

Kitsap County Statement of Assessments



View of Blake Island from Kitsap County - Photo taken by Alex Wolfe

2005 Assessment for Taxes Payable in 2006

Jim Avery
Assessor

TABLE OF CONTENTS

ASSESSED VALUES AND LEVY RATES

Message from the Assessor	3
Profile of Kitsap County.....	4
Statement of Assessed Values	5
To Be Collected by District	6
Taxing Districts with No Levy	9
Major Changes	10
Typical Residential Taxes	11
Timber Excise Tax Information	12
Timber Values	13
New Construction by Taxing District	14
Summary of Previous Years	15
Historical Assessment Ratios.....	16
Senior Citizen Exemption.....	17
Current Use Assessment	18
Distribution of Taxes Pie Chart	19
Consolidated Levy Code Key	20
Consolidated Tax Rates with Districts	21
Consolidated Tax Rates for Six Years	25

GENERAL INFORMATION

Classes of Property.....	29
Property Tax Process	30
Property Tax Limits	31
Tax Relief.....	32
Frequently Asked Questions	33
Important Dates	34
Revaluation Cycle Map	35
How to Contact Us	36

As another assessment year ends all I can say is WOW! Is there an end to the escalating real estate market? This is a question that is being asked throughout the country. We certainly have not seen it slow down here in Kitsap County. In last year's Statement of Assessments I said that the 2004 assessed value increase of 12% was unprecedented since the early '80s here in Kitsap County. That 12% wasn't unprecedented for very long as the 2005 assessed value that you will find in this report exceeds the 2004 countywide assessed value by more than 20%. A preliminary look at the 2005 sales activity suggests that you can expect to see another significant increase when we report to you our estimate of your property's value in June 2006. It is safe to say the real estate bubble we hear so much about in the news has not burst.



Thankfully taxpayers have come to understand that higher tax bills will not result from these staggering value increases. As long as the value increases are applied fairly consistently throughout the county, which is what you would expect to see, actual tax bills increase only modestly (typically about 3%). It would be 1% per Citizen's Initiative 747 approved by voters in 2001, if it weren't for the School District local levies, which usually are approved with a built-in 5% annual increase. The only exception to this is when voters approve other levy increases in excess of 1% or when a specific property is improved with "new construction". The following 2005/2006 change percentages for single-family residences are used to show how this works:

<u>Area</u>	<u>Avg. Value Chg</u>	<u>Avg. Tax Chg</u>	<u>Reason for Larger Tax Chg</u>
Bainbridge	19.1%	7.7%	Metro Park Dist/FD2 Lid lift
North Kitsap	19.2%	5.6%	Fire 10 Lid Lift
South Kitsap	17.5%	3.8%	
Central Kitsap	20.9%	3.0%	
Bremerton	24.5%	8.1%	Shift from Commercial

Although voters did authorize some increases above 1% and some tax shifting took place as you can see tax bill increases were modest compared to the value increase.

As a quick reminder, Seniors (over 61) and any of you who are disabled from full-time employment will likely be eligible for significant property tax relief if you live in your home and your combined annual family income is less than \$35,000. Contact our office at 360 337-7160 or visit us on-line at www.kitsapgov.com/assr. We will be happy to help you apply for an exemption.

If you visit our website you will find many new features of interest to both residential and commercial property owners. Of particular interest to many visitors is the sales information, which we use each year to set an estimate of market value for each of the 115,000 properties in Kitsap County. We also encourage you to verify your properties important characteristics using the "parcel search" feature. Having that information correct is the most important thing we do when it comes to determining annual assessed values in our mass appraisal system.

ATTENTION business owners!! You can now report to us the annual changes to your personal property on-line. We encourage you to do so and have tried to make it as easy as possible. It certainly saves us time and effort and reduces the chance for errors.

I continue to enjoy serving in the capacity of your Assessor. I hope you enjoy and appreciate the service you receive from the great employees I am fortunate to work alongside.

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
 112,957 real property tax parcels
 4,876 personal property accounts

POPULATION

	Est. 2000	Est. 2004
Total	230,200	239,500
Unincorporated	160,120	165,540
Incorporated	70,080	73,960
➤ Bainbridge Island	20,150	20,920
➤ Bremerton	36,160	37,530
➤ Port Orchard	7,270	8,060
➤ Poulsbo	6,500	7,450

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
EJB Facilities 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
2005 ASSESSMENT FOR TAXES PAYABLE IN 2006**

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
Locally assessed	22,686,481,593	356,619,723	23,043,101,316
Centrally assessed	28,382,028	248,878,621	277,260,649
Total	22,714,863,621	605,498,344	23,320,361,965

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 2006

	Assessed Value	Rate	Taxes	T.E.D.*	Total
<u>COUNTY:</u>					
1000 COUNTY CURRENT EXPENSE	23,320,361,965	1.050763	24,504,176	27,230	24,531,406
MENTAL HEALTH	23,320,361,965	0.025000	583,009	558	583,567
VETERANS RELIEF	23,320,361,965	0.010000	233,203	251	233,454
TOTAL CURRENT EXPENSE		1.085763	25,320,388	28,039	25,348,427
1001 COUNTY CONSERVATION FUTURES	23,320,361,965	0.045313	1,056,714	1,170	1,057,884
2000 COUNTY ROAD	14,854,656,996	1.379529	20,492,431	33,511	20,525,942
ROAD TAX DIVER - SHERIFF	14,854,656,996	0.062741	932,000	1,587	933,587
ROAD TAX DIVER - PROS ATTY	14,854,656,996	0.028660	425,734	725	426,459
ROAD TAX DIVER - CLERK	14,854,656,996	0.003770	56,000	95	56,095
TOTAL COUNTY ROADS		1.474700	21,906,165	35,918	21,942,083
<u>SCHOOLS:</u>					
8300 STATE SCHOOL	23,318,600,891	2.599112	60,607,666		60,607,666
8610 SCHOOL DIST NO 100 - BREM					
SPECIAL M&O	2,878,812,597	2.548968	7,337,110	890	7,338,000
BOND	2,878,922,026	1.180998	3,399,412	588	3,400,000
TOTAL		3.729966	10,736,522	1,478	10,738,000
8633 SCHOOL DIST NO 303 - BAINBRIDGE ISL.					
SPECIAL M&O	4,723,560,942	1.312569	6,198,596	1,404	6,200,000
BOND	4,722,823,859	1.143384	5,399,738	262	5,400,000
TOTAL		2.455953	11,598,334	1,666	11,600,000
8640 SCHOOL DIST NO 400 - NORTH KITSAP					
SPECIAL M&O	5,031,314,941	2.145614	10,787,392	7,869	10,795,261
BOND	5,033,711,317	1.350892	6,790,854	9,146	6,800,000
TOTAL		3.496506	17,578,246	17,015	17,595,261
8641 SCHOOL DIST NO 401 - CENTRAL KITSAP					
SPECIAL M&O	5,439,942,139	2.012889	10,940,458	9,542	10,950,000
BOND	5,443,922,930	1.781803	9,682,588	17,412	9,700,000
TOTAL		3.794692	20,623,046	26,954	20,650,000
8642 SCHOOL DIST NO 402 - SOUTH KITSAP					
SPECIAL M&O	5,028,857,798	2.500510	12,560,248	14,463	12,574,711
8643 SCHOOL DIST NO 403 - NORTH MASON					
SPECIAL M&O	40,549,108	2.231812	89,853	645	90,498
BOND	40,825,248	0.168131	6,455	409	6,864
TOTAL		2.399943	96,308	1,054	97,362
TOTAL Local specials			47,913,657	34,813	47,948,470
TOTAL Local bonds			25,279,047	27,817	25,306,864
TOTAL SCHOOLS			133,800,370	62,630	133,863,000

TO BE COLLECTED IN THE YEAR 2006

	Assessed Value	Rate	Taxes	T.E.D.*	Total
<u>CITIES:</u>					
8700 CITY OF BREMERTON					
REG	2,222,892,524	2.460115	5,468,572	3,457	5,472,029
BOND	2,201,146,419	0.478833	1,053,981	195	1,054,176
8701 EMS	2,222,892,524	0.406949	904,604	572	905,176
8710 CITY OF PORT ORCHARD	590,880,351	2.127371	1,257,022	0	1,257,022
8720 CITY OF POULSBO	905,352,282	1.712171	1,550,118	0	1,550,118
BOND	896,728,329	0.178597	160,153	602	160,755
8730 CITY OF BAINBRIDGE ISLAND					
REG	4,746,579,812	1.209266	5,739,879	285	5,740,164
BOND	4,722,823,859	0.118573	560,000	28	560,028
TOTAL Cities Regular			14,015,591	3,742	14,019,333
TOTAL Cities EMS			904,604	572	905,176
TOTAL Cities Bonds			1,774,134	223	1,774,959
TOTAL CITIES			16,694,329	4,537	16,699,468
<u>PORTS:</u>					
8800 PORT OF BREMERTON					
REG	7,829,291,586	0.303681	2,377,609	5,586	2,383,195
LTBOND	7,829,291,586	0.073041	571,856	1,408	573,264
TOTAL		0.376722	2,949,465	6,994	2,956,459
8805 PORT OF BROWNSVILLE	1,086,494,889	0.279799	304,000	16	304,016
8810 PORT OF EGLON	161,469,586	0.116400	18,795	119	18,914
8815 PORT OF ILLAHEE	413,579,846	0.060588	25,058	0	25,058
8820 PORT OF INDIANOLA	183,504,440	0.144847	26,580	2	26,582
8825 PORT OF KEYPORT	107,574,802	0.239201	25,732	0	25,732
8830 PORT OF KINGSTON	758,503,136	0.198645	150,673	250	150,923
8835 PORT OF MANCHESTER	461,039,493	0.182577	84,175	0	84,175
8840 PORT OF POULSBO	748,589,273	0.300320	224,816	0	224,816
8845 PORT OF SILVERDALE	2,272,582,867	0.213559	485,331	48	485,379
8850 PORT OF TRACYTON	280,052,105	0.042406	11,876	0	11,876
8855 PORT OF WATERMAN	207,796,659	0.180884	37,587	0	37,587
TOTAL PORTS			4,344,088	7,429	4,351,517
<u>FIRE DISTRICTS:</u>					
9001 1 CENTRAL KITSAP	6,049,291,380	1.048474	6,342,525	3,012	6,345,537
9026 EMS	6,123,167,843	0.418818	2,564,490	3,506	2,567,996
Total		1.467292	8,907,015	6,518	8,913,533
9002 2 BAINBRIDGE ISLAND	4,746,579,812	0.931924	4,423,454	201	4,423,655
9007 7 SOUTH KITSAP	5,340,176,297	1.117782	5,969,154	3,056	5,972,210
9030 EMS	5,367,532,762	0.399255	2,143,012	3,088	2,146,100
Total		1.517037	8,112,166	6,144	8,118,310

TO BE COLLECTED IN THE YEAR 2006

	Assessed Value	Rate	Taxes	T.E.D.*	Total
<u>FIRE DISTRICTS (Continued):</u>					
9010 10 NORTH KITSAP	2,267,595,639	1.500000	3,401,393	2,257	3,403,650
9033 EMS	2,270,677,369	0.396338	899,955	1,314	901,269
9020 BOND	1,644,615,401	0.255379	420,000	494	420,494
Total		2.151717	4,721,348	4,065	4,725,413
9018 18 POULSBO	2,565,248,420	1.083694	2,779,944	834	2,780,778
9037 EMS	2,569,773,901	0.392657	1,009,039	1,270	1,010,309
Total		1.476351	3,788,983	2,104	3,791,087
TOTAL Fire Regular			22,916,470	9,360	22,925,830
TOTAL Fire EMS			6,616,496	9,178	6,625,674
TOTAL Fire Bond			420,000	494	420,494
TOTAL FIRE DISTRICTS			29,952,966	19,032	29,971,998
<u>OTHER:</u>					
8935 WATER DIST ROCKY POINT - BOND	128,280,882	0.779539	100,000	0	100,000
9301 PUBLIC UTILITY DIST NO 1	23,320,361,965	0.079702	1,858,681	2,058	1,860,739
9410 PARKS - BAINBRIDGE ISLAND					
SPECIAL M&O	4,722,823,859	0.000000	0	0	0
BOND	4,722,823,859	0.187161	883,927	36	883,963
Total		0.187161	883,927	36	883,963
9420 METRO PARK - BAINBRIDGE ISLAND	4,746,579,812	0.750000	3,559,934	133	3,560,067
9600 REGIONAL LIBRARY	22,729,481,614	0.361586	8,218,663	9,367	8,228,030
9606 POULSBO LIBRARY FACILITY - BONI	3,386,221,290	0.044297	150,000	171	150,171
TOTAL OTHER			11,211,271	11,632	11,222,903
TOTAL TAXES			252,398,457	176,531	252,575,590

TAXING DISTRICTS WITH NO LEVY FOR 2006

WATER DISTRICTS

ASSESSED VALUE

Annapolis	1,216,816,537
Crystal Springs	13,978,193
Manchester	568,265,477
North Perry	1,416,743,277
Old Bangor	11,478,294
Silverdale	1,896,950,002
Sunnyslope	68,545,215
Tracyton	271,010,290
West Hill	51,172,468

SEWER DISTRICTS

Sewer District 5 (Karcher Creek)	818,981,424
Sewer District 7 (So. Bainbridge Island)	138,595,145

MISCELLANEOUS DISTRICTS

North Kitsap Hospital District 2	614,682,476
South Kitsap Park & Recreation District	5,120,975,745
North Kitsap Park & Recreation Service	5,070,770,845

MAJOR CHANGES IN PROPERTY TAX RATES

Taxes Payable in 2006

<u>District / Issue</u>	<u>Election Date</u>	<u>% of Increase</u>
Bainbridge Island Fire District #2 Temporary Lid Lift	Sept 20, 2005	10%
Bainbridge Island Metropolitan Park New District Established	Sept 14, 2004	*39%
City of Port Orchard Portion of Banked Capacity	N/A	23%
North Kitsap Fire District #10 Lid Lift	May 17, 2005	43%

* Bainbridge Island Metropolitan Park District increase is based on a comparison of the voted operations & maintenance levy collected in 2005.

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 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
Typical for 2006	259,880	10.6633	1,851	920	2,771
Central Kitsap Unincorporated					
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
Typical for 2006	219,300	11.1217	1,607	832	2,439
South Kitsap Unincorporated					
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
Typical for 2006	210,080	10.0404	1,584	525	2,109
City of Bremerton					
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
Typical for 2006	142,795	11.6241	1,059	601	1,660
City of Bainbridge Island					
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
Typical for 2006	443,245	9.8244	3,131	1,224	4,355
City of Poulsbo					
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
Typical for 2006	226,580	11.3797	1,736	843	2,578
City of Port Orchard					
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
Typical for 2006	152,590	10.3315	1,195	382	1,576

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 the school M&O levy calculation will use the 1983 timber roll value for all districts except Central Kitsap School District, which will use one-half school district TAV. 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	2005 Forest Land Assessed Value (FLAV)	2006 Timber Assessed Value (TAV)	1983 Timber Roll (80%)
School District 100 (Bremerton)	131,610	414,493	305,064
School District 303 (Bainbridge Island)	65,130	205,121	942,204
School District 400 (North Kitsap)	1,808,154	5,694,622	3,298,246
School District 401 (Central Kitsap)	2,527,958	7,961,582	3,282,658
School District 402 (South Kitsap)	2,375,880	7,482,624	5,155,230
School District 403 (Part of North Mason)	179,030	563,839	287,699
County Current Expense	7,087,761	22,322,281	
Conservation Futures	7,087,761	22,322,281	
County Road	6,638,093	20,906,092	
Regional Library	7,087,761	22,322,281	
Public Utility District	7,087,761	22,322,281	
Port of Bremerton	5,122,275	16,132,154	
Port of Brownsville	15,640	49,257	
Port of Eglon	278,155	876,025	
Port of Indianola	3,000	9,448	
Port of Kingston	340,701	1,073,008	
Port of Silverdale	57,487	181,050	
Fire District 1 (Central Kitsap)	763,689	2,405,173	
Fire District 2 (Bainbridge Island)	65,130	205,121	
Fire District 7 (South Kitsap)	769,535	2,423,584	
Fire District 10 (North Kitsap)	573,827	1,807,219	
Fire District 18 (Poulsbo)	214,253	674,770	
Fire District 10 Bond (Original district)	466,573	1,469,430	
Fire District 1 Emergency Med	2,226,519	7,012,228	
Fire District 7 Emergency Med	2,177,775	6,858,712	
Fire District 10 Emergency Med	901,030	2,837,716	
Fire District 18 Emergency Med	900,313	2,835,455	
City of Bainbridge Island	65,130	205,121	
City of Bremerton	384,538	1,211,068	
City of Bremerton Emergency Med	384,538	1,211,068	
Island Park & Recreation Bond	65,130	205,121	
Metropolitan Parks Bainbridge Island	65,130	205,121	
Poulsbo Library Facility	1,032,914	3,253,073	

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>2004</u>	<u>2005</u>	<u>2006</u>
County Current Expense	394,942,898	368,963,069	499,921,482
County Road	269,226,456	232,414,948	307,546,643
State School	394,942,898	368,963,069	499,921,482
School Dist #100 (Bremerton)	31,126,306	21,442,012	37,757,411
School Dist #303 (Bainbridge Island)	75,152,687	89,819,299	109,053,572
School Dist #400 (North Kitsap)	128,498,991	66,101,123	146,692,848
School Dist #401 (Central Kitsap)	76,370,998	82,328,700	75,530,620
School Dist #402 (South Kitsap)	83,740,476	108,608,575	103,635,401
School Dist #403 (Ptn North Mason)	53,440	663,360	251,630
City of Bremerton	21,069,792	16,015,597	31,190,709
City of Port Orchard	9,610,244	10,797,416	14,185,847
City of Poulsbo	19,883,719	19,915,809	37,944,711
City of Bainbridge Island	75,152,687	89,819,299	109,053,572
Port of Bremerton	117,292,673	135,399,168	163,461,718
Port of Brownsville	10,993,564	19,925,335	19,810,999
Port of Eglon	3,933,760	3,317,474	7,446,950
Port of Illahee	15,483,546	7,931,310	5,910,524
Port of Indianola	3,099,375	1,752,060	3,478,830
Port of Keyport	1,529,700	1,512,120	1,424,290
Port of Kingston	20,761,608	5,537,824	36,411,537
Port of Manchester	7,549,071	5,982,023	11,463,827
Port of Poulsbo	17,940,137	15,577,993	25,118,893
Port of Silverdale	19,170,570	25,336,070	19,959,014
Port of Tracyton	9,552,390	6,116,389	3,120,960
Port of Waterman	3,152,740	4,952,776	6,547,690
Water District - Rocky Point	2,762,051	684,690	854,683
Fire Dist #1 (Central Kitsap)	80,983,360	83,655,001	87,298,865
Fire Dist #2 (Bainbridge Island)	75,152,687	89,819,299	109,053,572
Fire Dist #7 (South Kitsap)	85,862,858	106,936,105	132,812,013
Fire Dist #10 (North Kitsap)	72,227,491	22,316,758	74,216,489
Fire Dist #18 (Poulsbo)	51,330,085	37,578,769	63,653,434
Public Utility District #1	394,942,898	368,963,069	499,921,482
Parks - Bainbridge Island	75,152,687	89,819,299	109,053,572
Metro Parks District - Bainbridge Islan	0	0	109,053,572
Regional Library	385,332,654	358,165,653	485,735,635
Poulsbo Library Facility	94,675,997	42,646,099	80,336,426

SUMMARY OF PREVIOUS YEARS

Tax Year	Value	% of Increase	Taxes	% of Increase	New Construction	% of Increase
1970	138,421,602	-	10,716,676	-	-	-
1971	368,119,781	166%	12,163,903	14%	17,251,870	-
1972	386,130,132	5%	15,139,004	24%	24,851,825	44%
1973	447,146,234	16%	13,863,631	-8%	22,834,746	-8%
1974	482,571,594	8%	17,333,400	25%	35,514,411	56%
1975	1,033,793,823	114%	16,411,585	-5%	36,088,389	2%
1980	2,495,310,692	141%	28,982,370	77%	108,855,983	202%
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%

1965 Assessed Value changed to 25% of market value

1971 Assessed Value changed to 50% of market value

1972 Rollback of Value

1975 Assessed Value changed to 100% of market value

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.

HISTORICAL ASSESSMENT RATIOS

Determined by the Department of Revenue

Tax Year	Real Property Ratio	Personal Property Ratio	Combined County Ratio
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
2006	89.9	100.0	90.1

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. 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	2,567	296,033,346	3,411,619
\$25,001 - \$30,000	951	98,217,218	1,244,031
\$30,001 - \$35,000	428	15,973,475	374,630
Total	3,946	410,224,039	5,030,280

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	236	2,363	60,441,050	26,910,310	33,530,740	353,523
Open Space	268	2,449	118,876,640	78,925,830	32,554,780	411,730
Timber Land	192	2,117	46,176,960	22,234,357	19,193,674	251,851
Total:	696	6,929	225,494,650	128,070,497	85,279,194	1,017,104
Chapter 84.33 RCW						
Forest Land	1,283	44,465	*200,092,500	5,676,360	194,416,140	1,929,563
Grand total	1,979	51,394	425,587,150	133,746,857	279,695,334	2,946,667

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.

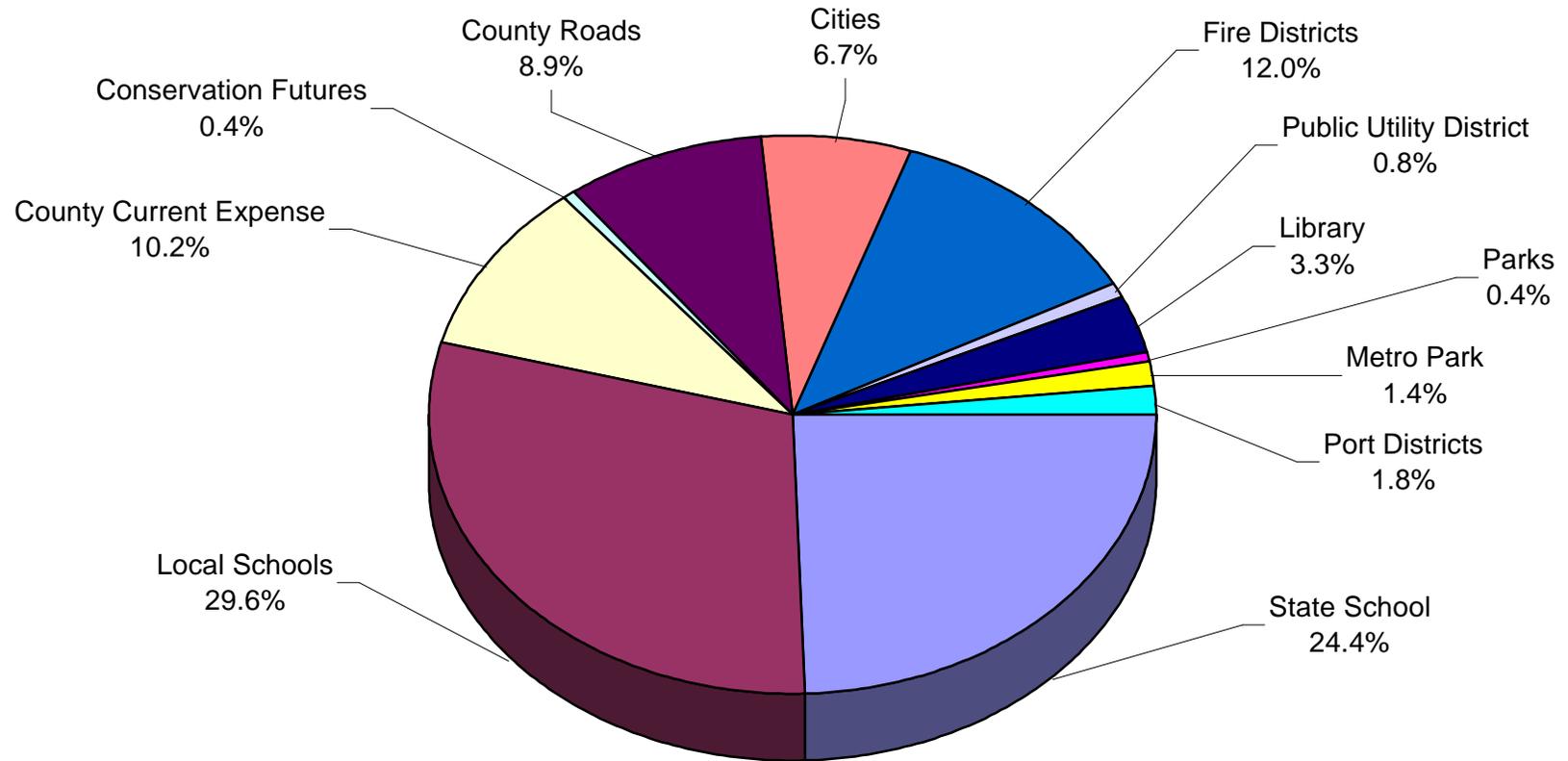
Open Space lands include properties whose present use enhances scenic, recreational, natural, or historic resources. The current use value of open space is a percentage of highest and best use value, determined on a case-by case basis by a public benefit rating system that is part of Kitsap County's 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 \$4500 per acre is used for this summary.**

PROPERTY TAX DISTRIBUTION FOR THE YEAR 2006



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	11.624061	36.21	0010
0035	BREMERTON	100	Y		YES	BREMERTON	NORTH PERRY				KRL	11.624061	36.21	0035
0060	BREMERTON	100	Y		YES						KRL	11.247339	37.42	0060
0085	BREMERTON	100	Y		YES		NORTH PERRY				KRL	11.247339	37.42	0085
0095	BREMERTON	100	Y		YES	BREMERTON				SK	KRL	11.624061	36.21	0095
0165	BREMERTON	401	Y		YES						KRL	11.312065	37.78	0165
0170	BREMERTON	401	Y		YES		NORTH PERRY				KRL	11.312065	37.78	0170
0175	BREMERTON	401	Y		YES	BREMERTON					KRL	11.688787	36.56	0175
0190	BREMERTON	402	Y		YES	BREMERTON	SUNNYSLOPE			SK	KRL	10.394605	28.66	0190
0195	BREMERTON	402	Y		YES	BREMERTON				SK	KRL	10.394605	28.66	0195
0215	BAINBRIDGE IS.	303	Y	2	NO					BI	KRL	9.824353	28.11	0215
0216**	BAINBRIDGE IS.	303		2	NO					BI	KRL	7.225241	47.08	0216
0220	BAINBRIDGE IS.	303	Y	2	NO			7		BI	KRL	9.824353	34.26	0220
0221**	BAINBRIDGE IS.	304		2	NO			7		BI	KRL	7.225241	47.08	0221
0225	BAINBRIDGE IS.	303	Y	2	NO		WEST HILL			BI	KRL	9.824353	34.26	0225
0230	BAINBRIDGE IS.	303	Y	2	NO		CRYSTAL SPRINGS			BI	KRL	9.824353	34.26	0230
0235	BAINBRIDGE IS.	303	Y	2	NO					BI	KRL	9.824353	34.26	0235
0415	POULSBO	400	Y	18	18	POULSBO				NK	KRLP	11.379718	32.68	0415
0420	POULSBO	400	Y	18	18					NK	KRLP	11.079398	33.57	0420
0805	PT. ORCHARD	402	Y	7	7	BREMERTON				SK		10.331530	24.20	0805
0810	PT. ORCHARD	402	Y	7	7	BREMERTON	ANNAPOLIS			SK		10.331530	24.20	0810
0811	PT. ORCHARD	402	Y	7	7	BREMERTON	ANNAPOLIS	5		SK		10.331530	24.20	0811
0815	PT. ORCHARD	402	Y	7	7	BREMERTON		5		SK		10.331530	24.20	0815
1130	UNINCORP.	100	Y			BREMERTON				SK	KRL	9.752864	38.24	1130
1150	UNINCORP.	100	Y			BREMERTON					KRL	9.752864	38.24	1150
1159	UNINCORP.	100	Y			BREMERTON					KRL	9.752864	38.24	1159
1170	UNINCORP.	100	Y	7	7	BREMERTON					KRL	11.269901	33.10	1170
1260	UNINCORP.	100	Y	1	1	BREMERTON					KRL	11.220156	33.24	1260
1270	UNINCORP.	100	Y	1	1	BREMERTON	NORTH PERRY				KRL	11.220156	33.24	1270
1330	UNINCORP.	100	Y	1	1	BREMERTON					KRL	11.220156	33.24	1330
1370	UNINCORP.	100	Y	7	7	BREMERTON	ROCKY POINT				KRL	12.049440	37.43	1370
1450	UNINCORP.	100	Y	1	1	ILLAHEE					KRL	10.904022	34.21	1450
1460	UNINCORP.	100	Y	1	1	ILLAHEE	NORTH PERRY				KRL	10.904022	34.21	1460
1550	UNINCORP.	100	Y	1	1						KRL	10.843434	34.40	1550
1810*	UNINCORP.	100	Y	7	7	BREMERTON					KRL	11.269901	33.10	1810
4020	UNINCORP.	400	Y	18	18	EGLON				NK	KRLP	10.779730	32.85	4020
4030	UNINCORP.	400	Y							NK	KRLP	9.186979	38.54	4030
4039	UNINCORP.	400	Y							NK	KRLP	9.186979	38.54	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	9.259082	37.76	4050
4060	UNINCORP.	400	Y						NK	NK	KRL	9.142682	38.24	4060
4090	UNINCORP.	400	Y			KEYPORT				NK	KRL	9.381883	37.27	4090
4130	UNINCORP.	400	Y	1	1	SILVERDALE	SILVERDALE			NK	KRL	10.823533	32.30	4130
4160	UNINCORP.	400	Y	10	10				NK	NK	KRL	11.039020	31.67	4160
4169	UNINCORP.	400	Y		10				NK	NK	KRL	9.539020	36.65	4169
4170	UNINCORP.	400	Y	1	1	KEYPORT				NK	KRL	10.849175	32.23	4170
4180	UNINCORP.	400	Y	18	18	KEYPORT				NK	KRL	10.858234	32.20	4180
4190	UNINCORP.	400	Y	18	18	KEYPORT				NK	KRLP	10.902531	32.48	4190
4199	UNINCORP.	400	Y		18	KEYPORT				NK	KRLP	9.818837	36.06	4199
4230	UNINCORP.	400	Y	10B	10	KINGSTON				NK	KRL	11.493044	32.64	4230
4240	UNINCORP.	400	Y	10B	10	INDIANOLA				NK	KRLP	11.483543	33.06	4240
4260	UNINCORP.	400	Y	1	1	BROWNSVILLE				NK	KRL	10.889773	32.11	4260
4270	UNINCORP.	400	Y	1	1					NK	KRLP	10.654271	33.23	4270
4280	UNINCORP.	400	Y	1	1	BROWNSVILLE	NORTH PERRY			NK	KRL	10.889773	32.11	4280
4290	UNINCORP.	400	Y	1	1		SILVERDALE			NK	KRLP	10.654271	33.23	4290
4300	UNINCORP.	400	Y	1	1	BROWNSVILLE	SILVERDALE			NK	KRL	10.889773	32.11	4300
4330	UNINCORP.	400	Y	10B	10					NK	KRLP	11.338696	33.48	4330
4331**	UNINCORP.	400		10B	10					NK	KRLP	8.739584	43.44	4331
4340	UNINCORP.	400	Y	10B	10					NK	KRL	11.294399	33.22	4340
4370	UNINCORP.	400	Y	18	18					NK	KRLP	10.663330	33.21	4370
4371**	UNINCORP.	400		18	18					NK	KRLP	8.064218	43.91	4371
4379	UNINCORP.	400	Y		18					NK	KRLP	9.579636	36.96	4379
4380	UNINCORP.	400	Y	18	18	POULSBO				NK	KRLP	10.963650	32.30	4380
4389	UNINCORP.	400	Y		18	POULSBO				NK	KRLP	9.879956	35.84	4389
4400	UNINCORP.	400	Y	1	1	SILVERDALE				NK	KRL	10.823533	32.30	4400
4410	UNINCORP.	400	Y	10	10	EGLON			NK	NK	KRL	11.155420	31.34	4410
4411**	UNINCORP.	400		10	10	EGLON			NK	NK	KRL	8.556308	40.86	4411
4419	UNINCORP.	400	Y		10	EGLON			NK	NK	KRL	9.655420	36.21	4419
4815*	UNINCORP.	400	Y	18	18	POULSBO				NK	KRL	10.919353	32.02	4815
4820*	UNINCORP	400	Y	18	18					NK	KRL	10.619033	32.93	4820
4825*	UNINCORP	400	Y	18	18					NK	KRLP	10.663300	33.21	4825
6010	UNINCORP.	401	Y								KRL	9.440868	40.19	6010
6019	UNINCORP.	401	Y								KRL	9.440868	40.19	6019
6020	UNINCORP.	401	Y			BREMERTON					KRL	9.817590	38.65	6020
6029	UNINCORP.	401	Y			BREMERTON					KRL	9.817590	38.65	6029
6070	UNINCORP.	401	Y	1	1	BREMERTON					KRL	11.284882	33.63	6070
6079	UNINCORP.	401	Y		1	BREMERTON					KRL	10.236408	37.07	6079
6110	UNINCORP.	401	Y	1	1	BREMERTON					KRL	11.284882	33.63	6110
6119	UNINCORP.	401	Y		1	BREMERTON					KRL	10.236408	37.07	6119
6200	UNINCORP.	401	Y	1	1	BROWNSVILLE					KRL	11.187959	33.92	6200
6201**	UNINCORP.	401		1	1	BROWNSVILLE					KRL	8.588847	44.18	6201

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
6220	UNINCORP.	401	Y	1	1	BROWNSVILLE	NORTH PERRY				KRL	11.187959	33.92	6220
6240	UNINCORP.	401	Y	1	1	BROWNSVILLE	TRACYTON				KRL	11.187959	33.92	6240
6290	UNINCORP.	401	Y	1	1	ILLAHEE					KRL	10.968748	34.60	6290
6310	UNINCORP.	401	Y	1	1	ILLAHEE	NORTH PERRY				KRL	10.968748	34.60	6310
6370	UNINCORP.	401	Y			SILVERDALE					KRL	9.654427	39.31	6370
6380	UNINCORP.	401	Y	1	1	SILVERDALE					KRL	11.121719	34.12	6380
6389	UNINCORP.	401	Y		1	SILVERDALE					KRL	10.073245	37.67	6389
6410	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE				KRL	11.121719	34.12	6410
6419	UNINCORP.	401	Y		1	SILVERDALE	SILVERDALE				KRL	10.073245	37.67	6419
6480	UNINCORP.	401	Y	1	1	TRACYTON	NORTH PERRY				KRL	10.950566	34.65	6480
6490	UNINCORP.	401	Y	1	1	TRACYTON	TRACYTON				KRL	10.950566	34.65	6490
6500	UNINCORP.	401	Y	1	1	TRACYTON					KRL	10.950566	34.65	6500
6560	UNINCORP.	401	Y	1	1		TRACYTON				KRL	10.908160	34.79	6560
6580	UNINCORP.	401	Y	1	1						KRL	10.908160	34.79	6580
6590	UNINCORP.	401	Y	1	1		OLD BANGOR				KRL	10.908160	34.79	6590
6640	UNINCORP.	401	Y	18	18						KRL	10.917219	34.76	6640
6649	UNINCORP.	401	Y		18						KRL	9.833525	38.59	6649
6690	UNINCORP.	401	Y	1	1		NORTH PERRY				KRL	10.908160	34.79	6690
6780	UNINCORP.	401	Y	1	1	BREMERTON	SILVERDALE				KRL	11.284882	33.63	6780
6789	UNINCORP.	401	Y		1	BREMERTON	SILVERDALE				KRL	10.236408	37.07	6789
7030	UNINCORP.	403	Y		7	BREMERTON				SK	KRL	8.821850	27.20	7030
7170	UNINCORP.	403	Y	7	7	BREMERTON				SK	KRL	9.939632	24.14	7170
8030	UNINCORP.	402	Y			BREMERTON				SK	KRL	8.523408	29.34	8030
8039	UNINCORP.	402	Y			BREMERTON				SK	KRL	8.523408	29.34	8039
8040	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS			SK	KRL	10.040445	24.90	8040
8050	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS	5		SK	KRL	10.040445	24.90	8050
8110	UNINCORP.	402	Y	7	7	BREMERTON	MANCHESTER			SK	KRL	10.040445	24.90	8110
8130	UNINCORP.	402	Y	7	7	BREMERTON	SUNNYSLOPE			SK	KRL	10.040445	24.90	8130
8139	UNINCORP.	402	Y		7	BREMERTON	SUNNYSLOPE			SK	KRL	8.922663	28.02	8139
8150	UNINCORP.	402	Y	7	7	BREMERTON		5		SK	KRL	10.040445	24.90	8150
8170	UNINCORP.	402	Y	7	7	BREMERTON				SK	KRL	10.040445	24.90	8170
8171**	UNINCORP.	402		7	7	BREMERTON				SK	KRL	7.441333	33.60	8171
8175	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS			SK	KRL	10.040445	24.90	8175
8179	UNINCORP.	402	Y		7	BREMERTON				SK	KRL	8.922663	28.02	8179
8320	UNINCORP.	402	Y	7	7					SK	KRL	9.663723	25.88	8320
8325	UNINCORP.	402	Y	7	7		ANNAPOLIS	5		SK	KRL	9.663723	25.88	8325
8330	UNINCORP.	402	Y	7	7		MANCHESTER			SK	KRL	9.663723	25.88	8330
8340	UNINCORP.	402	Y	7	7		ANNAPOLIS			SK	KRL	9.663723	25.88	8340
8360	UNINCORP.	402	Y	7	7	MANCHESTER				SK	KRL	9.846300	25.40	8360
8370	UNINCORP.	402	Y	7	7	MANCHESTER	ANNAPOLIS			SK	KRL	9.846300	25.40	8370
8400	UNINCORP.	402	Y	7	7	MANCHESTER	MANCHESTER			SK	KRL	9.846300	25.40	8400
8430	UNINCORP.	402	Y	7	7	WATERMAN		5		SK	KRL	9.844607	25.40	8430

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
8440	UNINCORP.	402	Y	7	7	WATERMAN				SK	KRL	9.844607	25.40	8440
8450	UNINCORP.	402	Y	7	7	WATERMAN	ANNAPOLIS			SK	KRL	9.844607	25.40	8450
8460	UNINCORP.	402	Y	7	7	WATERMAN	ANNAPOLIS	5		SK	KRL	9.844607	25.40	8460
8805*	UNINCORP.	402	Y	7	7	BREMERTON				SK	KRL	10.040445	24.90	8805
8811*	UNINCORP.	402	Y	7	7	BREMERTON	ANNAPOLIS	5		SK	KRL	10.040445	24.90	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	2006	2005	2004	2003	2002	2001
0010	11.624061	13.377674	14.253232	14.856117	14.672049	14.446419
0035	11.624061	13.377674	14.253232	14.856117	14.672049	14.446419
0060	11.247339	12.944068	13.778031	14.365539	14.169546	13.959941
0085	11.247339	12.944068	13.778031	14.365539	14.169546	13.959941
0095	11.624061	13.377674	14.253232	14.856117	14.672049	14.446419
0165	11.312065	13.189597	14.233976	14.713852	14.528286	14.434717
0170	11.312065	13.189597	14.233976	14.713852	14.528286	14.434717
0175	11.688787	13.623203	14.709177	15.204430	15.030789	14.921195
0190	10.394605	11.844634	12.833430	13.541940	13.644004	10.269345
0195	10.394605	11.844634	12.833430	13.541940	13.644004	10.269345
0215	9.824353	10.875080	10.761038	12.050197	12.551179	13.333582
0216*	7.225241	7.914053	7.681318	9.123524	0.000000	0.000000
0220	9.824353	10.875080	10.761038	12.050197	12.551179	13.333582
0221*	7.225241	7.914053	7.681318	9.123524	0.000000	0.000000
0225	9.824353	10.875080	10.761038	12.050197	12.551179	13.333582
0230	9.824353	10.875080	10.761038	12.050197	12.551179	13.333582
0235	9.824353	10.875080	10.761038	12.050197	12.551179	13.333582
0415	11.379718	12.999673	13.536919	13.867664	14.124457	13.736470
0420	11.079398	12.661603	13.180852	13.497183	13.777666	13.383213
0805	10.33153	11.111239	12.314090	12.722013	13.089169	9.703505
0810	10.33153	11.111239	12.314090	12.722013	13.089169	9.703505
0811	10.33153	11.111239	12.314090	12.722013	13.089169	9.703505
0815	10.33153	11.111239	12.314090	12.722013	13.089169	9.703505
1130	9.752864	11.271652	11.974607	12.345953	12.704555	12.488031
1150	9.752864	11.271652	11.974607	12.345953	12.704555	12.488031
1159	9.752864	11.271652	11.974607	12.345953	12.704555	12.488031
1170	11.269901	12.982588	13.877112	14.255974	14.623245	14.488031
1260	11.220156	13.024153	13.816112	14.247577	14.669079	14.468281
1270	11.220156	13.024153	13.816112	14.247577	14.669079	14.468281
1330	11.220156	13.024153	13.816112	14.253908	14.704556	14.488032
1370	12.04944	13.897685	14.873279	15.286274	15.713427	15.621355
1450	10.904022	12.692147	13.380023	13.801023	14.212247	14.014454
1460	10.904022	12.692147	13.380023	13.801023	14.212247	14.014454
1520	0.000000	0.000000	13.340911	13.756999	14.166576	13.981803
1550	10.843434	12.590547	13.340911	13.756999	14.166576	13.981803

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2006	2005	2004	2003	2002	2001
1810**	11.269901	12.982588	13.877112	14.255974	14.623245	14.488031
4020	10.77973	12.363861	13.244893	13.565263	14.018078	13.624441
4030	9.186979	10.544127	11.267723	11.509720	11.957076	11.473948
4039	9.186979	10.544127	11.267723	11.509720	11.957076	11.473948
4040	0.000000	0.000000	11.565421	11.808576	12.227381	11.744376
4050	9.259082	10.627051	11.360700	11.609166	12.061046	11.593733
4060	9.142682	10.491421	11.209354	11.438095	11.880590	11.391119
4090	9.381883	10.764570	11.501255	11.689603	12.137890	11.672882
4130	10.823533	12.508441	13.335107	13.630536	14.143819	13.671357
4160	11.03902	12.203687	13.023848	13.288612	13.768898	13.391119
4169	9.53902	10.954538	11.700085	11.938095	12.352111	11.891119
4170	10.849175	12.517071	13.342760	13.591227	14.102414	13.653132
4180	10.858234	12.448674	13.327079	13.574075	14.018436	13.620761
4190	10.902531	12.501380	13.385448	13.645700	14.094922	13.703590
4199	9.818837	11.265169	12.044911	12.261228	12.684564	12.242702
4230	11.493044	12.773057	13.637782	13.957575	14.476866	13.984729
4240	11.483543	12.769813	13.639324	13.965799	14.482480	14.096800
4260	10.889773	12.566218	13.423845	13.733609	14.256099	13.755739
4270	10.654271	12.296628	13.109228	13.411344	13.921600	13.454198
4280	10.889773	12.566218	13.423845	13.733609	14.256099	13.755739
4290	10.654271	12.296628	13.109228	13.411344	13.921600	13.454198
4300	10.889773	12.566218	13.423845	13.733609	14.256099	13.755739
4330	11.338696	12.592511	13.447689	13.777570	14.301156	13.907394
4331*	8.739584	9.631484	10.367969	10.850897	0.000000	0.000000
4340	11.294399	12.539805	13.389320	13.705945	14.224670	13.824565
4370	10.66333	12.228231	13.093547	13.394192	13.837622	13.421827
4371*	8.064218	9.267204	10.013827	10.467519	0.000000	0.000000
4379	9.579636	10.992020	11.753010	12.009720	12.427264	11.960939
4380	10.96365	12.566301	13.449614	13.764673	14.184413	13.775084
4389	9.879956	11.330090	12.109077	12.380201	12.774055	12.314196
4400	10.823533	12.508441	13.335107	13.630536	14.143819	13.671357
4410	11.15542	12.339317	13.175194	13.459683	13.949354	13.593733
4411*	8.556308	9.378290	10.095474	10.533010	0.000000	0.000000

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2006	2005	2004	2003	2002	2001
4419	9.65542	11.090168	11.851431	12.109166	12.532567	12.093733
4815**	10.919353	12.513595	13.391245	13.693048	14.107927	13.692255
4820**	10.619033	12.175525	13.035178	13.322567	13.761136	13.338998
6010	9.440868	11.083575	11.955351	12.203688	12.560792	12.476329
6019	9.440868	11.083575	11.955351	12.203688	12.560792	12.476329
6020	9.81759	11.517181	12.430552	12.694266	13.063295	12.962807
6029	9.81759	11.517181	12.430552	12.694266	13.063295	12.962807
6070	11.284882	13.269682	14.272057	14.595890	15.027819	14.943057
6079	10.236408	12.017181	12.894518	13.173484	13.558243	13.462807
6110	11.284882	13.269682	14.272057	14.602221	15.063296	14.962808
6119	10.236408	12.017181	12.894518	13.173206	13.563296	13.462808
6200	11.187959	13.158372	14.169842	14.499202	14.936301	14.840949
6201*	8.588847	10.197345	11.090122	11.572529	0.000000	0.000000
6220	11.187959	13.158372	14.169842	14.499202	14.936301	14.840949
6240	11.187959	13.158372	14.169842	14.499202	14.936301	14.840949
6290	10.968748	12.937676	13.835968	14.149336	14.570987	14.489230
6310	10.968748	12.937676	13.835968	14.149336	14.570987	14.489230
6370	9.654427	11.348094	12.239599	12.494505	12.859497	12.776317
6380	11.121719	13.100595	14.081104	14.396129	14.824021	14.756567
6389	10.073245	11.848094	12.703565	12.973723	13.354445	13.276317
6410	11.121719	13.100595	14.081104	14.396129	14.824021	14.756567
6419	10.073245	11.848094	12.703565	12.973723	13.354445	13.276317
6480	10.950566	12.882477	13.850374	14.105312	14.584832	14.516400
6490	10.950566	12.882477	13.850374	14.105312	14.584832	14.516400
6500	10.950566	12.882477	13.850374	14.105312	14.584832	14.516400
6560	10.90816	12.836076	13.796856	14.105312	14.525316	14.456579
6580	10.90816	12.836076	13.796856	14.105312	14.525316	14.456579
6590	10.90816	12.836076	13.796856	14.105312	14.525316	14.456579
6640	10.917219	12.767679	13.781175	14.088160	14.441338	14.424208
6649	9.833525	11.531468	12.440638	12.703688	13.030980	12.963320
6690	10.90816	12.836076	13.796856	14.105312	14.525316	14.456579
6780	11.284882	13.269682	14.272057	14.602221	15.063296	14.962808
6789	10.236408	12.017181	12.894518	13.173206	13.563296	13.462808
7030	8.82185	9.970125	10.580892	10.529106	11.264721	11.285229

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2006	2005	2004	2003	2002	2001
7170	9.939632	11.230895	11.983397	11.962158	12.704129	12.785229
8030	8.523408	9.738612	10.554805	11.031776	11.676510	8.310957
8039	8.523408	9.738612	10.554805	11.031776	11.676510	8.310957
8040	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8050	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8110	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8130	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8139	8.922663	10.188778	11.054805	11.508745	12.155792	8.810957
8150	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8170	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8171*	7.441333	8.488521	9.377590	10.015124	0.000000	0.000000
8179	8.922663	10.188778	11.054805	11.508745	12.155792	8.810957
8320	9.663723	11.015942	11.982109	12.451219	13.092697	9.824479
8325	9.663723	11.015942	11.982109	12.451219	13.092697	9.824479
8330	9.663723	11.015942	11.982109	12.451219	13.092697	9.824479
8340	9.663723	11.015942	11.982109	12.451219	13.092697	9.824479
8360	9.8463	11.224272	12.208345	12.685818	13.332259	10.082979
8370	9.8463	11.224272	12.208345	12.685818	13.332259	10.082979
8400	9.8463	11.224272	12.208345	12.685818	13.332259	10.082979
8430	9.844607	11.225042	12.217446	12.697291	13.343334	10.093588
8440	9.844607	11.225042	12.217446	12.697291	13.343334	10.093588
8450	9.844607	11.225042	12.217446	12.697291	13.343334	10.093588
8460	9.844607	11.225042	12.217446	12.697291	13.343334	10.093588
8805**	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957
8811**	10.040445	11.449548	12.457310	12.941797	13.595200	10.310957

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

** 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. 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
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.

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.

4. 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 2006 tax rate in Kitsap County is about \$10.2832 per \$1000 of assessed value. 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: $150,000 \times 10.2832 / 1000 = \$1,542.48$

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?

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.

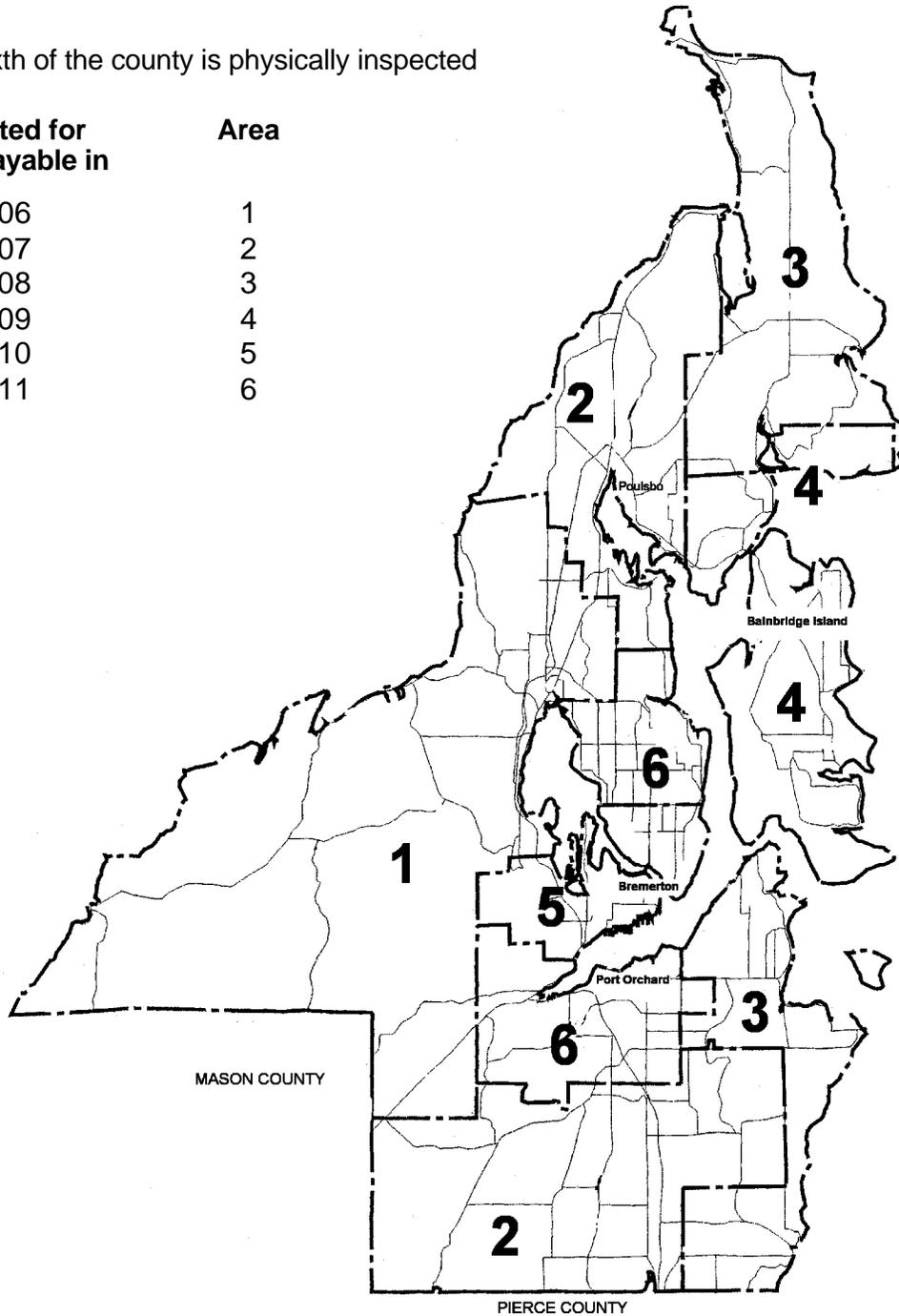
IMPORTANT DATES

- 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 30** 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

KITSAP COUNTY INSPECTION CYCLE

Each year one-sixth of the county is physically inspected

Inspected for Taxes Payable in	Area
2006	1
2007	2
2008	3
2009	4
2010	5
2011	6



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 & Tribal Exemptions (360) 337-4511
Cadastral - split & merge of property tax parcels (360) 337-7096
Current Use - agricultural, timber & nature preserves (360) 337-4859
Public Disclosure Contacts: Maxine Schoales (360) 337-4511 or Mike Eastman (360) 337-7084

Direct lines are available from the following locations:

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