform a third-party lessons learned analysis.

Questions?

Betsy Imholt, Director

Oregon Department of Revenue