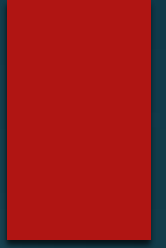
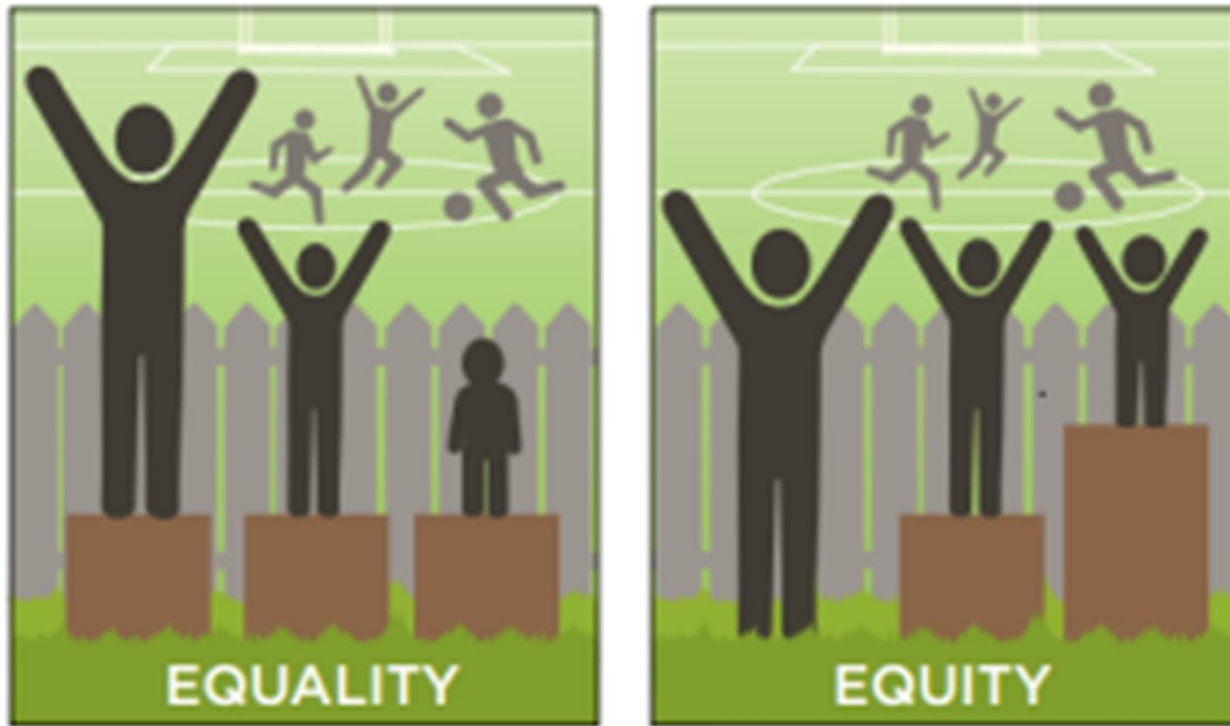




Property Tax Overview



Uniformity



“Sense of Fairness”



Roles and Responsibilities

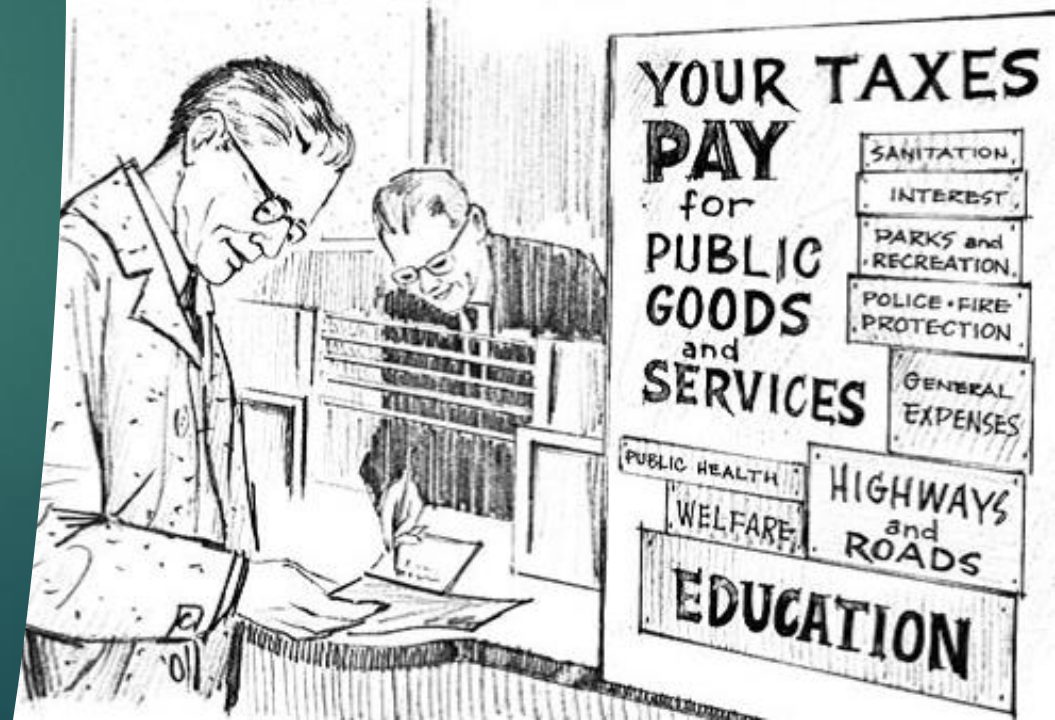


Property Tax Calendar

- ▶ State law provides deadlines for assessors, treasurers, DOR and the BOE to complete certain processes. They are designed to ensure a progression of work that results in:
- ▶ Taxing districts receiving timely tax information to develop their budgets.
- ▶ The timely calculation of the levies.

Valuation vs. Property Tax

Assessed value is used in the calculation of property tax but does not directly determine the amount of taxes paid.





Market Value
vs.
Assessed Value



RCW 84.04.080



RCW 84.04.090

Personal vs. Real Property

Assessment Dates

Real & Personal
Property RCW
84.40.020

1 Jan.

31 July

New Construction
RCW 36.21.080



Notice of
Value

$$2y + -6 + -4y + -48 = -2y + -20 + 4y + -24 + 6y + 24$$

$$3(2x+5y) + -2(4x+6y) = 4(9x+5y) + -3(2x+4y) + -2(4x+5y)$$

$$6x + 15y + -8x + -12y = 36x + 20y + -6x + -12y + -8x + 10y$$

$$3(a+b) - 1(a+2b) + 5(a+3b) = -3(a+4b) + 2(-6a+4b) + 3(4a+5b)$$

$$3a + 3b - a - 2b + 5a + 15b = -3a - 12b + -12a + 8b + 12a + 15b$$

$$2(m+2n) - 3(-2m+n) = 5(6m-7n) + -3(5m+6n)$$

Simple Levy Process

Levy Rate Calculation

Levy rate calculation:

$$\begin{aligned} \$171,376 / \$115,795,000 &= \$1.48 \text{ per } 1,000 \\ (\text{levy amount}) / (\text{taxable value}) &= (\text{levy rate}) \end{aligned}$$

Taxes for an individual taxpayer:

- ▶ $\$500,000 * \$1.48 / \$1,000 = \740
- ▶ Taxable value * Rate / \$1,000 = Tax Amount

What happens when the Board changes a value?

Pre-appeal taxes:

$$\$500,000 \text{ (AV)} \times \$1.48/1,000 = \$740$$

Post- appeal taxes:

$$\$400,000 \text{ (AV)} \times \$1.48/1,000 = \$592$$

$$\text{Refund to taxpayer: } \$740 - \$592 = \mathbf{\$148}$$

What about our truck?

$$\begin{array}{l} \$171,376 / \$115,795,000 = \$1.48 \text{ per } 1,000 \\ \text{(levy amount) / (TV) = (original levy rate)} \end{array}$$

$$\begin{array}{l} \$171,376 / \$102,000,000 = \$1.68 \text{ per } 1,000 \\ \text{(Levy amount) / (adj. value) = (adj. levy rate)} \end{array}$$

$$\begin{array}{l} \$102,000,000 \times \$1.50 \text{ per } 1,000 = \$153,000 \\ \text{(adj. tax value) (max legal rate) (new levy)} \end{array}$$



Questions?

