

Kitsap County Statement of Assessments



Photo taken by Rachel Stapleton

2004 Assessment for Taxes
Payable in 2005

Jim Avery
Assessor

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I am happy to report that another successful assessment year is behind us here at your Kitsap County Assessor's office. Of particular note this year is the very dramatic increase in the county's market value. Countywide assessed value increased by almost 12% in 2004. You have to go back to the early 1980's to find increases of this magnitude. There is no question that a shortage of building sites coupled with very low interest rates has created a real "sellers market" here in Kitsap County.



The only downside to all the appreciation in our real estate values is that, because our 12% increase is significantly higher than the statewide average of 5%, our share of the Statewide School Levy \$57,393,596 is increased. This is the reason you didn't see your state school levy rate decline as much as other levy rates. Remember that in general just because your market value goes up dramatically you should not expect your tax bill to increase similarly. Following the voter approval of I-747 in 2001 taxing districts have been required to limit any increase in the amount of taxes they collect to 1% per year.

I am proud of the way this office continues to embrace new technology. Our new computer systems (Land Information System & Computer Assisted Mass Appraisal system) are now two years old and exceeding expectations. I continue to get many compliments on our Internet "Parcel Search" feature but more importantly by allowing more visibility of our property data we get more owner feedback, which results in better data and accordingly better estimates of market value. When it became necessary last year to replace twelve aging desktop computers, we chose to purchase tablet computers with docking stations. These new devices work very well as desktop workstations and they allow for the direct update of our account records in the field simultaneously with our many inspections. This of course saves an awful lot of paper, while significantly increasing appraiser productivity.

We continue in our quest to equitably distribute the Kitsap County property tax burden. My wish is to do this with the highest possible degree of mass appraisal uniformity and professional administration with the minimum resources necessary. Thanks to technology and the dedicated professionals in this office we are doing just that. Our uniformity measurements (Coefficients of Dispersion & Price Related Differentials) are among the best in the state and we have reduced our staff size from 36.5 five years ago to only 32.5 of us today.

In closing I would like to specially dedicate this year's Kitsap County Statement of Assessments to Sharon Floyd. Sharon retired from this office at the end of 2004 following over 30 years of outstanding service to the citizens of Kitsap County. As the county's Levy Specialist for many of those years she is responsible for much of the structure and content you find in the following pages.

Jim Avery, Kitsap County Assessor

PROFILE OF KITSAP COUNTY

GEOGRAPHY

398 square miles in area, 93 square miles tax exempt
 211 miles of salt water shoreline
 33 miles of fresh water lake frontage
 112,562 real property tax parcels
 4,376 personal property accounts

POPULATION

	<u>2000</u>	<u>Est. 2003</u>
Total	230,200	237,000
Unincorporated	159,896	162,000
Incorporated	72,073	75,000
➤ Bainbridge Island	20,150	21,350
➤ Bremerton	36,160	38,730
➤ Port Orchard	7,270	7,910
➤ Poulsbo	6,500	7,010

KITSAP COUNTY'S TOP TEN CIVILIAN EMPLOYERS

Puget Sound Naval Shipyard	8,096
Naval Base Kitsap	4,315
Central Kitsap School District	1,674
Harrison Memorial Hospital	1,574
Naval Undersea Warfare Center Keyport	1,315
South Kitsap School District	1,211
Kitsap County	1,190
Olympic College	972
North Kitsap School District	956
Johnson Controls World Services	870

(Source: Kitsap Regional Economic Development Council)

TAXING DISTRICTS

6	School districts (Including part of No. Mason)	5	Fire Protection Districts
10	Water Districts	12	Port Districts
2	Sewer Districts	1	Public Hospital District
4	Cities	2	Park Districts
1	Library District	1	Metropolitan Park District
1	Library Facility Area	1	County
1	Public Utility District		

**STATEMENT OF ASSESSED VALUATION
2004 ASSESSMENT FOR TAXES PAYABLE IN 2005**

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
Locally assessed	18,768,098,993	313,811,072	19,081,910,065
Centrally assessed	25,919,844	277,252,574	303,172,418
Total	18,794,018,837	591,063,646	19,385,082,483

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 2005

	Assessed Value	Rate	Taxes	T.E.D.*	Total
<u>COUNTY:</u>					
1000 COUNTY CURRENT EXPENSE	19,385,082,483	1.219874	23,647,349	42,244	23,689,593
MENTAL HEALTH	19,385,082,483	0.025009	484,808	800	485,608
VETERANS RELIEF	19,385,082,483	0.011254	218,164	360	218,524
TOTAL CURRENT EXPENSE		1.256137	24,350,321	43,404	24,393,725
1001 COUNTY CONSERVATION FUTURES	19,385,082,483	0.052423	1,016,222	1,815	1,018,037
2000 COUNTY ROAD	12,274,406,465	1.602932	19,675,034	53,188	19,728,222
ROAD TAX DIVER - SHERIFF	12,274,406,465	0.075930	932,000	4,099	936,099
ROAD TAX DIVER - PROS ATTY	12,274,406,465	0.034655	425,374	1,218	426,592
ROAD TAX DIVER - CLERK	12,274,406,465	0.004562	56,000	160	56,160
TOTAL COUNTY ROADS		1.718079	21,088,408	58,665	21,147,073
<u>SCHOOLS:</u>					
8300 STATE SCHOOL	19,383,005,823	2.961027	57,393,596		57,393,596
8610 SCHOOL DIST NO 100 - BREM					
SPECIAL M&O	2,394,412,349	2.918879	6,987,402	1,598	6,989,000
BOND	2,394,932,473	1.419664	3,398,431	1,569	3,400,000
TOTAL		4.338543	10,385,833	3,167	10,389,000
8633 SCHOOL DIST NO 303 - BAINBRIDGE ISL.					
SPECIAL M&O	3,959,426,670	1.490115	5,898,558	1,442	5,900,000
BOND	3,958,862,343	1.275619	5,049,451	549	5,050,000
TOTAL		2.765734	10,948,009	1,991	10,950,000
8640 SCHOOL DIST NO 400 - NORTH KITSAP					
SPECIAL M&O	4,167,068,435	2.385867	9,930,100	11,970	9,942,070
BOND	4,171,722,646	1.606051	6,683,998	16,002	6,700,000
TOTAL		3.991918	16,614,098	27,972	16,642,070
8641 SCHOOL DIST NO 401 - CENTRAL KITSAP					
SPECIAL M&O	4,430,374,821	2.397088	10,606,876	13,124	10,620,000
BOND	4,435,331,210	2.186984	9,676,318	23,682	9,700,000
TOTAL		4.584072	20,283,194	36,806	20,320,000
8642 SCHOOL DIST NO 402 - SOUTH KITSAP					
SPECIAL M&O	4,304,041,662	2.805503	12,058,500	16,500	12,075,000
8643 SCHOOL DIST NO 403 - NORTH MASON					
SPECIAL M&O	32,703,169	2.241312	72,267	1,031	73,298
BOND	33,162,776	0.345538	11,050	409	11,459
TOTAL		2.586850	83,317	1,440	84,757
TOTAL Local specials			45,553,703	45,665	45,599,368
TOTAL Local bonds			24,819,248	42,211	24,861,459
TOTAL SCHOOLS			127,766,547	87,876	127,854,423

TO BE COLLECTED IN THE YEAR 2005

	Value	Rate	Taxes	T.E.D.*	Total
<u>CITIES:</u>					
8700 CITY OF BREMERTON					
REG	1,848,037,215	2.854630	5,275,463	900	5,276,363
BOND	1,835,746,167	0.496817	911,844	186	912,030
8701 EMS	1,848,037,215	0.472654	873,482	149	873,631
8710 CITY OF PORT ORCHARD	548,529,529	1.799398	987,023	0	987,023
8720 CITY OF POULSBO	739,142,516	1.930276	1,426,749	0	1,426,749
BOND	733,827,392	0.221175	162,304	0	162,304
8730 CITY OF BAINBRIDGE ISLAND					
REG	3,974,966,758	1.388671	5,519,920	549	5,520,469
BOND	3,958,862,343	0.135325	535,690	43	535,733
TOTAL Cities Regular			13,209,155	1,449	13,210,604
TOTAL Cities EMS			873,482	149	873,631
TOTAL Cities Bonds			1,609,838	229	1,610,067
TOTAL CITIES			15,692,475	1,827	15,694,302
<u>PORTS:</u>					
8800 PORT OF BREMERTON					
REG	6,534,571,899	0.346280	2,262,793	8,242	2,271,035
LTBOND	6,534,571,899	0.087326	570,638	2,176	572,814
TOTAL		0.433606	2,833,431	10,418	2,843,849
8805 PORT OF BROWNSVILLE	937,293,973	0.322296	302,086	28	302,114
8810 PORT OF EGLON	138,405,517	0.135630	18,772	205	18,977
8815 PORT OF ILLAHEE	354,331,013	0.101600	36,000	0	36,000
8820 PORT OF INDIANOLA	144,341,607	0.177302	25,592	3	25,595
8825 PORT OF KEYPORT	91,137,159	0.273149	24,894	0	24,894
8830 PORT OF KINGSTON	600,808,160	0.233252	140,140	371	140,511
8835 PORT OF MANCHESTER	387,126,442	0.208330	80,650	0	80,650
8840 PORT OF POULSBO	630,224,737	0.338070	213,060	0	213,060
8845 PORT OF SILVERDALE	1,790,025,798	0.264519	473,495	82	473,577
8850 PORT OF TRACYTON	249,823,221	0.046401	11,592	0	11,592
8855 PORT OF WATERMAN	172,941,052	0.209100	36,162	0	36,162
TOTAL PORTS			4,195,874	11,107	4,206,981
<u>FIRE DISTRICTS:</u>					
9001 1 CENTRAL KITSAP	4,908,448,499	1.252501	6,147,839	2,056	6,149,895
9026 EMS	4,974,461,163	0.500000	2,487,230	4,283	2,491,513
Total		1.752501	8,635,069	6,339	8,641,408
9002 2 BAINBRIDGE ISLAND	3,974,966,758	0.978689	3,890,257	387	3,890,644
9007 7 SOUTH KITSAP	4,537,836,689	1.260770	5,721,169	5,117	5,726,286
9030 EMS	4,563,470,167	0.450166	2,054,321	5,455	2,059,776
Total		1.710936	7,775,490	10,572	7,786,062

TO BE COLLECTED IN THE YEAR 2005

	Value	Rate	Taxes	T.E.D.*	Total
<u>FIRE DISTRICTS (Continued):</u>					
9010 10 NORTH KITSAP	1,840,424,858	1.249149	2,298,965	4,153	2,303,118
9033 EMS	1,843,336,038	0.463117	853,680	2,288	855,968
9020 BOND	1,338,813,964	0.336118	449,147	853	450,000
Total		2.048384	3,601,792	7,294	3,609,086
9018 18 POULSBO	2,156,886,856	1.236211	2,666,368	1,443	2,667,811
9037 EMS	2,161,070,647	0.447893	967,928	2,238	970,166
Total		1.684104	3,634,296	3,681	3,637,977
TOTAL Fire Regular			20,724,598	13,156	20,737,754
TOTAL Fire EMS			6,363,159	14,264	6,377,423
TOTAL Fire Bond			449,147	853	450,000
TOTAL FIRE DISTRICTS			27,536,904	28,273	27,565,177
 <u>OTHER:</u>					
8935 WATER DIST ROCKY POINT - BOND	103,814,169	0.915097	95,000	0	95,000
9301 PUBLIC UTILITY DIST NO 1	19,385,082,483	0.092209	1,787,487	3,193	1,790,680
9410 PARKS - BAINBRIDGE ISLAND					
SPECIAL M&O	3,958,862,343	0.648419	2,567,000	0	2,567,000
BOND	3,958,862,343	0.176818	699,947	53	700,000
Total		0.825237	3,266,947	53	3,267,000
9600 REGIONAL LIBRARY	18,836,552,954	0.419628	7,904,336	14,485	7,918,821
9606 POULSBO LIBRARY FACILITY - BONI	2,845,966,605	0.052706	149,680	320	150,000
TOTAL OTHER			13,203,450	18,051	13,221,501
 TOTAL TAXES			234,850,201	251,018	235,101,219

NOTE: 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.

TAXING DISTRICTS WITH NO LEVY FOR 2005

	WATER DISTRICTS	ASSESSED VALUE
8900	ANNAPOLIS	1,066,211,169
8905	CRYSTAL SPRINGS	11,985,147
8930	MANCHESTER	480,268,518
8935	ROCKY POINT	105,321,237
8940	NORTH PERRY	1,228,784,030
8945	OLD BANGOR	8,217,779
8950	SILVERDALE	1,478,804,815
8960	SUNNYSLOPE	59,221,296
8965	TRACYTON	232,754,128
8970	WEST HILL	43,444,739

	SEWER DISTRICTS	ASSESSED VALUE
9105	SEWER DIST 5 KARCHER CREEK	699,620,940
9107	SEWER DIST 7 SO BAINBRIDGE ISL	111,680,656

	MISCELLANEOUS DISTRICTS	ASSESSED VALUE
9202	HOSP DIST NO 2 - NO KITSAP	498,705,940
9430	PARKS - SOUTH KITSAP	4,364,977,478
9440	PARKS - NORTH KITSAP	4,190,758,594

TYPICAL KITSAP COUNTY RESIDENTIAL PROPERTY TAX

Area	Assessed Value	Total Levy rate	Reg. Taxes	Voted Taxes	Total Taxes
North Kitsap Unincorporated					
Typical for 2002	177,000	13.8376	1,640	809	2,449
Typical for 2003	186,000	13.3941	1,697	794	2,491
Typical for 2004	204,000	13.0936	1,784	887	2,671
Typical for 2005	221,730	12.2282	1,814	897	2,711
Central Kitsap Unincorporated					
Typical for 2002	147,000	14.8240	1,418	761	2,179
Typical for 2003	156,000	14.3961	1,442	804	2,246
Typical for 2004	166,000	14.0811	1,501	836	2,337
Typical for 2005	182,740	13.1006	1,556	838	2,394
South Kitsap Unincorporated					
Typical for 2002	144,000	13.5952	1,412	545	1,958
Typical for 2003	151,500	12.9418	1,841	120	1,961
Typical for 2004	159,000	12.4573	1,478	503	1,981
Typical for 2005	176,340	11.4495	1,524	495	2,019
City of Bremerton					
Typical for 2002	88,000	14.6720	854	437	1,291
Typical for 2003	96,000	14.8561	936	490	1,426
Typical for 2004	103,000	14.2532	932	536	1,468
Typical for 2005	114,150	13.3777	975	552	1,527
City of Bainbridge Island					
Typical for 2002	296,000	12.5512	2,406	1,310	3,715
Typical for 2003	339,500	12.0502	2,685	1,406	4,091
Typical for 2004	345,000	10.7610	2,596	1,117	3,713
Typical for 2005	368,860	10.8751	2,637	1,374	4,011
City of Poulsbo					
Typical for 2002	157,000	14.1245	1,455	762	2,218
Typical for 2003	159,000	13.8676	1,447	758	2,205
Typical for 2004	176,500	13.5369	1,577	812	2,389
Typical for 2005	192,590	12.9997	1,682	821	2,504
City of Port Orchard					
Typical for 2002	97,000	13.0892	902	367	1,270
Typical for 2003	103,000	12.7220	931	379	1,310
Typical for 2004	108,500	12.3141	993	343	1,336
Typical for 2005	128,860	11.1112	1,070	362	1,432

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. Tax revenue from **public** timber harvest only goes to the state General Fund.

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 the school M&O levy calculation will use the 1983 timber roll value. The **voted bond** levies will use all of 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	2004 Forest Land Assessed Value (FLAV)	2005 Timber Assessed Value (TAV)	1983 Timber Roll (80%)
School District 100 (Bremerton)	209,846	1,040,249	305,064
School District 303 (Bainbridge Island)	76,228	377,877	942,204
School District 400 (North Kitsap)	1,877,758	9,308,422	3,298,246
School District 401 (Central Kitsap)	1,999,673	9,912,779	3,282,658
School District 402 (South Kitsap)	2,105,842	10,439,080	5,155,230
School District 403 (Part of North Mason)	185,430	919,214	287,699
County Current Expense	6,454,777	31,997,621	
Conservation Futures	6,454,777	31,997,621	
County Road	6,318,553	31,322,331	
Regional Library	6,454,777	31,997,621	
Public Utility District	6,454,777	31,997,621	
Port of Bremerton	4,422,378	21,922,613	
Port of Brownsville	15,063	74,670	
Port of Eglon	273,622	1,356,399	
Port of Indianola	3,228	16,002	
Port of Kingston	301,544	1,494,814	
Port of Silverdale	57,970	287,369	
Fire District 1 (Central Kitsap)	301,073	1,492,479	
Fire District 2 (Bainbridge Island)	76,228	377,877	
Fire District 7 (South Kitsap)	735,947	3,648,237	
Fire District 10 (North Kitsap)	632,882	3,137,323	
Fire District 18 (Poulsbo)	217,188	1,076,644	
Fire District 10 Bond (Original district)	470,812	2,333,909	
Fire District 1 Emergency Med	1,862,093	9,230,768	
Fire District 7 Emergency Med	2,200,777	10,909,692	
Fire District 10 Emergency Med	940,354	4,661,523	
Fire District 18 Emergency Med	930,404	4,612,199	
City of Bainbridge Island	76,228	377,877	
City of Bremerton	59,996	297,412	
City of Bremerton Emergency Med	59,996	297,412	
Island Park & Recreation	76,228	377,877	
Poulsbo Library Facility	1,106,672	5,485,995	

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>2003</u>	<u>2004</u>	<u>2005</u>
County Current Expense	300,148,900	394,942,898	368,963,069
County Road	163,286,442	269,226,456	232,414,948
State School	300,148,900	394,942,898	368,963,069
School Dist #100 (Bremerton)	15,894,222	31,126,306	21,442,012
School Dist #303 (Bainbridge Island)	97,574,476	75,152,687	89,819,299
School Dist #400 (North Kitsap)	79,307,712	128,498,991	66,101,123
School Dist #401 (Central Kitsap)	52,778,429	76,370,998	82,328,700
School Dist #402 (South Kitsap)	54,213,351	83,740,476	108,608,575
School Dist #403 (Ptn North Mason)	380,710	53,440	663,360
City of Bremerton	10,064,717	21,069,792	16,015,597
City of Port Orchard	9,146,206	9,610,244	10,797,416
City of Poulsbo	20,077,059	19,883,719	19,915,809
City of Bainbridge Island	97,574,476	75,152,687	89,819,299
Port of Bremerton	75,894,734	117,292,673	135,399,168
Port of Brownsville	10,243,655	10,993,564	19,925,335
Port of Eglon	1,611,265	3,933,760	3,317,474
Port of Illahee	5,615,754	15,483,546	7,931,310
Port of Indianola	3,310,061	3,099,375	1,752,060
Port of Keyport	1,532,550	1,529,700	1,512,120
Port of Kingston	11,752,607	20,761,608	5,537,824
Port of Manchester	2,690,012	7,549,071	5,982,023
Port of Poulsbo	20,026,629	17,940,137	15,577,993
Port of Silverdale	13,395,530	19,170,570	25,336,070
Port of Tracyton	6,474,490	9,552,390	6,116,389
Port of Waterman	2,056,770	3,152,740	4,952,776
Water District - Rocky Point	481,900	2,762,051	684,690
Fire Dist #1 (Central Kitsap)	61,842,312	80,983,360	83,655,001
Fire Dist #2 (Bainbridge Island)	97,574,476	75,152,687	89,819,299
Fire Dist #7 (South Kitsap)	55,572,548	85,862,858	106,936,105
Fire Dist #10 (North Kitsap)	30,778,862	72,227,491	22,316,758
Fire Dist #18 (Poulsbo)	44,238,750	51,330,085	37,578,769
Public Utility District #1	300,148,900	394,942,898	368,963,069
Parks - Bainbridge Island	97,574,476	75,152,687	89,819,299
Regional Library	291,002,694	385,332,654	358,165,653
Poulsbo Library Facility	56,257,050	94,675,997	42,646,099

SUMMARY OF PREVIOUS YEARS

<u>Tax Year</u>	<u>Valuation</u>	<u>Taxes</u>	<u>New Construction</u>
1965	90,523,943	4,729,363	
1970	138,421,602	10,716,676	
1971	368,119,781	12,163,903	17,251,870
1972	386,130,132	15,139,004	24,851,825
1973	447,146,234	13,863,631	22,834,746
1974	482,571,594	17,333,400	35,514,411
1975	1,033,793,823	16,411,585	36,088,389
1980	2,495,310,692	28,982,370	108,855,983
1981	3,118,580,776	31,807,064	134,091,602
1982	3,733,931,702	33,646,206	117,355,991
1983	4,337,059,981	39,069,814	108,309,040
1984	4,745,120,022	43,506,425	97,009,516
1985	5,066,663,138	50,652,286	150,766,270
1986	5,290,741,386	54,088,299	161,050,622
1987	5,439,186,378	63,943,592	127,597,955
1988	5,551,918,267	66,155,733	123,967,256
1989	5,710,662,156	74,299,159	155,794,020
1990	5,947,069,239	77,044,842	181,708,713
1991	6,661,235,888	88,751,179	212,090,287
1992	8,251,019,186	100,789,127	282,725,242
1993	9,236,571,898	123,329,936	230,438,529
1994	10,190,219,955	134,007,483	366,895,359
1995	10,670,426,158	126,956,109	343,270,812
1996	11,113,588,514	156,350,540	322,336,324
1997	11,835,972,852	170,653,435	300,333,982
1998	12,196,558,191	170,078,457	268,497,085
1999	12,543,512,909	183,411,515	236,871,770
2000	13,187,033,175	193,210,204	308,655,411
2001	14,291,868,100	187,840,241	342,948,207
2002	15,327,587,518	211,955,149	343,119,194
2003	16,494,091,138	220,459,699	300,148,900
2004	17,409,450,856	222,979,522	394,942,898
2005	19,385,082,483	242,715,022	368,963,069

Bold = decrease

1965 Assessed value changed to 25% of market value (previously approximately 22%)

1971 Assessed value changed to 50% of market value

1972 Rollback of Value

1975 Assessed value changed to 100% of market value

HISTORICAL ASSESSMENT RATIOS

Determined by the Department of Revenue

Tax Year	Real Property Ratio	Personal Property Ratio	Combined County Ratio
1986	97.9	100.0	98.0
1987	93.6	100.0	93.9
1988	97.8	100.0	97.9
1989	97.9	96.6	97.8
1990	92.2	100.0	92.1
1991	88.8	97.3	89.2
1992	88.8	100.0	89.3
1993	89.9	100.0	90.3
1994	91.7	100.0	92.0
1995	90.2	100.0	90.6
1996	88.2	94.2	88.4
1997	89.9	100.0	90.4
1998	89.5	96.0	92.0
1999	89.5	100.0	91.5
2000	89.4	100.0	89.1
2001	89.0	100.0	89.4
2002	87.6	100.0	88.0
2003	87.6	100.0	88.0
2004	85.7	100.0	86.1
2005	86.7	100.0	87.0

SENIOR CITIZEN AND DISABLED PERSONS EXEMPTION

RCW 84.36, WAC 458-16

Tax relief for qualifying senior citizens and disabled persons is based upon the applicant's disposable income. In 2004 the legislature amended the senior citizen and disabled persons exemption to provide the following levels of reduction for taxes payable in 2005 and thereafter:

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 lump sum settlements, non-reimbursed costs for prescription drugs, in-home care, nursing-home expenses for either spouse, or medicare (Part B) premiums.

Age requirement: Applicants must be 61 or older as of December 31 of the filing year, or disabled from employment. A doctor's 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 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	2,416	224,542,790	2,974,148
\$25,001 - \$30,000	999	82,868,438	1,219,238
\$30,001 - \$35,000	6*	78,360	1,212
Total	3,421	307,489,588	4,194,598

* It is expected that this number will grow to at least 500 as new applicants take advantage of the increased income threshold.

SENIOR CITIZEN AND DISABLED PERSONS DEFERRAL PROGRAM

RCW 84.38, WAC 458-18

If you are age 60 or disabled and your income is \$40,000 or less, you may qualify for the deferral program. Unlike the exemption program, this program is not a reduction of your taxes. This means that for as long as you qualify, the State of Washington would pay your property taxes. When you sell your home or die, those taxes would become due and payable from your estate, or at time of ownership transfer.

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	246	2,501	54,763,309	24,553,938	30,209,371	377,902
Open space	264	2,235	99,643,380	67,088,600	32,554,780	362,081
Timber Land	189	2,073	37,627,141	18,433,467	19,193,674	228,859
Total:	699	6,809	192,033,830	110,076,005	81,957,825	968,842
Chapter 84.33 RCW						
Forest Land	1,363	47,546	*213,955,200	6,072,700	207,882,500	2,382,851
Grand total	2,062	54,355	405,989,030	116,148,705	289,840,325	3,351,693

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.

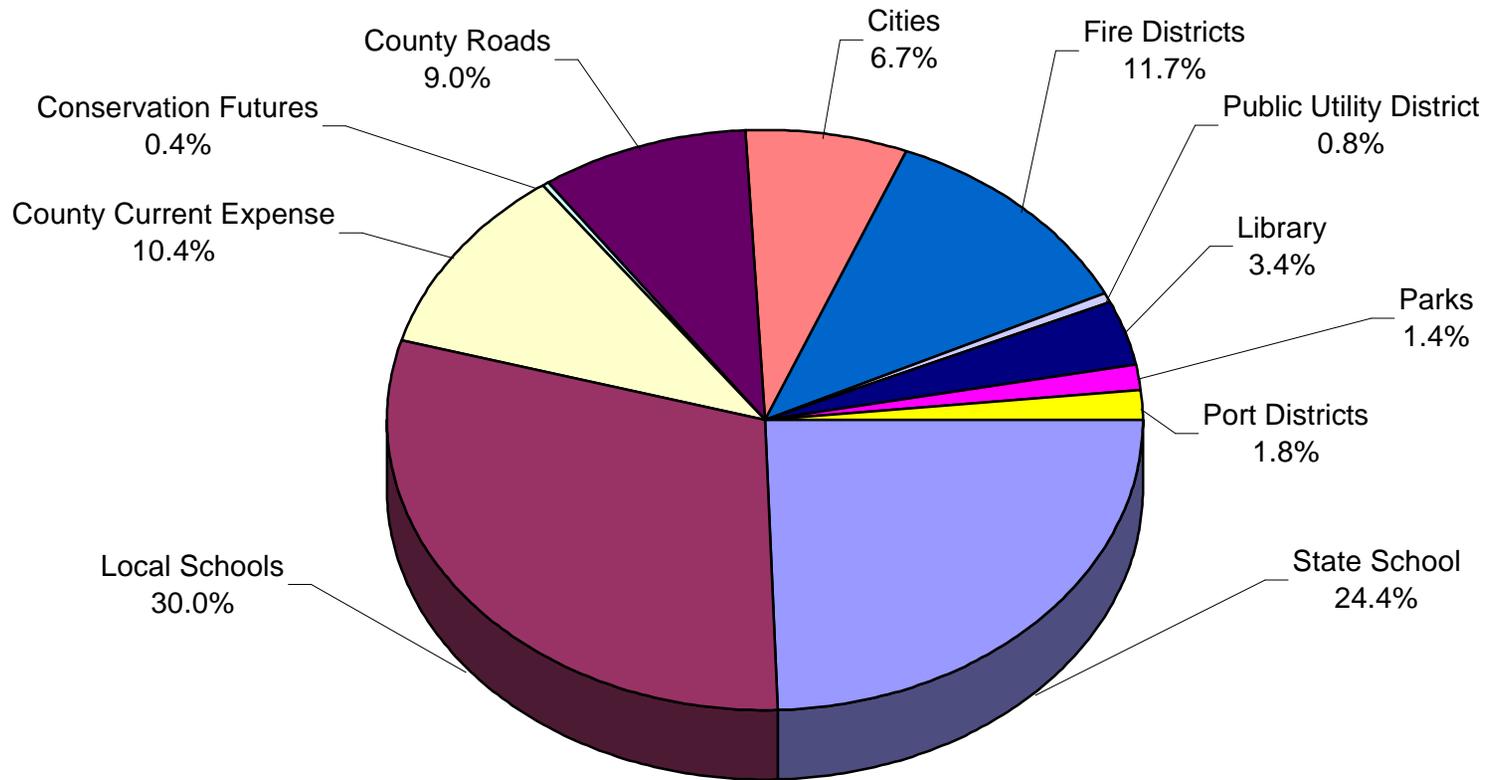
Open space lands include properties whose present use enhances scenic, recreational, natural, or historic resources. The current use value of open space is a percentage of highest and best use value, determined on a case-by case basis by a public benefit rating system that is part of Kitsap County's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

Timber land is property between five and twenty acres that is devoted primarily to the growth and harvest of forest crops. The current use valuation is set by the Department of Revenue on a per-acre basis

Forest land is property 20 acres or more that is devoted primarily to the growth and 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 value of \$4500 per acre is used for this summary.**

PROPERTY TAX DISTRIBUTION FOR THE YEAR 2004



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 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	SK	South Kitsap
303	Bainbridge Island School District	NK	North Kitsap
400	North Kitsap School District	BI	Bainbridge Island
401	Central Kitsap School District	KRL	Kitsap Regional Library
402	South Kitsap School District	KRLP	KRL & Poulsbo Bond
403	North Mason School District		

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	0400 - 0499
Port Orchard	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
Silverdale	6410

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

CONSOLIDATED LEVY RATES WITH DISTRICTS

TAX CODE	CITY	LOCAL SCHOOL	STATE SCH	FIRE	EMS	PORT	WATER	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
0010	BREMERTON	100	Y		YES	BREMERTON					KRL	13.377674	36.15	0010
0035	BREMERTON	100	Y		YES	BREMERTON	NORTH PERRY				KRL	13.377674	36.15	0035
0060	BREMERTON	100	Y		YES						KRL	12.944068	37.36	0060
0085	BREMERTON	100	Y		YES		NORTH PERRY				KRL	12.944068	37.36	0085
0095	BREMERTON	100	Y		YES	BREMERTON				SK	KRL	13.377674	36.15	0095
0165	BREMERTON	401	Y		YES						KRL	13.189597	38.52	0165
0170	BREMERTON	401	Y		YES		NORTH PERRY				KRL	13.189597	38.52	0170
0175	BREMERTON	401	Y		YES	BREMERTON					KRL	13.623203	37.30	0175
0190	BREMERTON	402	Y		YES	BREMERTON	SUNNYSLOPE			SK	KRL	11.844634	27.88	0190
0195	BREMERTON	402	Y		YES	BREMERTON				SK	KRL	11.844634	27.88	0195
0215	BAINBRIDGE IS.	303	Y	2	NO					BI	KRL	10.875080	34.26	0215
0216	BAINBRIDGE IS.	303		2	NO					BI	KRL	7.914053	47.08	0216
0220	BAINBRIDGE IS.	303	Y	2	NO			7		BI	KRL	10.875080	34.26	0220
0221	BAINBRIDGE IS.	304		2	NO			7		BI	KRL	7.914053	47.08	0221
0225	BAINBRIDGE IS.	303	Y	2	NO		WEST HILL			BI	KRL	10.875080	34.26	0225
0230	BAINBRIDGE IS.	303	Y	2	NO		CRYSTAL SPRINGS			BI	KRL	10.875080	34.26	0230
0235	BAINBRIDGE IS.	303	Y	2	NO					BI	KRL	10.875080	34.26	0235
0415	POULSBO	400	Y	18	18	POULSBO				NK	KRLP	12.999673	32.81	0415
0420	POULSBO	400	Y	18	18					NK	KRLP	12.661603	33.69	0420
0805	PT. ORCHARD	402	Y	7	7	BREMERTON				SK		11.111239	25.25	0805
0810	PT. ORCHARD	402	Y	7	7	BREMERTON	ANNAPOLIS			SK		11.111239	25.25	0810
0811	PT. ORCHARD	402	Y	7	7	BREMERTON	ANNAPOLIS	5		SK		11.111239	25.25	0811
0815	PT. ORCHARD	402	Y	7	7	BREMERTON		5		SK		11.111239	25.25	0815
1130	UNINCORP.	100	Y			BREMERTON				SK	KRL	11.271652	38.49	1130
1150	UNINCORP.	100	Y			BREMERTON					KRL	11.271652	38.49	1150
1159	UNINCORP.	100	Y			BREMERTON					KRL	11.271652	38.49	1159
1170	UNINCORP.	100	Y	7	7	BREMERTON					KRL	12.982588	33.42	1170
1260	UNINCORP.	100	Y	1	1	BREMERTON					KRL	13.024153	33.31	1260
1270	UNINCORP.	100	Y	1	1	BREMERTON	NORTH PERRY				KRL	13.024153	33.31	1270
1330	UNINCORP.	100	Y	1	1	BREMERTON					KRL	13.024153	33.31	1330
1370	UNINCORP.	100	Y	7	7	BREMERTON	ROCKY POINT				KRL	13.897685	37.80	1370
1450	UNINCORP.	100	Y	1	1	ILLAHEE					KRL	12.692147	34.18	1450
1460	UNINCORP.	100	Y	1	1	ILLAHEE	NORTH PERRY				KRL	12.692147	34.18	1460
1550	UNINCORP.	100	Y	1	1						KRL	12.590547	34.46	1550
1810*	UNINCORP.	100	Y	7	7	BREMERTON					KRL	12.982588	33.42	1810
4020	UNINCORP.	400	Y	18	18	EGLON				NK	KRLP	12.363861	32.71	4020
4030	UNINCORP.	400	Y							NK	KRLP	10.544127	38.36	4030
4039	UNINCORP.	400	Y							NK	KRLP	10.544127	38.36	4039

CONSOLIDATED LEVY RATES WITH DISTRICTS

TAX CODE	CITY	LOCAL SCHOOL	STATE SCH	FIRE	EMS	PORT	WATER	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
4050	UNINCORP.	400	Y			EGLON			NK	NK	KRL	10.627051	37.56	4050
4060	UNINCORP.	400	Y						NK	NK	KRL	10.491421	38.05	4060
4090	UNINCORP.	400	Y			KEYPORT				NK	KRL	10.764570	37.08	4090
4130	UNINCORP.	400	Y	1	1	SILVERDALE	SILVERDALE			NK	KRL	12.508441	31.91	4130
4160	UNINCORP.	400	Y	10	10				NK	NK	KRL	12.203687	32.71	4160
4169	UNINCORP.	400	Y		10				NK	NK	KRL	10.954538	36.44	4169
4170	UNINCORP.	400	Y	1	1	KEYPORT				NK	KRL	12.517071	31.89	4170
4180	UNINCORP.	400	Y	18	18	KEYPORT				NK	KRL	12.448674	32.07	4180
4190	UNINCORP.	400	Y	18	18	KEYPORT				NK	KRLP	12.501380	32.35	4190
4199	UNINCORP.	400	Y		18	KEYPORT				NK	KRLP	11.265169	35.90	4199
4230	UNINCORP.	400	Y	10B	10	KINGSTON				NK	KRL	12.773057	33.88	4230
4240	UNINCORP.	400	Y	10B	10	INDIANOLA				NK	KRLP	12.769813	34.31	4240
4260	UNINCORP.	400	Y	1	1	BROWNSVILLE				NK	KRL	12.566218	31.77	4260
4270	UNINCORP.	400	Y	1	1					NK	KRLP	12.296628	32.89	4270
4280	UNINCORP.	400	Y	1	1	BROWNSVILLE	NORTH PERRY			NK	KRL	12.566218	31.77	4280
4290	UNINCORP.	400	Y	1	1		SILVERDALE			NK	KRLP	12.296628	32.89	4290
4300	UNINCORP.	400	Y	1	1	BROWNSVILLE	SILVERDALE			NK	KRL	12.566218	31.77	4300
4330	UNINCORP.	400	Y	10B	10					NK	KRLP	12.592511	34.79	4330
4331	UNINCORP.	400		10B	10					NK	KRLP	9.631484	45.48	4331
4340	UNINCORP.	400	Y	10B	10					NK	KRL	12.539805	34.51	4340
4370	UNINCORP.	400	Y	18	18					NK	KRLP	12.228231	33.08	4370
4371	UNINCORP.	400		18	18					NK	KRLP	9.267204	43.64	4371
4379	UNINCORP.	400	Y		18					NK	KRLP	10.992020	36.80	4379
4380	UNINCORP.	400	Y	18	18	POULSBO				NK	KRLP	12.566301	32.19	4380
4389	UNINCORP.	400	Y		18	POULSBO				NK	KRLP	11.330090	35.70	4389
4400	UNINCORP.	400	Y	1	1	SILVERDALE				NK	KRL	12.508441	31.91	4400
4410	UNINCORP.	400	Y	10	10	EGLON			NK	NK	KRL	12.339317	32.35	4410
4411	UNINCORP.	400		10	10	EGLON			NK	NK	KRL	9.378290	42.57	4411
4419	UNINCORP.	400	Y		10	EGLON			NK	NK	KRL	11.090168	36.00	4419
4815*	UNINCORP.	400	Y	18	18	POULSBO				NK	KRL	12.513595	31.90	4815
4820*	UNINCORP.	400	Y	18	18					NK	KRL	12.175525	32.79	4820
6010	UNINCORP.	401	Y								KRL	11.083575	41.36	6010
6019	UNINCORP.	401	Y								KRL	11.083575	41.36	6019
6020	UNINCORP.	401	Y			BREMERTON					KRL	11.517181	39.80	6020
6029	UNINCORP.	401	Y			BREMERTON					KRL	11.517181	39.80	6029
6070	UNINCORP.	401	Y	1	1	BREMERTON					KRL	13.269682	34.55	6070
6079	UNINCORP.	401	Y		1	BREMERTON					KRL	12.017181	38.15	6079
6110	UNINCORP.	401	Y	1	1	BREMERTON					KRL	13.269682	34.55	6110
6119	UNINCORP.	401	Y		1	BREMERTON					KRL	12.017181	38.15	6119
6200	UNINCORP.	401	Y	1	1	BROWNSVILLE					KRL	13.158372	34.84	6200
6201	UNINCORP.	401		1	1	BROWNSVILLE					KRL	10.197345	44.95	6201
6220	UNINCORP.	401	Y	1	1	BROWNSVILLE	NORTH PERRY				KRL	13.158372	34.84	6220

CONSOLIDATED LEVY RATES WITH DISTRICTS

TAX CODE	CITY	LOCAL SCHOOL	STATE SCH	FIRE	EMS	PORT	WATER	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
6240	UNINCORP.	401	Y	1	1	BROWNSVILLE	TRACYTON				KRL	13.158372	34.84	6240
6290	UNINCORP.	401	Y	1	1	ILLAHEE					KRL	12.937676	35.43	6290
6310	UNINCORP.	401	Y	1	1	ILLAHEE	NORTH PERRY				KRL	12.937676	35.43	6310
6370	UNINCORP.	401	Y			SILVERDALE					KRL	11.348094	40.40	6370
6380	UNINCORP.	401	Y	1	1	SILVERDALE					KRL	13.100595	34.99	6380
6389	UNINCORP.	401	Y		1	SILVERDALE					KRL	11.848094	38.69	6389
6410	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE				KRL	13.100595	34.99	6410
6419	UNINCORP.	401	Y		1	SILVERDALE	SILVERDALE				KRL	11.848094	38.69	6419
6480	UNINCORP.	401	Y	1	1	TRACYTON	NORTH PERRY				KRL	12.882477	35.58	6480
6490	UNINCORP.	401	Y	1	1	TRACYTON	TRACYTON				KRL	12.882477	35.58	6490
6500	UNINCORP.	401	Y	1	1	TRACYTON					KRL	12.882477	35.58	6500
6560	UNINCORP.	401	Y	1	1		TRACYTON				KRL	12.836076	35.71	6560
6580	UNINCORP.	401	Y	1	1						KRL	12.836076	35.71	6580
6590	UNINCORP.	401	Y	1	1		OLD BANGOR				KRL	12.836076	35.71	6590
6640	UNINCORP.	401	Y	18	18						KRL	12.767679	35.90	6640
6649	UNINCORP.	401	Y		18						KRL	11.531468	39.75	6649
6690	UNINCORP.	401	Y	1	1		NORTH PERRY				KRL	12.836076	35.71	6690
6780	UNINCORP.	401	Y	1	1	BREMERTON	SILVERDALE				KRL	13.269682	34.55	6780
6789	UNINCORP.	401	Y		1	BREMERTON	SILVERDALE				KRL	12.017181	38.15	6789
7030	UNINCORP.	403	Y		7	BREMERTON				SK	KRL	9.970125	25.95	7030
7170	UNINCORP.	403	Y	7	7	BREMERTON				SK	KRL	11.230895	23.03	7170
8030	UNINCORP.	402	Y			BREMERTON				SK	KRL	9.738612	28.81	8030
8039	UNINCORP.	402	Y			BREMERTON				SK	KRL	9.738612	28.81	8039
8040	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS			SK	KRL	11.449548	24.50	8040
8050	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS	5		SK	KRL	11.449548	24.50	8050
8110	UNINCORP.	402	Y	7	7	BREMERTON	MANCHESTER			SK	KRL	11.449548	24.50	8110
8130	UNINCORP.	402	Y	7	7	BREMERTON	SUNNYSLOPE			SK	KRL	11.449548	24.50	8130
8139	UNINCORP.	402	Y		7	BREMERTON	SUNNYSLOPE			SK	KRL	10.188778	27.54	8139
8150	UNINCORP.	402	Y	7	7	BREMERTON		5		SK	KRL	11.449548	24.50	8150
8170	UNINCORP.	402	Y	7	7	BREMERTON				SK	KRL	11.449548	24.50	8170
8171	UNINCORP.	402		7	7	BREMERTON				SK	KRL	8.488521	33.05	8171
8179	UNINCORP.	402	Y		7	BREMERTON				SK	KRL	10.188778	27.54	8179
8320	UNINCORP.	402	Y	7	7					SK	KRL	11.015942	25.47	8320
8325	UNINCORP.	402	Y	7	7		ANNAPOLIS	5		SK	KRL	11.015942	25.47	8325
8330	UNINCORP.	402	Y	7	7		MANCHESTER			SK	KRL	11.015942	25.47	8330
8340	UNINCORP.	402	Y	7	7		ANNAPOLIS			SK	KRL	11.015942	25.47	8340
8360	UNINCORP.	402	Y	7	7	MANCHESTER				SK	KRL	11.224272	25.00	8360
8370	UNINCORP.	402	Y	7	7	MANCHESTER	ANNAPOLIS			SK	KRL	11.224272	25.00	8370
8400	UNINCORP.	402	Y	7	7	MANCHESTER	MANCHESTER			SK	KRL	11.224272	25.00	8400
8430	UNINCORP.	402	Y	7	7	WATERMAN		5		SK	KRL	11.225042	24.99	8430
8440	UNINCORP.	402	Y	7	7	WATERMAN				SK	KRL	11.225042	24.99	8440
8450	UNINCORP.	402	Y	7	7	WATERMAN	ANNAPOLIS			SK	KRL	11.225042	24.99	8450

CONSOLIDATED LEVY RATES WITH DISTRICTS

TAX CODE	CITY	LOCAL SCHOOL	STATE SCH	FIRE	EMS	PORT	WATER	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
8460	UNINCORP	402	Y	7	7	WATERMAN	ANNAPOLIS	5		SK	KRL	11.225042	24.99	8460
8805*	UNINCORP.	402	Y	7	7	BREMERTON				SK	KRL	11.449548	24.50	8805
8811*	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS	5		SK	KRL	11.449548	24.50	8811

* Temporary tax codes

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

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2005	2004	2003	2002	2001	2000
0010	13.377674	14.253232	14.856117	14.672049	14.446419	15.215597
0035	13.377674	14.253232	14.856117	14.672049	14.446419	15.215597
0060	12.944068	13.778031	14.365539	14.169546	13.959941	14.714974
0085	12.944068	13.778031	14.365539	14.169546	13.959941	14.714974
0095	13.377674	14.253232	14.856117	14.672049	14.446419	15.215597
0165	13.189597	14.233976	14.713852	14.528286	14.434717	15.057226
0170	13.189597	14.233976	14.713852	14.528286	14.434717	15.057226
0175	13.623203	14.709177	15.204430	15.030789	14.921195	15.557849
0190	11.844634	12.833430	13.541940	13.644004	10.269345	14.288323
0195	11.844634	12.833430	13.541940	13.644004	10.269345	14.288323
0215	10.875080	10.761038	12.050197	12.551179	13.333582	14.291188
0216*	7.914053	7.681318	9.123524			
0220	10.875080	10.761038	12.050197	12.551179	13.333582	14.291188
0221*	7.914053	7.681318	9.123524			
0225	10.875080	10.761038	12.050197	12.551179	13.333582	14.291188
0230	10.875080	10.761038	12.050197	12.551179	13.333582	14.291188
0235	10.875080	10.761038	12.050197	12.551179	13.333582	14.291188
0415	12.999673	13.536919	13.867664	14.124457	13.736470	14.793239
0420	12.661603	13.180852	13.497183	13.777666	13.383213	14.391648
0805	11.111239	12.314090	12.722013	13.089169	9.703505	13.613397
0810	11.111239	12.314090	12.722013	13.089169	9.703505	13.613397
0811	11.111239	12.314090	12.722013	13.089169	9.703505	13.613397
0815	11.111239	12.314090	12.722013	13.089169	9.703505	13.613397
1130	11.271652	11.974607	12.345953	12.704555	12.488031	13.230479
1150	11.271652	11.974607	12.345953	12.704555	12.488031	13.230479
1159	11.271652	11.974607	12.345953	12.704555	12.488031	13.230479
1170	12.982588	13.877112	14.255974	14.623245	14.488031	15.230480
1260	13.024153	13.816112	14.247577	14.669079	14.468281	15.213581
1270	13.024153	13.816112	14.247577	14.669079	14.468281	15.213581
1330	13.024153	13.816112	14.253908	14.704556	14.488032	15.230481
1370	13.897685	14.873279	15.286274	15.713427	15.621355	16.427190
1450	12.692147	13.380023	13.801023	14.212247	14.014454	14.775815
1460	12.692147	13.380023	13.801023	14.212247	14.014454	14.775815
1520		13.340911	13.756999	14.166576	13.981803	14.712958
1550	12.590547	13.340911	13.756999	14.166576	13.981803	14.712958

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

1810**	12.982588	13.877112	14.255974	14.623245	14.488031	15.230480
4020	12.363861	13.244893	13.565263	14.018078	13.624441	14.489615
4029						12.989615
4030	10.544127	11.267723	11.509720	11.957076	11.473948	12.440192
4039	10.544127	11.267723	11.509720	11.957076	11.473948	12.440192
4040		11.565421	11.808576	12.227381	11.744376	12.747774
4050	10.627051	11.360700	11.609166	12.061046	11.593733	12.395606
4060	10.491421	11.209354	11.438095	11.880590	11.391119	12.346183
4090	10.764570	11.501255	11.689603	12.137890	11.672882	12.649734
4099						12.649734
4130	12.508441	13.335107	13.630536	14.143819	13.671357	14.589687
4160	12.203687	13.023848	13.288612	13.768898	13.391119	13.785427
4169	10.954538	11.700085	11.938095	12.352111	11.891119	12.846184
4170	12.517071	13.342760	13.591227	14.102414	13.653132	14.632836
4180	12.448674	13.327079	13.574075	14.018436	13.620761	14.649734
4190	12.501380	13.385448	13.645700	14.094922	13.703590	14.743743
4199	11.265169	12.044911	12.261228	12.684564	12.242702	13.243743
4230	12.773057	13.637782	13.957575	14.476866	13.984729	14.977372
4240	12.769813	13.639324	13.965799	14.482480	14.096800	15.103469
4260	12.566218	13.423845	13.733609	14.256099	13.755739	14.773541
4270	12.296628	13.109228	13.411344	13.921600	13.454198	14.423294
4280	12.566218	13.423845	13.733609	14.256099	13.755739	14.773541
4290	12.296628	13.109228	13.411344	13.921600	13.454198	14.423294
4300	12.566218	13.423845	13.733609	14.256099	13.755739	14.773541
4330	12.592511	13.447689	13.777570	14.301156	13.907394	14.900665
4331*	9.631484	10.367969	10.850897			
4340	12.539805	13.389320	13.705945	14.224670	13.824565	14.806656
4370	12.228231	13.093547	13.394192	13.837622	13.421827	14.440192
4371*	9.267204	10.013827	10.467519			
4379	10.992020	11.753010	12.009720	12.427264	11.960939	12.940192
4380	12.566301	13.449614	13.764673	14.184413	13.775084	14.841783
4389	11.330090	12.109077	12.380201	12.774055	12.314196	13.341783
4400	12.508441	13.335107	13.630536	14.143819	13.671357	14.589687
4410	12.339317	13.175194	13.459683	13.949354	13.593733	13.834850
4411*	9.378290	10.095474	10.533010			
4419	11.090168	11.851431	12.109166	12.532567	12.093733	12.895607

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

4815**	12.513595	13.391245	13.693048	14.107927	13.692255	14.747774
4820**	12.175525	13.035178	13.322567	13.761136	13.338998	14.346183
6010	11.083575	11.955351	12.203688	12.560792	12.476329	13.072108
6019	11.083575	11.955351	12.203688	12.560792	12.476329	13.072108
6020	11.517181	12.430552	12.694266	13.063295	12.962807	13.572731
6029	11.517181	12.430552	12.694266	13.063295	12.962807	13.572731
6070	13.269682	14.272057	14.595890	15.027819	14.943057	15.555833
6079	12.017181	12.894518	13.173484	13.558243	13.462807	14.072731
6110	13.269682	14.272057	14.602221	15.063296	14.962808	15.572733
6119	12.017181	12.894518	13.173206	13.563296	13.462808	14.072731
6200	13.158372	14.169842	14.499202	14.936301	14.840949	15.499466
6201*	10.197345	11.090122	11.572529			
6220	13.158372	14.169842	14.499202	14.936301	14.840949	15.499466
6240	13.158372	14.169842	14.499202	14.936301	14.840949	15.499466
6290	12.937676	13.835968	14.149336	14.570987	14.489230	15.118067
6310	12.937676	13.835968	14.149336	14.570987	14.489230	15.118067
6370	11.348094	12.239599	12.494505	12.859497	12.776317	13.332510
6380	13.100595	14.081104	14.396129	14.824021	14.756567	15.315612
6389	11.848094	12.703565	12.973723	13.354445	13.276317	13.832510
6410	13.100595	14.081104	14.396129	14.824021	14.756567	15.315612
6419	11.848094	12.703565	12.973723	13.354445	13.276317	13.832510
6480	12.882477	13.850374	14.105312	14.584832	14.516400	15.113448
6490	12.882477	13.850374	14.105312	14.584832	14.516400	15.113448
6500	12.882477	13.850374	14.105312	14.584832	14.516400	15.113448
6560	12.836076	13.796856	14.105312	14.525316	14.456579	15.055210
6580	12.836076	13.796856	14.105312	14.525316	14.456579	15.055210
6590	12.836076	13.796856	14.105312	14.525316	14.456579	15.055210
6600	#N/A					15.055210
6640	12.767679	13.781175	14.088160	14.441338	14.424208	15.072108
6649	11.531468	12.440638	12.703688	13.030980	12.963320	13.572108
6690	12.836076	13.796856	14.105312	14.525316	14.456579	15.055210
6780	13.269682	14.272057	14.602221	15.063296	14.962808	15.572733
6789	12.017181	12.894518	13.173206	13.563296	13.462808	14.072731
7030	9.970125	10.580892	10.529106	11.264721	11.285229	11.648606
7170	11.230895	11.983397	11.962158	12.704129	12.785229	13.148607
8030	9.738612	10.554805	11.031776	11.676510	8.310957	12.303205

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

8039	9.738612	10.554805	11.031776	11.676510	8.310957	12.303205
8040	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8050	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8110	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8130	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8139	10.188778	11.054805	11.508745	12.155792	8.810957	12.803205
8150	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8170	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8171*	8.488521	9.377590	10.015124			
8179	10.188778	11.054805	11.508745	12.155792	8.810957	12.803205
8320	11.015942	11.982109	12.451219	13.092697	9.824479	13.802583
8325	11.015942	11.982109	12.451219	13.092697	9.824479	13.802583
8330	11.015942	11.982109	12.451219	13.092697	9.824479	13.802583
8340	11.015942	11.982109	12.451219	13.092697	9.824479	13.802583
8360	11.224272	12.208345	12.685818	13.332259	10.082979	14.051328
8370	11.224272	12.208345	12.685818	13.332259	10.082979	14.051328
8400	11.224272	12.208345	12.685818	13.332259	10.082979	14.051328
8430	11.225042	12.217446	12.697291	13.343334	10.093588	14.071592
8440	11.225042	12.217446	12.697291	13.343334	10.093588	14.071592
8450	11.225042	12.217446	12.697291	13.343334	10.093588	14.071592
8460	11.225042	12.217446	12.697291	13.343334	10.093588	14.071592
8805**	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206
8811**	11.449548	12.457310	12.941797	13.595200	10.310957	14.303206

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

** Temporary tax codes

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.

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 an affidavit with the county assessor. Affidavits must be filed on or before April 30th. 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.

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
Parks	.600
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*

TAX RELIEF

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

- Forestland designation, for parcels of twenty or more acres that are primarily used for the growing and harvesting of timber.
- Current use assessment for:
 - Agricultural land
 - Timber land
 - Nature preserves
- 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
- Exemptions for qualifying property owned by non-profit organizations.

For further 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.

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.

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
- February 15** Property taxes can be paid on or after this date. RCW 84.56.020, 84.56.070
- March 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)
- March 31** Newly incorporated city boundaries may be established. RCW 84.09.030
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 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 15** Last day for the city 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

FREQUENTLY ASKED QUESTIONS

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.

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.

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.

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

The average 2005 tax rate in Kitsap County is about \$11.7095 per \$1000 of assessed valuation. Rates vary from area to area and from year to year, but multiplying the number of thousands of dollars of value, or cost, by the average levy rate will provide a rough estimate of taxes.

Example: $150,000 \times 11.7095 / 1000 = \$1,756.43$

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

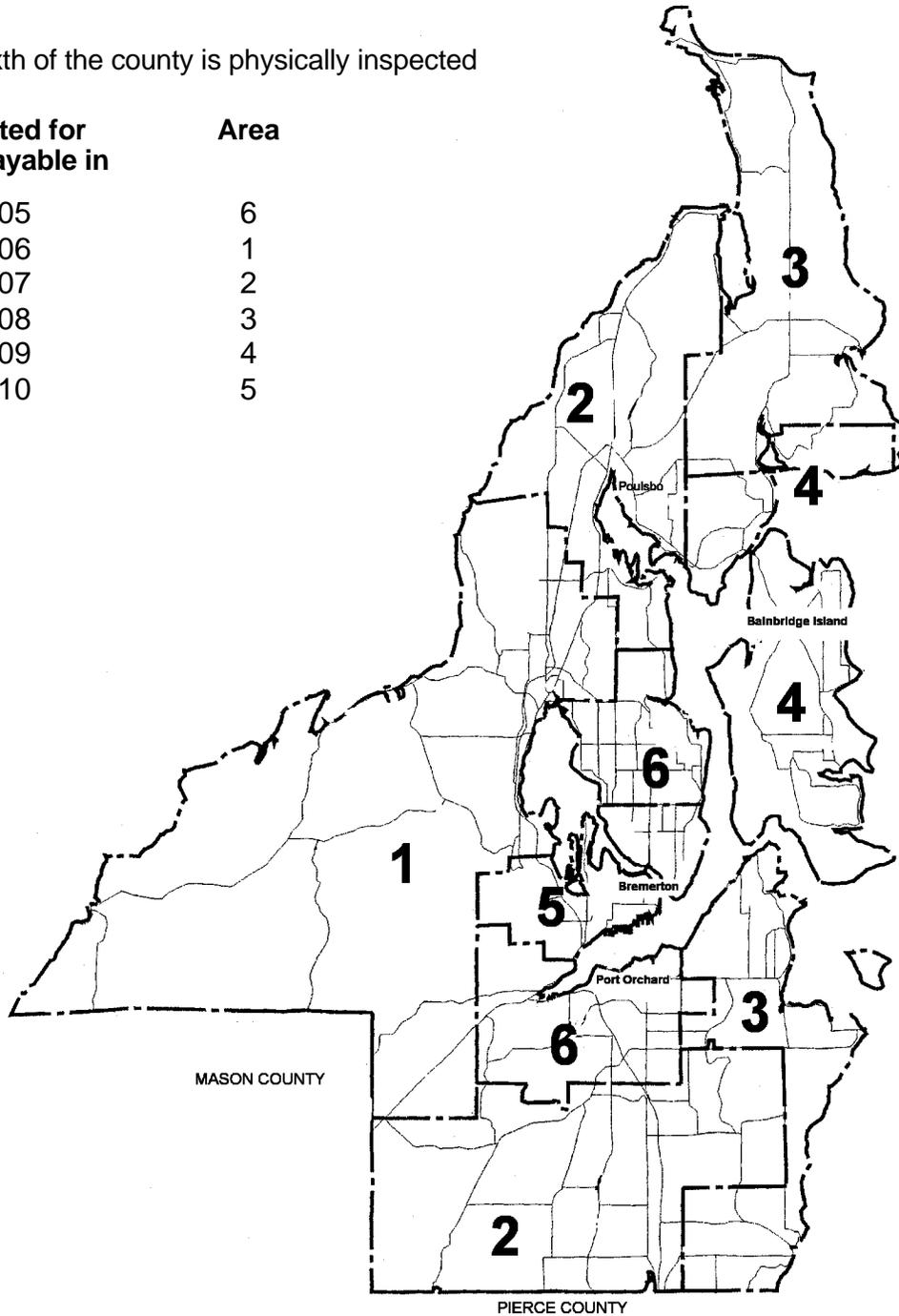
What is personal property tax?

Business machinery, equipment, and supplies are fully taxable, and are assessed as personal property. Household goods and personal effects are exempt from the property tax.

KITSAP COUNTY INSPECTION CYCLE

Each year one-sixth of the county is physically inspected

Inspected for Taxes Payable in	Area
2005	6
2006	1
2007	2
2008	3
2009	4
2010	5



A MORE DETAILED MAP IS AVAILABLE FOR INSPECTION AT THE ASSESSOR'S OFFICE

HOW TO CONTACT US

The Assessor's Office is open to the public from 8:00 a.m. until 4:30 p.m., Monday through Friday, except holidays.

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
 Levy Analyst..... (360) 337-7094
 Commercial/Residential Property (360) 337-7160
 Personal Property (personal.property@co.kitsap.wa.us) (360) 337-7163
 Senior/Disabled Exemptions..... (360) 337-4904
 Non Profit Exemptions (360) 337-4511
 Segregations - splits & merges of property tax parcels (360) 337-7096
 Current Use Assessment - agricultural, timber & nature preserves (360) 337-4859

Direct lines are available from the following locations:

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