

Kitsap County Statement of Assessments



**2013 Assessment for
Taxes Payable in 2014**

**Jim Avery
Assessor**

**COVER PHOTO:
Bremerton Boardwalk - taken by Tammera Beverage**

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This book represents the fact that another tax year is closed out for us here in the assessor's office. This has been one of the quietest years in recent memory. Perhaps one reason for this is our property values in Kitsap County seem to have stopped falling. The majority of property owners did not receive a change of value notice when we mailed them out last summer. Those that did get a notice typically saw only a slight change.



The stabilizing real estate market likely also led to the least number of valuation appeals (only 220 at last count) we have seen in the fifteen years I have been here. The record low number of appeals in 2013 certainly helped us get our work done this last year in spite of being down two residential appraisers out of twelve budgeted positions. The fact that new construction was again at a historically low level in 2013 also helped in balancing workload against available staff. We will watch closely the county and city building permit activity in order to insure that our staffing matches the workload.

When most property tax bills are received from the County Treasurer in February they should look very much like the ones received and paid in 2013. The very negligible changes in assessed value will minimize tax shifting. The only really significant property tax increase will be seen in South Kitsap. South Kitsap School district voters last year authorized a four-year maintenance and operations levy that increased the amount to be collected in 2014 by 13%. Other less significant changes to the 2014 property tax levies have been identified on page 9 of this book.

Warm regards and sincerely,

Jim Avery

PROFILE OF KITSAP COUNTY

Established: 1857

GEOGRAPHY

398 square miles in Kitsap, 81 square miles tax exempt
211 miles of salt water shore line
33 miles of fresh water lake frontage
117,419 real property tax parcels
5,588 personal property accounts

POPULATION

	<u>Est. 2010</u>	<u>Est. 2013</u>
Total	251,133	254,000

2013 TOP EMPLOYERS

Naval Base Kitsap (military & civilian employees)	31,245
Harrison Hospital	2,442
Washington State Government	1,746
Central Kitsap School District	1,469
Olympic College	1,206
South Kitsap School District	1,176
Kitsap County	1,124
North Kitsap School District	844
Port Madison Enterprises (Clearwater Casino, etc.)	752
Bremerton School District	663

(Source: Kitsap Regional Economic Development Alliance & The US Census Bureau)

TAXING DISTRICTS

We currently have 43 taxing districts in Kitsap County. There are several active districts that do not levy property tax money. A property will not be in every district but is in some combination of the following:

Cities =	4	County =	1
School Districts =	6	Port Districts =	12
Water Districts =	7	Fire Protection Districts =	6
Library District =	1	Sewer Districts =	1
Public Utility District (PUD) =	1	Metropolitan Park District =	2
Utility District =	1	State School =	1

STATEMENT OF ASSESSED VALUATION
2013 ASSESSMENT FOR TAXES PAYABLE IN 2014

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
Locally Assessed	25,194,071,730	406,644,305	25,600,716,035
Centrally Assessed	35,030,544	275,158,725	310,189,269
Total	25,229,102,274	681,803,030	25,910,905,304

Locally assessed property is valued by the Kitsap County Assessor

Centrally assessed property is valued by the Washington State Department of Revenue

TO BE COLLECTED IN THE YEAR 2014

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>COUNTY:</u>					
COUNTY CURRENT EXPENSE	25,910,905,304	1.149869	29,794,159	54,273	29,848,432
MENTAL HEALTH	25,910,905,304	0.025000	647,773	1,180	648,953
VETERANS RELIEF	25,910,905,304	0.011250	291,498	531	292,029
<u>TOTAL CURRENT EXPENSE</u>	25,910,905,304	<u>1.186119</u>	<u>30,733,430</u>	<u>55,984</u>	<u>30,789,414</u>
 <u>COUNTY CONSERVATION FUTURES</u>	25,910,905,304	<u>0.049497</u>	<u>1,282,530</u>	<u>2,334</u>	<u>1,284,864</u>
 COUNTY ROADS	15,835,621,072	1.494019	23,658,719	60,753	23,719,472
ROAD TAX DIVERSION - SHERIFF	15,835,621,072	0.124264	1,967,810	5,053	1,972,863
ROAD TAX DIVERSION - PROS ATTY	15,835,621,072	0.038622	611,617	1,571	613,188
ROAD TAX DIVERSION - CLERK	15,835,621,072	0.005037	79,776	205	79,981
<u>TOTAL COUNTY ROADS</u>	15,835,621,072	<u>1.661942</u>	<u>26,317,922</u>	<u>67,582</u>	<u>26,385,504</u>
 <u>SCHOOLS:</u>					
STATE SCHOOL	25,908,930,314	2.472372	64,056,532	0	64,056,532
 SCHOOL DIST NO 100 - BREM					
SPECIAL M&O*	2,866,738,685	3.847121	11,027,518	1,174	11,028,692
BOND*	2,866,929,382	1.377780	3,949,317	683	3,950,000
CAPITAL PROJECT* (NEW 2013)	2,866,929,382	0.662729	1,899,671	329	1,900,000
TOTAL		5.887630	16,876,506	2,186	16,878,692
 SCHOOL DIST NO 303 - BAINBRIDGE ISL.					
SPECIAL M&O*	5,199,829,049	1.712551	8,903,362	1,614	8,904,976
BOND*	5,199,203,003	1.442528	7,499,544	456	7,500,000
CAPITAL PROJECT*	5,199,203,003	0.293314	1,524,907	93	1,525,000
TOTAL		3.448393	17,927,813	2,163	17,929,976
 SCHOOL DIST NO 400 - NORTH KITSAP					
SPECIAL M&O*	5,646,059,595	2.661479	15,013,372	13,498	15,026,870
BOND*	5,651,131,343	1.560231	8,801,249	15,826	8,817,075
TOTAL		4.221710	23,814,621	29,324	23,843,945
 SCHOOL DIST NO 401 - CENTRAL KITSAP					
SPECIAL M&O*	6,025,563,367	3.231504	19,438,848	32,790	19,471,638
CAPITAL PROJECT* (NEW 2012)	6,035,710,432	1.924687	11,577,795	39,060	11,616,855
TOTAL		5.156191	31,016,643	71,850	31,088,493
 SCHOOL DIST NO 402 - SOUTH KITSAP					
SPECIAL M&O*	5,890,646,204	3.638812	21,407,706	27,252	21,434,958
 SCHOOL DIST NO 403 - NORTH MASON					
SPECIAL M&O*	42,557,087	2.145635	90,270	1,042	91,312
BOND* (NEW 2014)	43,042,686	1.296085	54,528	1,259	55,787
TOTAL		3.441720	144,798	2,301	147,099
 TOTAL LOCAL SCHOOLS			111,188,087	135,076	111,323,163
<u>TOTAL SCHOOLS</u>			<u>175,244,619</u>	<u>135,076</u>	<u>175,379,695</u>

TO BE COLLECTED IN THE YEAR 2014

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>CITIES:</u>					
CITY OF BREMERTON					
REG	2,293,000,729	2.950202	6,764,817	17,623	6,782,440
BOND*	2,276,559,237	0.395333	897,638	2,362	900,000
EMS	2,293,000,729	0.500000	1,146,501	2,987	1,149,488
TOTAL		3.845535	8,808,956	22,972	8,831,928
CITY OF PORT ORCHARD	1,319,792,155	1.697917	2,240,898	317	2,241,215
CITY OF POULSBO	1,230,099,929	1.697917	2,088,608	99	2,088,707
CITY OF BAINBRIDGE ISLAND					
REG	5,232,391,419	1.310946	6,859,383	414	6,859,797
BOND*	5,199,203,003	0.116863	607,558	37	607,595
TOTAL		1.427809	7,466,941	451	7,467,392
<u>TOTAL CITIES</u>			<u>20,605,403</u>	<u>23,839</u>	<u>20,629,242</u>
<u>PORTS:</u>					
PORT OF BREMERTON					
REG	8,755,031,137	0.357692	3,131,605	12,930	3,144,535
LT BOND	8,755,031,137	0.036698	321,293	1,327	322,620
TOTAL	8,755,031,137	0.394390	3,452,898	14,257	3,467,155
PORT OF BROWNSVILLE	1,190,039,990	0.313897	373,550	26	373,576
PORT OF EGLON	192,873,316	0.100610	19,405	173	19,578
PORT OF ILLAHEE	433,401,279	0.183769	79,646	0	79,646
PORT OF INDIANOLA	260,802,698	0.219997	57,376	4	57,380
PORT OF KEYPORT	120,541,382	0.251498	30,316	0	30,316
PORT OF KINGSTON	793,279,402	0.230797	183,087	412	183,499
PORT OF MANCHESTER	521,813,987	0.201138	104,957	0	104,957
PORT OF POULSBO	886,504,150	0.310429	275,197	0	275,197
PORT OF SILVERDALE	2,538,173,418	0.221903	563,229	57	563,286
PORT OF TRACYTON	614,842,740	0.049345	30,340	0	30,340
PORT OF WATERMAN	225,210,719	0.238798	53,780	0	53,780
<u>TOTAL PORTS</u>			<u>5,223,781</u>	<u>14,929</u>	<u>5,238,710</u>

TO BE COLLECTED IN THE YEAR 2014

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>FIRE DISTRICTS:</u>					
1 CENTRAL KITSAP	6,634,945,298	1.500000	9,952,418	13,895	9,966,313
EMS	6,668,808,908	0.500000	3,334,405	8,405	3,342,810
TOTAL		2.000000	13,286,823	22,300	13,309,123
2 BAINBRIDGE ISLAND	5,232,391,419	0.923343	4,831,294	292	4,831,586
EMS	5,232,391,419	0.400000	2,092,957	126	2,093,083
TOTAL		1.323343	6,924,251	418	6,924,669
7 SOUTH KITSAP	6,158,793,895	1.500000	9,238,191	4,436	9,242,627
EMS	6,173,867,335	0.500000	3,086,934	4,691	3,091,625
TOTAL		2.000000	12,325,125	9,127	12,334,252
10 NORTH KITSAP	2,401,622,711	1.500000	3,602,435	4,495	3,606,930
EMS	2,403,239,668	0.500000	1,201,620	2,513	1,204,133
BOND*	1,717,885,944	0.298040	511,257	743	512,000
TOTAL		2.298040	5,315,312	7,751	5,323,063
18 POULSBO	3,046,164,244	1.500000	4,569,247	2,171	4,571,418
EMS	3,049,166,484	0.500000	1,524,584	2,559	1,527,143
TOTAL		2.000000	6,093,831	4,730	6,098,561
2 MASON	42,673,414	1.499997	64,010	1,457	65,467
EMS	42,673,414	0.471253	20,110	458	20,568
TOTAL		1.971250	84,120	1,915	86,035
<u>TOTAL FIRE DISTRICTS</u>			<u>44,029,462</u>	<u>46,241</u>	<u>44,075,703</u>
<u>OTHER:</u>					
PUBLIC UTILITY DIST NO 1	25,910,905,304	0.085440	2,213,853	4,033	2,217,886
METRO PARK - BAINBRIDGE ISLAND	5,232,391,419	0.750000	3,924,294	237	3,924,531
BOND*	5,199,203,003	0.174047	904,851	55	904,906
Total		0.924047	4,829,145	292	4,829,437
METRO PARK - VILLAGE GREEN	1,042,853,860	0.151048	157,522	314	157,836
REGIONAL LIBRARY	25,910,905,304	0.402083	10,418,347	18,978	10,437,325
<u>TOTAL OTHER</u>			<u>17,618,867</u>	<u>23,617</u>	<u>17,642,484</u>
<u>TOTAL TAXES</u>			<u>321,056,014</u>	<u>369,602</u>	<u>321,425,616</u>

* Voted bonds and M&O - Property tax to be collected is reduced by the timber excise distribution.
All others, the timber excise distribution is added to the budgeted amount.

ACTIVE VOTER-APPROVED PROPERTY TAX MEASURES

	TYPE	PASSED	PURPOSE	YEARS	RATE	AMOUNT	FROM	THROUGH
<u>SCHOOL DISTRICTS</u>								
Bremerton 100	M & O	2/9/2010	Maintenance & Operations	4		\$43,000,000	2011	2014
	Bond	5/17/2005	Capital Improvments	20		\$30,578,525	2006	2025
	Capital Projects	8/7/2012	Facilities & Techology	4		\$7,600,000	2013	2016
Bainbridge Island 303	M & O	2/9/2010	Maintenance & Operations	4		\$34,400,000	2011	2014
	Bond	3/14/2006	Capital Improvments	20		\$45,000,000	2007	2026
	Bond	11/3/2009	Capital Improvments	20		\$42,000,000	2010	2029
	Capital Projects	11/2/2010	Facilities & Techology	4		\$5,275,000	2011	2014
North Kitsap 400	M & O	2/9/2010	Maintenance & Operations	4		\$56,100,000	2011	2014
	Bond	3/13/2001	Capital Improvments	20		\$60,897,500	2002	2021
Central Kitsap 401	M & O	2/9/2010	Maintenance & Operations	4		\$72,410,100	2011	2014
	Capital Projects	2/8/2011	Capital Projects	5		\$58,135,037	2012	2016
South Kitsap 402	M & O	2/12/2013	Maintenance & Operations	4		\$89,800,000	2014	2017
<u>CITIES</u>								
Bremerton	Bond	9/17/2002	Capital Improvments	25		\$12,979,000	2003	2027
Bremerton EMS	EMS	8/19/2008	Renewal	6	\$0.50		2009	2014
Bainbridge Island	Bond	11/6/2001	Open Space	20		\$8,000,000	2003	2022
<u>PARK DISTRICTS</u>								
Bainbridge Island	Bond	2/2/1999	Facilities	20		\$4,500,000	2000	2019
<u>FIRE DISTRICTS</u>								
Central Kitsap 1	EMS	5/19/2009	Renewal	6	\$0.50		2010	2015
Bainbridge Island 2	EMS	11/3/2009	Create new district	10	\$0.40		2010	2019
South Kitsap 7	Temp Lid Lift	4/17/2012	Renewal	6	\$1.48		2013	2018
South Kitsap 7	EMS	5/19/2009	Renewal	6	\$0.50		2010	2015
North Kitsap 10	EMS	11/5/2013	Renewal	6	\$0.50		2014	2019
North Kitsap 10	Bond	5/18/1999	Capital Improvements	20		\$5,500,000	2000	2019
Poulsbo 18	EMS	5/20/2008	Renewal	6	\$0.50		2009	2014

TAXING DISTRICTS WITH NO LEVY FOR 2014

WATER DISTRICTS	ASSESSED VALUE
Crystal Springs	9,881,039
Manchester	624,024,485
North Perry	1,375,518,442
Old Bangor	13,038,848
Rocky Point	127,983,525
Silverdale	2,196,458,636
Sunnyslope	71,122,941

MISCELLANEOUS DISTRICTS	
Bainbridge Island Parks & Recreation	5,232,391,419
Sewer District 7 (So. Bainbridge Island)	158,049,880
Westsound Utility District	1,459,852,556
Port of Bremerton IDD (Bremerton Marina)	8,755,031,137
Poulsbo Library Facility	3,913,975,916

MAJOR CHANGES

Taxes Payable in 2014

	Estimated Overall % Change
Bainbridge Island School District Voted Bond \$400,000 increase, Voted O & M \$200,000 increase Voted Capital Projects/Tech Levy \$0 increase – Rate \$3.34 to \$3.44	+ 3%
Bremerton School District Voted Bond \$100,000 increase, Voted O & M \$215,000 increase Voted Capital Projects Levy \$0 increase – Rate \$5.53 to \$5.88	+ 2%
Central Kitsap School District O & M \$2,884,285 decrease, not collecting 2 nd year of voter approved supplemental O & M Levy, Voted Capital Projects Levy \$338,355 increase Rate \$5.58 to \$5.15	- 7%
North Kitsap School District Voted Bond \$284,075 increase, Voted O & M \$700,000 increase – Rate \$4.00 to \$4.22	+ 4%
South Kitsap School District New 4 year O & M Levy \$2,389,106 increase voter approved 2/12/13 Rate \$3.22 to \$3.64	+ 13%
Bainbridge Island Metropolitan Parks Bond \$584,484 increase, principal paid every other year – Rate \$0.81 to \$0.92	+ 14%
Village Green Metropolitan Parks Using \$49,695 of banked capacity – Rate \$0.10 to \$0.15	+ 48%
Port of Indianola Lid lift to \$0.22 voter approved 11/5/13 \$15,336 increase – Rate \$0.15 to \$0.22	+ 37%
South Kitsap Fire 7 Using \$266,620 of banked capacity – Rate \$1.95 to \$2.00	+ 3%
Public Utility District No 1 Using \$58,289 of banked capacity – Rate \$0.08 to \$0.09	+ 3%
Poulsbo Library Facility Bond paid off in 2013	-100%

The following districts are at their maximum statutory levy rate.

Fire & EMS – Central Kitsap #1
 Fire & EMS – South Kitsap #7
 Fire & EMS – North Kitsap #10
 Fire & EMS – Poulsbo #18
 EMS – Bainbridge Island #2

City of Bremerton EMS
 City of Port Orchard
 City of Poulsbo
 Bainbridge Island Metropolitan Parks

TYPICAL KITSAP COUNTY RESIDENTIAL PROPERTY TAX

(Based on the median assessed value in each area)

Area	Assessed Value	Total Levy rate	Reg. Taxes	Voted Taxes	Total Taxes
North Kitsap Unincorporated					
Typical for 2011	305,040	10.7335	2,226	1,048	3,274
Typical for 2012	295,765	11.3668	2,250	1,112	3,362
Typical for 2013	279,265	11.8358	2,178	1,127	3,305
Typical for 2014	279,850	12.0792	2,199	1,181	3,380
Central Kitsap Unincorporated					
Typical for 2011	242,790	10.6165	1,822	756	2,578
Typical for 2012	230,795	12.4297	1,804	1,065	2,869
Typical for 2013	224,910	13.5933	1,803	1,254	3,057
Typical for 2014	223,870	13.2355	1,809	1,154	2,963
South Kitsap Unincorporated					
Typical for 2011	232,355	10.4730	1,817	616	2,433
Typical for 2012	224,600	11.2119	1,865	653	2,518
Typical for 2013	219,820	11.3594	1,788	709	2,497
Typical for 2014	218,735	11.8907	1,805	796	2,601
City of Bremerton					
Typical for 2011	157,890	11.9199	1,182	700	1,882
Typical for 2012	144,390	12.8111	1,149	701	1,850
Typical for 2013	134,460	13.7030	1,052	790	1,843
Typical for 2014	128,250	14.3231	1,031	806	1,837
City of Bainbridge Island					
Typical for 2011	473,000	10.0964	3,349	1,427	4,776
Typical for 2012	457,860	10.8586	3,362	1,610	4,972
Typical for 2013	443,275	11.0609	3,338	1,565	4,903
Typical for 2014	445,375	11.3191	3,376	1,666	5,041
City of Poulsbo					
Typical for 2011	256,120	11.1898	1,986	880	2,866
Typical for 2012	247,370	11.8539	2,002	930	2,932
Typical for 2013	236,675	12.2288	1,939	955	2,894
Typical for 2014	236,260	12.4256	1,938	998	2,936
City of Port Orchard					
Typical for 2011	209,090	10.8143	1,707	554	2,261
Typical for 2012	202,640	11.5389	1,749	590	2,338
Typical for 2013	198,850	11.4981	1,645	641	2,286
Typical for 2014	200,340	11.9266	1,660	729	2,389

TIMBER EXCISE TAX INFORMATION

RCW 84.33

Standing timber is exempt from the ad valorem property tax. In place of the property tax, timber harvesters must pay a five percent excise tax on the value of the timber **at the time it is harvested**. Tax revenues from timber harvested on **private** land go to both the state (General Fund) and county (local governments). The tax is actually composed of a four percent county tax and a one percent state tax. The tax is collected by the state Department of Revenue, and the county portion is distributed back to the county of origin each quarter after deducting administrative costs. The Treasurer then distributes the revenues to local taxing districts according to a formula prescribed in the law.

The Timber Assessed Value (TAV) is used both to determine each taxing district's share of the excise tax revenue and in setting property tax rates. The TAV serves as a substitute for the value that would be carried on the assessment roll if timber were still taxable as real property for all bond and excess levy calculations.

During the levy calculations, the TAV is used as part of the district's assessed valuation for the voted bonds and maintenance and operations (M&O) levies. By using the TAV, the budget amount is actually being partly paid by the timber excise revenues.

The law specifies that for **school M&O levies**, the levy calculation shall be based on either; 80% of calendar year 1983 timber roll value, OR one-half of the school district TAV; whichever is greater. This provision was intended to guarantee that school districts would get no less than they received under the old timber tax distribution system, which was based on the 1983 calendar year timber roll value. In Kitsap County most of the school M&O levy calculations will use one-half of the school district TAV. The **voted bond** levies will use the TAV.

The computed distribution for each taxing district is a target distribution amount. The amount is not guaranteed. Whether all districts actually receive the computed distribution amount will depend upon the amount of timber tax revenue collected for the county based on the amount of timber harvested. It is possible that actual timber tax revenues could be greater or less than the total of all the taxing districts' computed shares.

In the case of voted bonds and M&O, the amount of property tax to be collected is reduced by the amount of the timber excise distribution. In all other cases, the timber excise distribution is added to the budgeted amount.

TIMBER VALUES

Districts	2013 Forest Land Assessed Value (FLAV)	2014 Timber Assessed Value (TAV)	1983 Timber Roll (80%)
School District 100 (Bremerton)	89,443	495,761	305,064
School District 303 (Bainbridge Island)	57,040	316,158	942,204
School District 400 (North Kitsap)	1,830,053	10,143,497	3,298,246
School District 401 (Central Kitsap)	3,661,394	20,294,130	3,282,658
School District 402 (South Kitsap)	2,702,352	14,978,419	5,155,230
School District 403 (Part of North Mason)	175,220	971,198	287,699
County Current Expense	8,515,503	47,199,163	
Conservation Futures	8,515,503	47,199,163	
County Road	7,336,520	40,664,373	
City of Bainbridge Island	57,040	316,158	
City of Bremerton	1,077,743	5,973,643	
City of Bremerton Emergency Med	1,077,743	5,973,643	
City of Port Orchard	33,730	186,956	
City of Poulsbo	\$10,470	58,032	
Port of Bremerton	6,521,817	36,148,695	
Port of Brownsville	14,950	82,864	
Port of Eglon	309,561	1,715,812	
Port of Indianola	2,950	16,351	
Port of Kingston	322,130	1,785,483	
Port of Manchester	163	901	
Port of Silverdale	46,531	257,911	
Fire District 1 (Central Kitsap)	1,671,262	9,263,358	
Fire District 2 (Bainbridge Island)	57,040	316,158	
Fire District 7 (South Kitsap)	533,511	2,957,107	
Fire District 10 (North Kitsap)	540,591	2,996,350	
Fire District 18 (Poulsbo)	261,070	1,447,044	
Fire District 2 Mason (portion of district)	175,220	971,198	
Fire District 10 Bond (Original district)	449,552	2,491,747	
Fire District 1 Emergency Med	3,032,652	16,809,180	
Fire District 2 Emergency Med	57,040	316,158	
Fire District 7 Emergency Med	1,692,841	9,382,964	
Fire District 10 Emergency Med	906,773	5,026,000	
Fire District 18 Emergency Med	923,280	5,117,497	
Fire District 2 Emergency Med Mason (portion)	175,220	971,198	
Public Utility District	8,515,503	47,199,163	
Metropolitan Parks B. I. Bond	57,040	316,158	
Metropolitan Parks Bainbridge Island	57,040	316,158	
Metropolitan Parks Village Green	374,930	2,078,139	
Regional Library	8,515,503	47,199,163	

NEW CONSTRUCTION SUMMARY BY DISTRICT BY TAX YEAR

RCW 36.21.080,090 authorizes the assessor to place new construction on the assessment roll as of July 31st of the assessment year.

<u>District Name</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
County Current Expense	174,774,579	173,502,555	184,237,126
County Road	90,881,114	81,452,068	94,116,637
State School	174,774,579	173,502,555	184,237,126
School Dist #100 (Bremerton)	16,206,353	25,049,430	13,663,487
School Dist #303 (Bainbridge Island)	24,000,612	25,816,750	33,116,994
School Dist #400 (North Kitsap)	46,523,310	45,273,327	41,748,426
School Dist #401 (Central Kitsap)	35,254,166	28,107,045	44,006,980
School Dist #402 (South Kitsap)	51,628,948	49,044,503	51,599,849
School Dist #403 (Ptn of North Mason)	1,161,190	211,500	101,390
City of Bremerton	16,014,893	21,703,970	13,801,597
City of Port Orchard	18,520,340	25,892,157	21,965,028
City of Poulsbo	25,357,620	18,637,610	21,236,870
City of Bainbridge Island	24,000,612	25,816,750	33,116,994
Port of Bremerton	71,426,134	73,857,448	59,036,936
Port of Brownsville	4,783,890	3,105,020	2,796,020
Port of Eglon	680,320	1,678,010	990,600
Port of Illahee	991,180	2,407,152	3,813,440
Port of Indianola	1,556,230	636,390	1,439,720
Port of Keyport	1,114,610	481,580	931,010
Port of Kingston	5,198,110	4,958,910	7,604,386
Port of Manchester	3,133,750	2,215,810	2,553,380
Port of Poulsbo	7,259,540	6,004,190	7,812,510
Port of Silverdale	14,810,201	9,615,524	23,337,720
Port of Tracyton	4,048,860	4,167,390	5,458,630
Port of Waterman	875,830	1,016,110	1,149,410
Fire Dist #1 (Central Kitsap)	36,902,534	31,334,405	45,115,250
Fire Dist #2 (Bainbridge Island)	24,000,612	25,816,750	33,116,994
Fire Dist #7 (South Kitsap)	51,271,588	50,048,663	51,195,039
Fire Dist #10 (North Kitsap)	13,418,880	13,348,980	14,582,296
Fire Dist #18 (Poulsbo)	31,233,652	30,861,277	26,324,560
Fire Dist #2 (Mason County)	1,161,190	211,500	101,390
Public Utility District #1	174,774,579	173,502,555	184,237,126
Metro Parks District - Bainbridge Island	24,000,612	25,816,750	33,116,994
Metro Parks District - Village Green	6,274,990	6,050,940	8,364,406
Regional Library	174,774,579	173,502,555	184,237,126

SUMMARY OF PREVIOUS YEARS

Tax Year	Value	% of Increase	Taxes	% of Increase	New Construction	% of Increase
1979	2,066,307,884	22%	30,460,308	37%	113,885,252	44%
1980	2,495,310,692	21%	28,982,370	-5%	108,855,983	-4%
1981	3,118,580,776	25%	31,807,064	10%	134,091,602	23%
1982	3,733,931,702	20%	33,646,206	6%	117,355,991	-12%
1983	4,337,059,981	16%	39,069,814	16%	108,309,040	-8%
1984	4,745,120,022	9%	43,506,425	11%	97,009,516	-10%
1985	5,066,663,138	7%	50,652,286	16%	150,766,270	55%
1986	5,290,741,386	4%	54,088,299	7%	161,050,622	7%
1987	5,439,186,378	3%	63,943,592	18%	127,597,955	-21%
1988	5,551,918,267	2%	66,155,733	3%	123,967,256	-3%
1989	5,710,662,156	3%	74,299,159	12%	155,794,020	26%
1990	5,947,069,239	4%	77,044,842	4%	181,708,713	17%
1991	6,661,235,888	12%	88,751,179	15%	212,090,287	17%
1992	8,251,019,186	24%	100,789,127	14%	282,725,242	33%
1993	9,236,571,898	12%	123,329,936	22%	230,438,529	-18%
1994	10,190,219,955	10%	134,007,483	9%	366,895,359	59%
1995	10,670,426,158	5%	126,956,109	-5%	343,270,812	-6%
1996	11,113,588,514	4%	156,350,540	23%	322,336,324	-6%
1997	11,835,972,852	7%	170,653,435	9%	300,333,982	-7%
1998	12,196,558,191	3%	170,078,457	0%	268,497,085	-11%
1999	12,543,512,909	3%	183,411,515	8%	236,871,770	-12%
2000	13,187,033,175	5%	193,210,204	5%	308,655,411	30%
2001	14,291,868,100	8%	187,840,241	-3%	342,948,207	11%
2002	15,327,587,518	7%	211,955,149	13%	343,119,194	0%
2003	16,494,091,138	8%	220,459,699	4%	300,148,900	-13%
2004	17,409,450,856	6%	222,979,522	1%	394,942,898	32%
2005	19,385,082,483	11%	242,715,022	9%	368,963,069	-7%
2006	23,320,361,965	20%	252,638,220	4%	499,921,482	35%
2007	28,579,487,595	23%	274,473,658	9%	730,403,137	46%
2008	32,652,262,207	14%	285,806,410	4%	823,172,433	13%
2009	32,597,300,794	0%	295,276,425	3%	591,074,806	-28%
2010	30,196,632,984	-7%	305,068,776	3%	282,461,226	-52%
2011	28,434,461,783	-6%	303,549,828	0%	196,730,737	-30%
2012	27,132,483,757	-5%	316,406,292	4%	174,774,579	-11%
2013	26,119,626,948	-4%	318,684,126	1%	173,502,555	-1%
2014	25,910,905,304	-1%	321,425,616	1%	184,237,126	6%

2001 & 2002 Tax difference because no South Kitsap School Dist. O & M Levy for 2001

2004 & 2005 Tax difference because no Bainbridge Island Parks levy in 2004.

2012 New 11,000,000 Capital Facility Levy for Central Kitsap SD

HISTORICAL ASSESSMENT RATIOS

Determined by the Department of Revenue

Tax Year	Real Property Ratio	Personal Property Ratio	Combined County Ratio
1993	89.9	100.0	89.3
1994	91.7	100.0	90.3
1995	90.2	100.0	92.0
1996	88.2	94.2	90.6
1997	89.9	100.0	88.4
1998	89.5	96.0	90.4
1999	89.5	100.0	92.0
2000	89.4	100.0	91.5
2001	89.0	100.0	89.1
2002	87.6	100.0	89.4
2003	87.6	100.0	88.0
2004	85.7	100.0	88.0
2005	86.7	100.0	86.1
2006	89.9	100.0	87.0
2007	87.6	100.0	90.1
2008	87.6	97.9	87.9
2009	86.0	96.9	87.8
2010	85.9	98.8	86.2
2011	88.2	98.6	86.2
2012	88.6	98.4	88.4
2013	92.0	97.4	92.1
2014	90.9	95.5	91.0

SENIOR CITIZEN AND DISABLED PERSONS EXEMPTION

RCW 84.36, WAC 458-16A

Tax relief for qualifying senior citizens and disabled persons is based upon the applicant's disposable income:

Income up to \$25,000	Exempt from voted levies <u>and</u> either a \$60,000 or 60% reduction in assessed value, whichever is greater.
Income of \$25,001 - \$30,000	Exempt from voted levies <u>and</u> either a \$50,000 or a 35% reduction in assessed value (not to exceed \$70,000), whichever is greater.
Income of \$30,001 - \$35,000	Exempt from voted levies only.

"Income" is the combined disposable income of all co-tenants. It includes, for example, social security, retirement, disability pension, interest, and wages. It does not include non-reimbursed costs for prescription drugs, in-home care, nursing-home expenses, or Medicare premiums.

Applicants must be at least 61 years old as of December 31 of the year prior to the exemption, **or** disabled from employment **or** 100% service connected disabled from the military. Verification is required for the disability exemption. Only one spouse is required to be 61 or older or disabled. However, if the qualifying spouse dies, the remaining spouse must be 57 or older to continue receiving the exemption.

The valuation of property subject to the exemption is frozen as of the date that the taxpayer first became eligible for the reduction.

COUNTY-WIDE IMPACT OF THE EXEMPTION

Income level	No. of accounts	Reduction in Assessed Value	Tax Saved (shifted)
0 - \$25,000	2,112	226,418,128	3,263,868
\$25,001 - \$30,000	681	53,960,738	976,020
\$30,001 - \$35,000	605	11,965,738	587,645
Total	3,398	292,344,604	4,827,533

DEFERRAL PROGRAMS

Senior Citizen & Disabled Persons Deferral Program - If you are at least 60 years old or disabled and your income is \$40,000 or less; you may qualify for this property tax deferral program. Unlike the exemption program, this program is not a reduction of your taxes but a postponement of taxes. If qualified, the State of Washington will pay the taxes on your behalf. When you sell your home or die, those taxes become due and payable from your estate, or at the time of ownership transfer.

Property Tax Deferral – This option has no age or disability requirement. If your income is \$57,000 or less, you may qualify for this property tax deferral program. You must have owned your home for more than 5 years. If you meet all of the qualifications, you can defer 50 percent of your annual taxes. The first half of your taxes, due in April, must be paid before you can apply for deferral of your 2nd installment due in October. The State of Washington would pay the 2nd half taxes on your behalf and lien your property similar to the above deferral program.

CURRENT USE ASSESSMENT

The Washington State Constitution provides for certain properties to be assessed on the basis of current use, rather than the more typical standard of highest and best use. The table below summarizes the impact in Kitsap County of each of the current use assessment programs.

	Parcels	Acres	Market Value	Current Use Value	Reduction	Tax Saved (Shifted)
Chapter 84.34 RCW						
Agricultural	221	2,174	66,171,780	40,179,170	25,992,610	313,298
Open Space	332	2,835	138,796,240	98,675,682	40,120,558	482,336
Timber Land	238	2,480	65,187,980	35,922,777	29,265,203	357,434
Total:	791	7,489	270,156,000	174,777,629	95,378,371	1,153,067
Chapter 84.33 RCW						
Forest Land*	2,073	42,898	193,043,025	5,596,460	187,446,565	2,154,994
Grand total	2,864	50,387	463,199,025	180,374,089	282,824,936	3,308,061

Agricultural lands are devoted primarily to the production of livestock or agricultural commodities. The current use value of agricultural land is based upon its productive capacity.

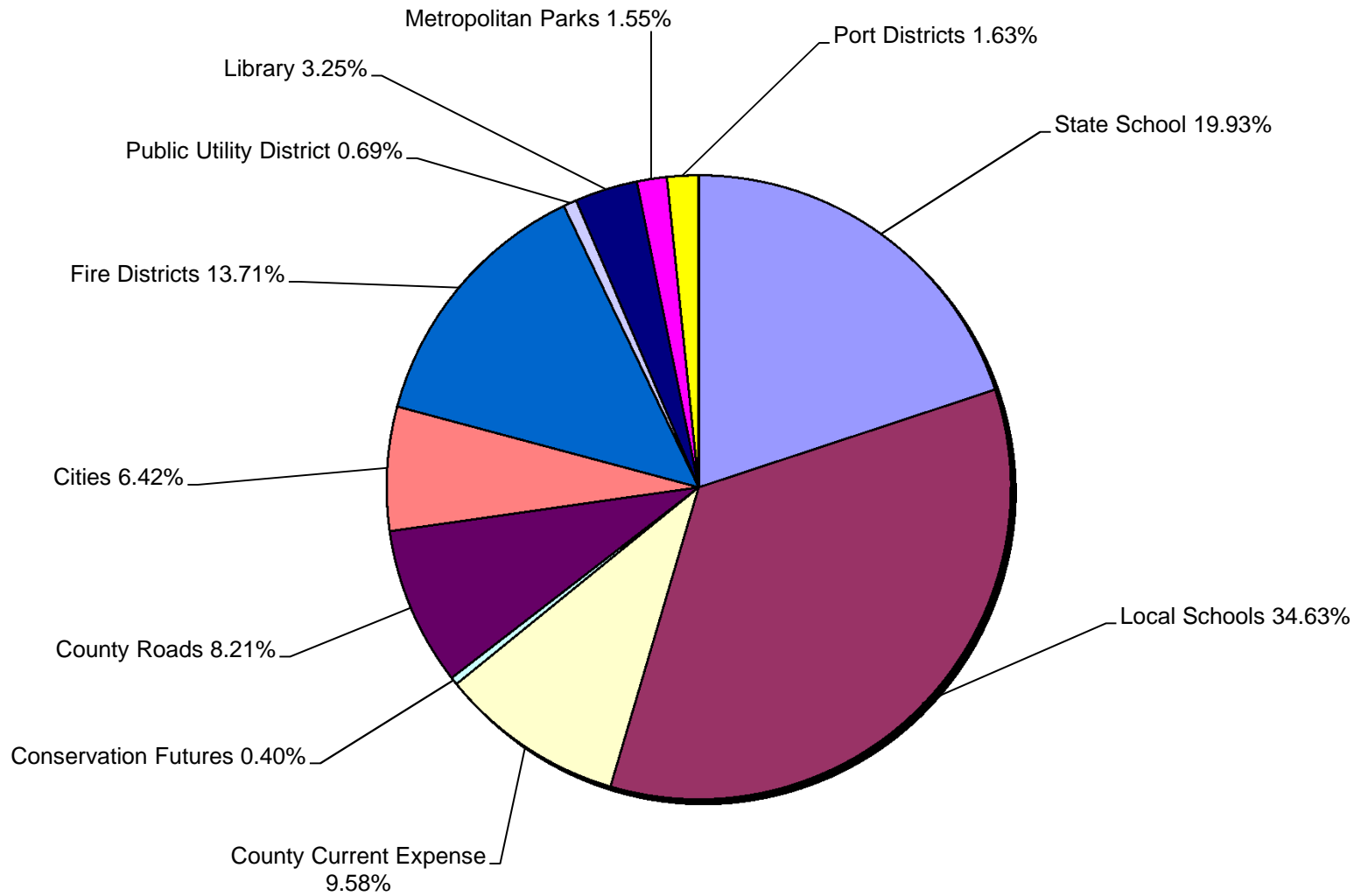
Open Space lands include properties whose present use enhances scenic, recreational, natural, or historic resources. The current use value of open space is a percentage of the highest and best use value, determined on a case-by-case basis by a public benefit rating system that is part of Kitsap County's Open Space Plan.

Timber Land is property 5 acres or more that is devoted primarily to the growth and commercial harvest of forest crops. The current use value is set by the Department of Revenue on a per-acre basis by soil type.

Forest Land is property 20 acres or more that is devoted primarily to the growth and commercial harvest of forest crops. The current use value is determined in the same manner as timber land.

***Forest Land market value is not listed on the assessment roll.** An estimated \$4,500 per acre is used for this summary.

PROPERTY TAX DISTRIBUTION FOR THE YEAR 2014



CONSOLIDATED TAX CODE KEY

In addition to the districts shown on the following table, taxable property in Kitsap County is subject to levies for the state school fund*, county current expense, county conservation futures, Kitsap Regional Library and Public Utility District #1. Parcels situated in unincorporated areas also pay a county road levy. The rates shown apply to fully taxable property. A lesser rate will apply to parcels, which are subject to the senior citizen and/or disabled persons property tax exemption.

KEY TO ABBREVIATIONS

100	Bremerton School District	VG	Village Green Metro Park
303	Bainbridge Island School District	1	Central Kitsap Fire 1
400	North Kitsap School District	2	Bainbridge Island Fire 2
401	Central Kitsap School District	7	South Kitsap Fire 7
402	South Kitsap School District	10	North Kitsap Fire 10
403	North Mason School District	18	Poulsbo Fire 18
BI	Bainbridge Island	M2	Mason Fire District 2

TAX CODE RANGES

INSIDE CITIES

Bremerton	0 - 0199
Located within School District 100	0010 - 0095
Located within School District 401	0165 - 0175
Located within School District 402	0190 - 0199
Bainbridge Island (School District 303)	0200 - 0299
Poulsbo (School District 400)	0400 - 0499
Port Orchard (School District 402)	0800 - 0899

OUTSIDE CITIES BY SCHOOL DISTRICT

Bremerton School District 100	1000 - 1999
North Kitsap School District 400	4000 - 5999
Central Kitsap School District 401	6000 - 6999
North Mason School District 403	7000 - 7999
South Kitsap School District 402	8000 - 8999

* RCW 84.36.630 removes the state school fund levy rates from personal property accounts for "farm equipment and machines".

TAX CODE	CITY	LOCAL SCHOOL	STATE SCHOOL	FIRE	EMS	PORT	WATER	UTILITY	SEWER	HOSP	PARK	TAX RATE	VOTED %	TAX CODE
0010	BREMERTON	100	Y		City	BREMERTON						14.323066	43.87	0010
0035	BREMERTON	100	Y		City	BREMERTON	NORTH PERRY					14.323066	43.87	0035
0060	BREMERTON	100	Y		City							13.928676	45.11	0060
0065	BREMERTON	100	Y		City	TRACYTON						13.978021	44.95	0065
0165	BREMERTON	401	Y		City							13.197237	42.07	0165
0167	BREMERTON	401	Y		City	TRACYTON						13.246582	41.91	0167
0170	BREMERTON	401	Y		City		NORTH PERRY					13.197237	42.07	0170
0175	BREMERTON	401	Y		City	BREMERTON						13.591627	40.85	0175
0190	BREMERTON	402	Y		City	BREMERTON	SUNNYSLOPE					12.074248	33.41	0190
0191**	BREMERTON	402	Y		City	BREMERTON	SUNNYSLOPE					12.074248	33.41	0191**
0195	BREMERTON	402	Y		City	BREMERTON						12.074248	33.41	0195
0196**	BREMERTON	402	Y		City	BREMERTON						12.074248	33.41	0196**
0215	BAINBRIDGE IS.	303	Y	2							BI	11.319103	33.04	0215
0216 F	BAINBRIDGE IS.	303		2							BI	8.846731	42.27	0216 F
0220	BAINBRIDGE IS.	303	Y	2					7		BI	11.319103	33.04	0220
0221 F	BAINBRIDGE IS.	303		2					7		BI	8.846731	42.27	0221 F
0230	BAINBRIDGE IS.	303	Y	2			CRYSTAL SPRINGS				BI	11.319103	33.04	0230
0415	POULSBO	400	Y	18	18	POULSBO						12.425567	33.98	0415
0420	POULSBO	400	Y	18	18							12.115138	34.85	0420
0805	PT. ORCHARD	402	Y	7	7	BREMERTON						11.926630	30.51	0805
0810	PT. ORCHARD	402	Y	7	7	BREMERTON		WESTSOUND				11.926630	30.51	0810
1150	UNINCORP.	100	Y			BREMERTON						12.139473	48.50	1150
1159	UNINCORP.	100	Y			BREMERTON						12.139473	48.50	1159
1170	UNINCORP.	100	Y	7	7	BREMERTON						14.139473	41.64	1170
1270	UNINCORP.	100	Y	1	1	BREMERTON	NORTH PERRY					14.139473	41.64	1270
1330	UNINCORP.	100	Y	1	1	BREMERTON						14.139473	41.64	1330
1370	UNINCORP.	100	Y	7	7	BREMERTON	ROCKY POINT					14.139473	41.64	1370
1450	UNINCORP.	100	Y	1	1	ILLAHEE						13.928852	42.27	1450
1460	UNINCORP.	100	Y	1	1	ILLAHEE	NORTH PERRY					13.928852	42.27	1460
1470	UNINCORP.	100	Y	1	1		NORTH PERRY					13.745083	42.83	1470
1550	UNINCORP.	100	Y	1	1							13.745083	42.83	1550
1810*	UNINCORP.	100	Y	7	7	BREMERTON						14.139473	41.64	1810*
4020	UNINCORP.	400	Y	18	18	EGLON						12.179773	34.66	4020
4030	UNINCORP.	400	Y									10.079163	41.89	4030
4039	UNINCORP.	400	Y									10.079163	41.89	4039
4050	UNINCORP.	400	Y			EGLON						10.179773	41.47	4050
4060	UNINCORP.	400	Y									10.079163	41.89	4060
4090	UNINCORP.	400	Y			KEYPORT						10.330661	40.87	4090
4130	UNINCORP.	400	Y	1	1	SILVERDALE	SILVERDALE					12.301066	34.32	4130
4160	UNINCORP.	400	Y	10	10							12.079163	34.95	4160

TAX CODE	CITY	LOCAL SCHOOL	STATE SCHOOL	FIRE	EMS	PORT	WATER	UTILITY	SEWER	HOSP	PARK	TAX RATE	VOTED %	TAX CODE
4169	UNINCORP.	400	Y		10							10.579163	39.91	4169
4170	UNINCORP.	400	Y	1	1	KEYPORT						12.330661	34.24	4170
4180	UNINCORP.	400	Y	18	18	KEYPORT						12.330661	34.24	4180
4190	UNINCORP.	400	Y	18	18	KEYPORT						12.330661	34.24	4190
4199	UNINCORP.	400	Y		18	KEYPORT						10.830661	38.98	4199
4230	UNINCORP.	400	Y	10B	10	KINGSTON					VG	12.759048	35.42	4230
4240	UNINCORP.	400	Y	10B	10	INDIANOLA						12.597200	35.88	4240
4250	UNINCORP.	400	Y	10B	10	INDIANOLA					VG	12.748248	35.45	4250
4260	UNINCORP.	400	Y	1	1	BROWNSVILLE						12.393060	34.07	4260
4270	UNINCORP.	400	Y	1	1							12.079163	34.95	4270
4280	UNINCORP.	400	Y	1	1	BROWNSVILLE	NORTH PERRY					12.393060	34.07	4280
4290	UNINCORP.	400	Y	1	1		SILVERDALE					12.079163	34.95	4290
4300	UNINCORP.	400	Y	1	1	BROWNSVILLE	SILVERDALE					12.393060	34.07	4300
4320	UNINCORP.	400	Y	10B	10						VG	12.528251	36.08	4320
4330	UNINCORP.	400	Y	10B	10							12.377203	36.52	4330
4331 F	UNINCORP.	400		10B	10							9.904831	45.63	4331 F
4340	UNINCORP.	400	Y	10B	10						VG	12.528251	36.08	4340
4360	UNINCORP.	400	Y	18	18		SILVERDALE					12.079163	34.95	4360
4370	UNINCORP.	400	Y	18	18							12.079163	34.95	4370
4371 F	UNINCORP.	400		18	18							9.606791	43.95	4371 F
4379	UNINCORP.	400	Y		18							10.579163	39.91	4379
4400	UNINCORP.	400	Y	1	1	SILVERDALE						12.301066	34.32	4400
4410	UNINCORP.	400	Y	10	10	EGLON						12.179773	34.66	4410
4411 F	UNINCORP.	400		10	10	EGLON						9.707401	43.49	4411 F
4419	UNINCORP.	400	Y		10	EGLON						10.679773	39.53	4419
4815*	UNINCORP.	400	Y	18	18	POULSBO						12.389592	34.07	4815*
4820*	UNINCORP.	400	Y	18	18							12.079163	34.95	4820*
4825*	UNINCORP.	400	Y	18	18							12.079163	34.95	4825*
6010	UNINCORP.	401	Y									11.013644	46.82	6010
6019	UNINCORP.	401	Y									11.013644	46.82	6019
6020	UNINCORP.	401	Y			BREMERTON						11.408034	45.20	6020
6029	UNINCORP.	401	Y			BREMERTON						11.408034	45.20	6029
6070	UNINCORP.	401	Y	1	1	BREMERTON						13.408034	38.46	6070
6079	UNINCORP.	401	Y		1	BREMERTON						11.908034	43.30	6079
6200	UNINCORP.	401	Y	1	1	BROWNSVILLE						13.327541	38.69	6200
6201 F	UNINCORP.	401		1	1	BROWNSVILLE						10.855169	47.50	6201 F
6220	UNINCORP.	401	Y	1	1	BROWNSVILLE	NORTH PERRY					13.327541	38.69	6220
6240	UNINCORP.	401	Y	1	1	BROWNSVILLE						13.327541	38.69	6240
6290	UNINCORP.	401	Y	1	1	ILLAHEE						13.197413	39.07	6290
6310	UNINCORP.	401	Y	1	1	ILLAHEE	NORTH PERRY					13.197413	39.07	6310
6370	UNINCORP.	401	Y			SILVERDALE						11.235547	45.89	6370
6380	UNINCORP.	401	Y	1	1	SILVERDALE						13.235547	38.96	6380
6383	UNINCORP.	401	Y	1	1	TRACYTON						13.062989	39.47	6383
6389	UNINCORP.	401	Y		1	SILVERDALE						11.735547	43.94	6389

TAX CODE	CITY	LOCAL SCHOOL	STATE SCHOOL	FIRE	EMS	PORT	WATER	UTILITY	SEWER	HOSP	PARK	TAX RATE	VOTED %	TAX CODE
6410	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE					13.235547	38.96	6410
6419	UNINCORP.	401	Y		1	SILVERDALE	SILVERDALE					11.735547	43.94	6419
6480	UNINCORP.	401	Y	1	1	TRACYTON	NORTH PERRY					13.062989	39.47	6480
6490	UNINCORP.	401	Y	1	1	TRACYTON						13.062989	39.47	6490
6500	UNINCORP.	401	Y	1	1	TRACYTON						13.062989	39.47	6500
6560	UNINCORP.	401	Y	1	1							13.013644	39.62	6560
6580	UNINCORP.	401	Y	1	1							13.013644	39.62	6580
6590	UNINCORP.	401	Y	1	1		OLD BANGOR					13.013644	39.62	6590
6630	UNINCORP.	401	Y	18	18		SILVERDALE					13.013644	39.62	6630
6640	UNINCORP.	401	Y	18	18							13.013644	39.62	6640
6649	UNINCORP.	401	Y		18							11.513644	44.78	6649
6690	UNINCORP.	401	Y	1	1		NORTH PERRY					13.013644	39.62	6690
6780	UNINCORP.	401	Y	1	1	BREMERTON	SILVERDALE					13.408034	38.46	6780
6789	UNINCORP.	401	Y		1	BREMERTON	SILVERDALE					11.908034	43.30	6789
7170	UNINCORP.	403	Y	M2	M2	BREMERTON						11.664813	29.51	7170
8030	UNINCORP.	402	Y			BREMERTON						9.890655	36.79	8030
8039	UNINCORP.	402	Y			BREMERTON						9.890655	36.79	8039
8040	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND				11.890655	30.60	8040
8110	UNINCORP.	402	Y	7	7	BREMERTON	MANCHESTER					11.890655	30.60	8110
8130	UNINCORP.	402	Y	7	7	BREMERTON	SUNNYSLOPE					11.890655	30.60	8130
8139	UNINCORP.	402	Y		7	BREMERTON	SUNNYSLOPE					10.390655	35.02	8139
8170	UNINCORP.	402	Y	7	7	BREMERTON						11.890655	30.60	8170
8171 F	UNINCORP.	402		7	7	BREMERTON						9.418283	38.64	8171 F
8179	UNINCORP.	402	Y		7	BREMERTON						10.390655	35.02	8179
8320	UNINCORP.	402	Y	7	7							11.496265	31.65	8320
8330	UNINCORP.	402	Y	7	7		MANCHESTER					11.496265	31.65	8330
8340	UNINCORP.	402	Y	7	7			WESTSOUND				11.496265	31.65	8340
8360	UNINCORP.	402	Y	7	7	MANCHESTER						11.697403	31.11	8360
8370	UNINCORP.	402	Y	7	7	MANCHESTER		WESTSOUND				11.697403	31.11	8370
8400	UNINCORP.	402	Y	7	7	MANCHESTER	MANCHESTER					11.697403	31.11	8400
8430	UNINCORP.	402	Y	7	7	WATERMAN		WESTSOUND				11.735063	31.01	8430
8440	UNINCORP.	402	Y	7	7	WATERMAN						11.735063	31.01	8440
8805*	UNINCORP.	402	Y	7	7	BREMERTON						11.890655	30.60	8805*
8811*	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND				11.890655	30.60	8811*

* = Temporary tax codes

** = Properties in the SKIA annexation boundary

F = Farm equip/machinery for personal property = excludes state school in levy rate

TAX CODE	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
0010	14.323066	13.702994	12.811073	11.919896	11.016133	10.166042
0035	14.323066	13.702994	12.811073	11.919896	11.016133	10.166042
0060	13.928676	13.319476	11.996379	11.128330	10.241800	9.450713
0065	13.978021	13.367739	12.041678	11.170515	10.281017	9.486745
0165	13.197237	13.371205	12.065888	10.105995	10.082724	9.306856
0167	13.246582	13.419468	12.111187	10.148180	10.121994	9.342885
0170	13.197237	13.371205	12.065888	10.105995	10.082724	9.306856
0175	13.591627	13.754723	12.880582	10.897561	10.857057	10.022185
0190	12.074248	11.402639	11.177361	10.433839	9.758054	8.759576
0191	12.074248	11.402639	11.177361	10.433839	-	-
0195	12.074248	11.402639	11.177361	10.433839	9.758054	8.759576
0196	12.074248	11.402639	11.177361	10.433839	-	-
0215	11.319103	11.060910	10.858621	10.096418	9.511903	8.330504
0216*	8.846731	8.553828	8.361246	7.718902	7.378306	6.304914
0220	11.319103	11.060910	10.858621	10.096418	9.511903	8.330504
0221*	8.846731	8.553828	8.361246	7.718902	7.378306	6.304914
0225	-	-	-	10.096418	9.511903	8.330504
0230	11.319103	11.060910	10.858621	10.096418	9.511903	8.330504
0415	12.425567	12.228816	11.853909	11.189841	10.473644	9.615599
0420	12.115138	11.926059	11.563169	10.917527	10.213431	9.372481
0805	11.926630	11.498071	11.538931	10.814271	10.272267	9.010488
0810	11.926630	11.498071	11.538931	10.814271	10.272267	9.010488
1150	12.139473	11.708340	10.964029	10.224723	9.373377	8.591314
1159	12.139473	11.708340	10.964029	10.224723	9.373377	8.591314
1170	14.139473	13.659779	12.845587	11.959013	11.037136	9.940382
1270	14.139473	13.708340	12.964029	12.224723	11.293978	10.242357
1330	14.139473	13.708340	12.964029	12.224723	11.293978	10.242357
1370	14.139473	13.659779	13.451963	12.651839	11.640561	10.474348
1450	13.928852	13.507269	12.324363	11.539069	10.620498	9.621634
1460	13.928852	13.507269	12.324363	11.539069	10.620498	9.621634
1470	13.745083	13.324822	12.149335	11.433157	10.519645	-
1550	13.745083	13.324822	12.149335	11.433157	10.519645	9.527028

CONSOLIDATED TAX RATES FOR THE PAST SIX YEARS

TAX CODE	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
1810**	14.139473	13.659779	12.845587	11.959013	11.037136	9.940382
4020	12.179773	11.936439	11.465213	10.831094	10.065953	9.203827
4030	10.079163	9.835784	9.366803	8.733537	8.022134	7.285680
4039	10.079163	9.835784	9.366803	8.733537	8.022134	7.285680
4050	10.179773	9.897464	9.427683	8.794938	8.075199	7.336104
4060	10.079163	9.796809	9.329273	8.697381	7.988749	7.254741
4090	10.330661	10.046624	9.555670	8.911236	8.184301	7.431953
4130	12.301066	12.013575	11.540082	10.903044	10.102425	9.090996
4160	12.079163	11.796809	11.329273	10.627934	9.798179	8.941160
4169	10.579163	10.296809	9.829273	9.197381	8.488749	7.754741
4170	12.330661	12.046624	11.555670	10.911236	10.104902	9.082996
4180	12.330661	12.046624	11.555670	10.911236	10.141670	9.268737
4190	12.330661	12.085599	11.593200	10.947392	10.175055	9.299676
4199	10.830661	10.585599	10.093200	9.447392	8.717686	7.962892
4230	12.759048	12.382153	11.848233	11.062281	10.201264	9.298661
4240	12.597200	12.265767	11.785120	11.049831	10.200030	9.291901
4250	12.748248	12.362476	11.834822	-	-	-
4260	12.393060	12.106562	11.617363	10.968647	10.167768	9.145447
4270	12.079163	11.835784	11.366803	10.733537	9.942735	8.936723
4280	12.393060	12.106562	11.617363	10.968647	10.167768	9.145447
4290	12.079163	11.835784	11.366803	10.733537	9.942735	8.936723
4300	12.393060	12.106562	11.617363	10.968647	10.167768	9.145447
4320	12.528251	12.208261	11.684022	-	-	-
4330	12.377203	12.111552	11.634320	10.912185	10.064332	9.173529
4331*	9.904831	9.604470	9.136945	8.534669	7.930735	7.147939
4340	12.528251	12.169286	11.646492	10.876029	10.030947	9.142590
4360	12.079163	11.835784	11.366803	10.733537	9.979503	-
4370	12.079163	11.835784	11.366803	10.733537	9.979503	9.122464
4371*	9.606791	9.328702	8.869428	8.356021	7.845906	7.096874
4379	10.579163	10.335784	9.866803	9.233537	8.522134	7.785680
4400	12.301066	12.013575	11.540082	10.903044	10.102425	9.090996
4410	12.179773	11.897464	11.427683	10.725491	9.884629	9.022523
4411*	9.707401	9.390382	8.930308	8.347975	7.751032	6.996933
4419	10.679773	10.397464	9.927683	9.294938	8.575199	7.836104
4815**	12.389592	12.099566	11.620013	10.969695	10.206331	9.334643
4820**	12.079163	11.796809	11.329273	10.697381	9.946118	9.091525

CONSOLIDATED TAX RATES FOR THE PAST SIX YEARS

TAX CODE	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
4825	12.079163	11.835784	11.366803	10.733537	9.979503	9.122464
6010	11.013644	11.376551	10.218844	8.410822	8.439968	7.732128
6019	11.013644	11.376551	10.218844	8.410822	8.439968	7.732128
6020	11.408034	11.760069	11.033538	9.202388	9.214301	8.447457
6029	11.408034	11.760069	11.033538	9.202388	9.214301	8.447457
6070	13.408034	13.760069	13.033538	11.202388	11.134902	10.098500
6079	11.908034	12.260069	11.533538	9.702388	9.714301	8.793819
6200	13.327541	13.686304	12.506934	10.682088	10.618987	9.622834
6201*	10.855169	11.179222	10.009559	8.304572	8.485390	7.597244
6220	13.327541	13.686304	12.506934	10.682088	10.618987	9.622834
6240	13.327541	13.686304	12.506934	10.682088	10.618987	9.622834
6290	13.197413	13.558998	12.393872	10.516734	10.461422	9.477777
6310	13.197413	13.558998	12.393872	10.516734	10.461422	9.477777
6370	11.235547	11.593317	10.429653	8.616485	8.633043	7.917340
6380	13.235547	13.593317	12.429653	10.616485	10.553644	9.568383
6383	13.062989	13.424814	12.264143	10.453007	10.399839	9.604412
6389	11.735547	12.093317	10.929653	9.116485	9.133043	8.263702
6410	13.235547	13.593317	12.429653	10.616485	10.553644	9.568383
6419	11.735547	12.093317	10.929653	9.116485	9.133043	8.263702
6480	13.062989	13.424814	12.264143	10.453007	10.399839	9.419200
6490	13.062989	13.424814	12.264143	10.453007	10.399839	9.419200
6500	13.062989	13.424814	12.264143	10.453007	10.399839	9.419200
6560	13.013644	13.376551	12.218844	10.410822	10.360569	9.383171
6580	13.013644	13.376551	12.218844	10.410822	10.360569	9.383171
6590	13.013644	13.376551	12.218844	10.410822	10.360569	9.383171
6630	13.013644	13.376551	12.218844	10.410822	-	-
6640	13.013644	13.376551	12.218844	10.410822	10.397337	9.568912
6649	11.513644	11.876551	10.718844	8.910822	8.939968	8.232128
6690	13.013644	13.376551	12.218844	10.410822	10.360569	9.383171
6780	13.408034	13.760069	13.033538	11.202388	11.134902	10.098500
6789	11.908034	12.260069	11.533538	9.702388	9.714301	8.793819
7030	-	-	-	8.601597	8.413903	7.141755
7170	11.664813	10.433901	10.263002	9.835887	9.577662	8.173987

CONSOLIDATED TAX RATES FOR THE PAST SIX YEARS

TAX CODE	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
8030	9.890655	9.407985	9.330317	8.738666	8.115298	7.184848
8039	9.890655	9.407985	9.330317	8.738666	8.115298	7.184848
8040	11.890655	11.359424	11.211875	10.472956	9.779057	8.533916
8110	11.890655	11.359424	11.211875	10.472956	9.779057	8.533916
8130	11.890655	11.359424	11.211875	10.472956	9.779057	8.533916
8139	10.390655	9.907796	9.830317	9.238666	8.615298	7.501684
8170	11.890655	11.359424	11.211875	10.472956	9.779057	8.533916
8171*	9.418283	8.852342	8.714500	7.645460	7.645460	6.508326
8179	10.390655	9.907796	9.830317	9.238666	8.615298	7.501684
8320	11.496265	10.975906	10.397181	9.681390	9.004724	7.818587
8330	11.496265	10.975906	10.397181	9.681390	9.004724	7.818587
8340	11.496265	10.975906	10.397181	9.681390	9.004724	7.818587
8360	11.697403	11.173970	10.584749	9.854452	9.164022	7.963317
8370	11.697403	11.173970	10.584749	9.854452	9.164022	7.963317
8400	11.697403	11.173970	10.584749	9.854452	9.164022	7.963317
8430	11.735063	11.211568	10.615722	9.841497	9.152691	7.954465
8440	11.735063	11.211568	10.615722	9.841497	9.152691	7.954465
8805**	11.890655	11.359424	11.211875	10.472956	9.779057	8.533916
8811**	11.890655	11.359424	11.211875	10.472956	9.779057	8.533916

* Personal Property "Farm equip./machinery" tax code = Excludes state school levy

** Temporary tax codes

CLASSES OF PROPERTY

RCW 84.36.005 All property now existing or ...hereafter created or brought into this state, shall be subject to assessment and taxation...unless specifically exempted by law. Taxable property is divided into two classes. Real property includes land and all buildings, structures, and improvements to the land. Personal property includes machinery and equipment, fixtures, furniture, and other items that are movable in nature. Personal effects, which are not held for sale or commercial use, are not taxable.

REAL PROPERTY

Frequency of Valuation

State law requires that the Assessor maintain a systematic real property revaluation program. All property in Kitsap County is physically inspected at least once every six years. In addition, values are updated countywide on an annual basis by statistical analysis. If property in a particular area consistently sells for more or less than the assessed value, the assessment roll will be adjusted to reflect real estate market conditions in that area. If the character of property changes because of remodeling, additions, subdivisions, etc., a new valuation is determined.

Method of Valuation

The laws governing the tax appraisal process in Washington State are based upon the same principles and procedures that are used throughout the appraisal profession. There are three basic approaches to the valuation of real property:

The MARKET APPROACH involves comparison of a property with the characteristics of similar properties, which have recently been sold.

The COST APPROACH involves estimating the replacement cost of a structure, and adjusting that estimate to account for depreciation.

The INCOME APPROACH is an analysis of a property's value based on its capacity to generate revenue for the owner.

The appraiser may use all approaches that apply to a particular property.

PERSONAL PROPERTY

Every person, firm or corporation who owns taxable personal property must annually file a listing with the county assessor. Listings must be filed on or before April 30th to avoid penalty. The listing must include the year of purchase and total original cost of the assets by category. Personal property consists of business equipment, machinery and supplies, etc.

A penalty for late filing or failure to file will be applied unless provided a statement of reasonable cause. A notice of valuation is mailed to the taxpayer. The taxpayer may appeal the value to the Board of Equalization.

The taxes levied upon personal property become a lien on the date of assessment.

THE PROPERTY TAX PROCESS

DETERMINATION OF ASSESSED VALUES

The role of the Assessor's Office is to establish a value for all property for tax purposes. The Assessor is required by law to set that value at 100% of market value and to assure that all values are in equalization, as of the first day of January of the assessment year, except for new construction, which is valued as of July 31 of the assessment year. The assessment year is the year prior to the year in which taxes will be collected.

The Assessor does not *create* market value. The Assessor must estimate market value based on evidence in the real estate market. Market value is the price a willing buyer and seller would agree to under ordinary circumstances.

When the assessed value of a tax parcel is changed, the Assessor notifies the taxpayer by mail. If the taxpayer does not agree with the Assessor's determination, he or she may petition the Kitsap County Board of Equalization for a hearing.

ADOPTION OF TAXING DISTRICT BUDGETS

Each year the directors or commissioners of each taxing district meet in open session to determine the amount of taxes to be collected the following year. Public questions or comments are welcomed during this process. Once the budget has been adopted, the amount of taxes to be collected is certified to the County Commissioners.

CERTIFICATION

The County Commissioners certify the taxing district budgets in an open meeting. Using the assessed values determined in the process described above, the Assessor computes the levy rate required to raise the certified tax for each district, and ensures that none of the constitutional or statutory limitations is violated.

TAX EXTENSION

Once the budgets have been certified and the levy rates established the taxes are extended to all property within the boundaries of the respective districts. When this process is completed the amount of taxes that will be billed for each tax account is known.

COLLECTION

The Treasurer mails tax bills on February 14 of the year in which they are collected. First-half property tax payments are due on April 30, and second-half payments are due on October 31. The receipts are distributed back to the various districts.

PROPERTY TAX LIMITS

Regular Levies are taxes that a district may impose each year without voter approval. Regular property tax levies are subject to several statutory and constitutional limits.

- The "levy lid" restricts the increase of the levy of individual taxing districts to one percent or to the implicit price deflator (whichever is lower). The base to which the increase is applied is the highest allowable levy since 1986. Amounts attributable to new construction and to increases in utility values are added to the allowed percentage increase. This law applies to a taxing district budget and not to individual properties. *RCW 84.55.010*. Under certain circumstances a district may exceed the levy limit with voter approval. *RCW 84.55.050*.
- The regular levy of a taxing district cannot exceed a statutory rate which is determined by the type of district. *RCW 84.52.043(1)*:

County Current Expense	1.800
County Road	2.250
Cities*	3.600
Emergency Medical	.500
Fire	1.500
Hospital	.750
Library	.500
Metropolitan Park	.750
Port	.450
Public Utility District	.450
Metropolitan Parks	.750
State School (Statewide rate)	3.600
State School (Local rate)	Varies

*Minus any annexed Library and/or Fire District rate applicable.

- The aggregate regular levy rate of all senior and junior taxing districts (not including the state, port districts, public utility districts, emergency medical levies, and conservation futures) cannot exceed \$5.90. *RCW 84.52.043(2)*.
- The aggregate of all regular levies (not including port and public utility districts) shall not exceed 1% of true and fair value. *Washington State Constitution, Article VII, amended 1972 and RCW 84.52.050*

Excess or Special Levies - Voters within a district may approve excess or special levies. These levies may be for maintenance and operation (M&O) or for construction of buildings or other facilities. M&O levies are generally limited to one year except school districts, which are permitted to vote on four-year levies. Levies to finance general obligation bonds for capital improvement purposes usually obligate the voters to pay annual principal and interest costs over a period of several years. Voter approved excess or special levies are over and above the statutory and constitutional limitations. Qualified senior/disabled persons are exempt from these levies. *RCW 84.52.052*

Capital Fund Levies - The use of school district capital projects was expanded to include technology. There is no limit on how many capital fund levies for technology a school district may impose at one time, but they are limited to six years. *SSHB 1280*

TAX RELIEF

There are several tax relief opportunities provided by state law, including:

- Forest land designation, for parcels that are twenty acres or more and primarily used for the growing and harvesting of timber.
- Current use assessment for:
 - Agricultural land
 - Timber land
 - Nature preserves (Open Space)
- Three-year exemption for improvements to single-family dwellings.
- Adjustments to the valuation of destroyed property.
- Full or partial property tax exemptions and/or tax deferrals for:
 - Senior citizens
 - Disabled persons
- Limited income deferral of the second half of property taxes due
- Exemptions for qualifying property owned by non-profit organizations.

For information about any of these exemptions, contact the Assessor's Office.

APPEAL OF VALUATION

A property owner who feels that an error has been made in the valuation of his or her property should call the Assessor's Office and speak to an appraiser. The appraiser will examine the valuation of the property and may initiate further review. If still not satisfied, the property owner may appeal the valuation to the Kitsap County Board of Equalization. Petitions to the Board of Equalization must be submitted by July 1st of the assessment year, or within sixty days of the date a valuation notice is mailed, whichever is later.

The appeal process does not require an attorney, but evidence must be provided that the Assessor's valuation is incorrect. Property sales information is available for examination any time during our normal business hours and is also available on line.

Decisions of the Board of Equalization may be appealed to the State Board of Tax Appeals. A hearing examiner in Port Orchard generally hears the Board of Tax Appeals' cases.

FREQUENTLY ASKED QUESTIONS

1. How often does the county appraise my property?

All taxable property in Kitsap County is physically inspected at least once every six years. All valuations are subject to change on an annual basis if comparable sales indicate that the level of assessment in an area is either too high or too low.

2. If the house next-door sells to an out-of-state buyer for much more than it is worth, will it affect my assessed value?

Not necessarily, because a single property sale does not establish the market value for surrounding properties.

3. Do I have to let the county appraiser come into my house or onto my property?

No. In fact, it is generally not necessary for an appraiser to view the interior of a home that has been appraised previously. If access is refused, the appraiser must estimate the value of the property using whatever information he or she has available. Also see RCW 84.40.025, access to property required.

4. Is it possible to make a "ballpark estimate" of how much taxes will be on a piece of property that I am thinking about buying (or a structure that I might build)?

The average 2014 tax rate in Kitsap County is about \$12.55 per \$1000 of assessed value. Rates vary from area to area and from year to year, but multiplying the value or cost (per \$1000), by the average levy rate will provide a rough estimate of taxes.

Example: $200,000 \times 12.55 / 1000 = \$2,510$

5. What is the "levy lid" law?

The regular property tax levy of a taxing district is limited to a one percent increase over the highest allowable levy since 1986, plus an amount that is attributable to new construction within the boundaries of the district. The lid does not apply to individual tax parcels

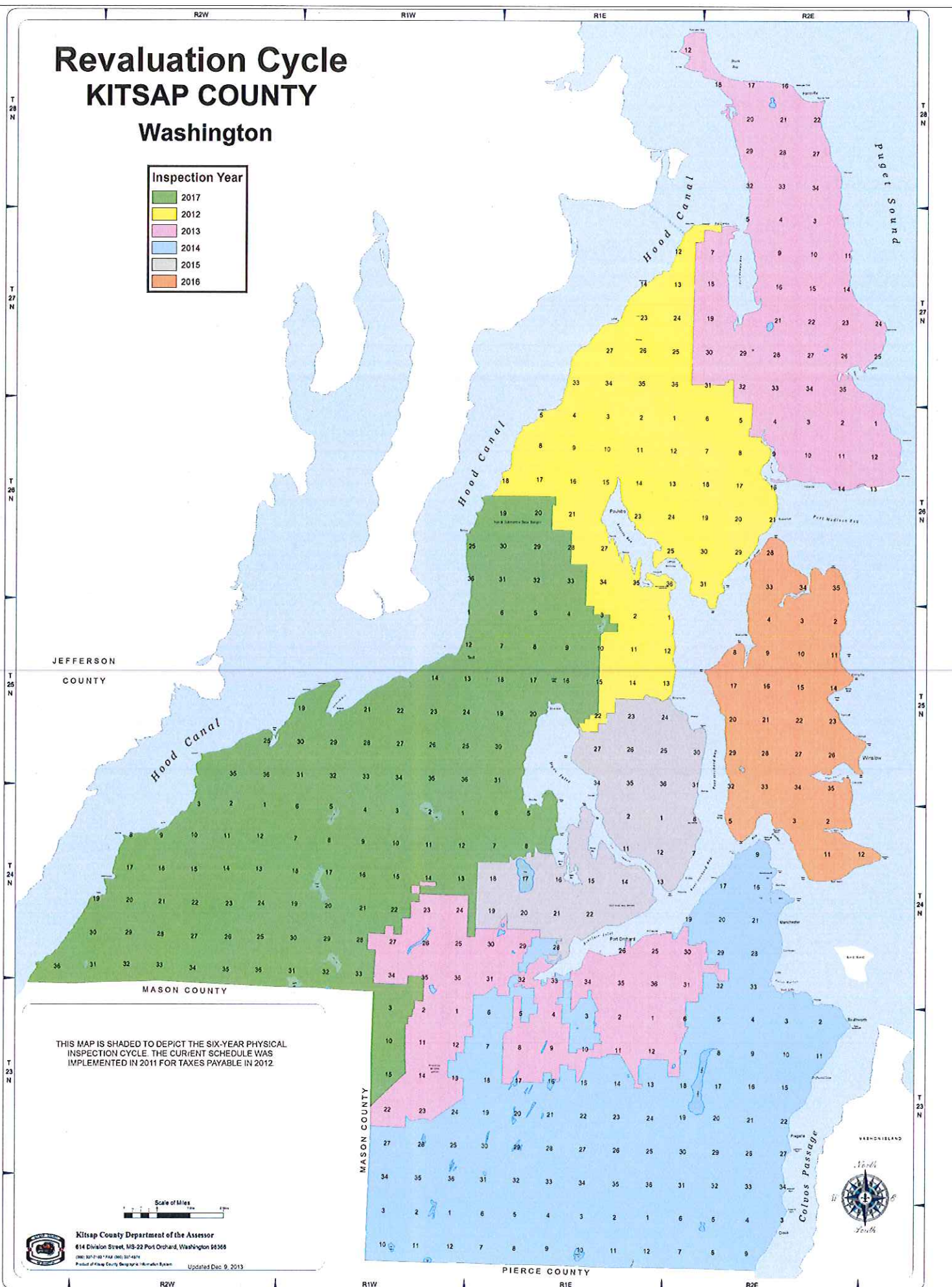
6. What is personal property tax?

All machinery, equipment, supplies, etc that belong to a business are taxable, and are assessed as personal property. Household goods and personal effects are exempt from the property tax.

IMPORTANT DATES

- January 1** Real and personal property is subject to taxation and valuation for assessment purposes as of this date. RCW 84.36.005, 84.40.020
- January 15** County assessor shall deliver tax roll to county treasurer and provide county auditor with abstract of the tax rolls showing total amount of taxes collectible in each taxing district. RCW 84.52.080
- March 31** Application for non-profit exemptions must be received by Department of Revenue. RCW 84.36.815 & 825
- April 1** Senior/Disabled tax deferral applications are due. RCW 84.38.040
- April 30** Personal property affidavits are due. RCW 84.40.020, 040, 060, 130
First half taxes are due. RCW 84.56.020
- July 1** Filing deadline for Board of Equalization appeals. RCW 84.40.038
- July 15** Board of Equalization meets in open session. RCW 84.48.010
- August 1** Most taxing district boundaries must be established to permit tax collection for following year. RCW 84.09.030, WAC 458-50-130 (exceptions RCW 84.09.030-035)
- August 31** Last day Assessor can value new construction, as of July 31. RCW 36.21.040-090. RCW 84.40.040
- September** Department of Revenue determines assessment ratio RCW 84.48.075
Assessor's certification of assessed values to taxing districts. RCW 84.48.130
- Sept. & Oct.** Department of Revenue equalizes taxes to be collected for state purposes. RCW 84.48.080
- Oct. (first Mon.)** County begins budget hearings. RCW 36.040.070,080,090
- October 31** Second-half property taxes are due. RCW 84.56.020
- November 30** Last day for the cities and other taxing district budgets to be filed with County Commissioners. RCW 84.52.020
- November 30** Last day for the districts to certify amount of taxes to Assessor. RCW 84.52.070
- Dec (first Mon.)** County Commissioners may meet to hold budget hearings. RCW 36.040.070,071
- December 31** Deadline for current use assessment applications.
Forest Land - RCW 84.33.130 Open Space - RCW 84.34.030

Revaluation Cycle KITSAP COUNTY Washington



THIS MAP IS SHADED TO DEPICT THE SIX-YEAR PHYSICAL INSPECTION CYCLE. THE CURRENT SCHEDULE WAS IMPLEMENTED IN 2011 FOR TAXES PAYABLE IN 2012.



Kitsap County Department of the Assessor
 614 Division Street, MS-22 Port Orchard, Washington 98365
 (360) 307-7400 FAX (360) 307-6474
 Product of King County Geographic Information System Updated Dec. 9, 2013



R2W

RIW

RIE

R2E

PIERCE COUNTY

JEFFERSON COUNTY

MASON COUNTY

MASON COUNTY

WASHINGTON ISLAND

HOW TO CONTACT US

The Assessor's Office is open to the public from 8:00 to 5:00, Monday through Thursday, closed Fridays and holidays. We are located on the 2nd floor of the Administration Building in Port Orchard across the street from the Kitsap County Court House.

The following information is available for public inspection:

- ✓ Property characteristics
- ✓ Tax maps
- ✓ Sales information
- ✓ Name and address of current taxpayer
- ✓ Additional information regarding tax relief programs

Assessor's parcel specific information, maps, sales data and more can be found on line at: www.kitsapgov.com/assr

General Information	(360) 337-7160
Fax	(360) 337-4874
E-Mail.....	assessor@co.kitsap.wa.us

Jim Avery, Assessor (javery@co.kitsap.wa.us)	(360) 337-7085
Chief Deputy	(360) 337-7084
Levies.....	(360) 337-7094
Commercial & Residential Property	(360) 337-7160
Personal Property (personal-property@co.kitsap.wa.us)	(360) 337-7094
Senior & Disabled Exemptions	(360) 337-7160
Non Profit & Tribal Exemptions.....	(360) 337-4511
Cadastral - split & merge of property tax parcels.....	(360) 337-7277
Current Use – open space, agricultural, timber & designated forest land....	(360) 337-4511
Public Disclosure Requests	(360) 337-7160

Direct lines are available from the following locations:

Bainbridge Island	(206) 842-2061
Olalla.....	(253) 851-4147