

Kitsap County Statement of Assessments



2007 Assessment for
Taxes Payable in 2008

Jim Avery
Assessor

COVER INFORMATION:
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2007 was the fourth consecutive year where we saw double digit increases in our assessed value here in Kitsap County (see page 15), based on the sales that we looked at from 2006. At 14% this rate of increase is a slight slowing down some from the previous two years. Preliminary analysis of the 2007 sales suggests there will be continued slowing down, to the point where there will likely be very little if any change, in this year's assessed values throughout the county.



The good news for us Kitsap County taxpayers is that finally we will see a reduction in our share of statewide school levy as a result of our slowing down real estate market. At 14% our rate of assessed value increase is slightly lower than the state average. This is a big change from previous years, where our values had been increasing much faster than elsewhere in the state, resulting in annual increases to our share of this levy. Since there were few voted increases in 2007 many taxpayers will likely see a smaller overall tax bill in 2008 as a result of this positive (for us) statewide tax shift.

I reported in last year's Assessment Book that our countywide new construction value was "remarkable" at \$736 million. This year's \$823 million of new construction represents just about the same level of activity once the market driven increase in value is backed out.

As always I'd like to direct attention to our web page. Much useful information can be found. I urge you to review your own property's characteristics on the "parcel search" feature for accuracy. This information is used in our valuation process so it is extremely important to you, and us, that it be accurate. Also important to our valuation process were the 2007 sales that are arranged by neighborhood and easy to find. Information and forms for the senior/disabled and current use exemption as well as the remodel deferral is also available on this website.

In the assessor's office we continue to find ways to do more with less staff. Although we may not always agree on everything, especially when it comes to our annual value determinations, you will always be listened to and treated courteously and respectfully. It continues to be a pleasure for all of us to serve all of you.

Jim Avery, Kitsap County Assessor

PROFILE OF KITSAP COUNTY

Established: 1857

GEOGRAPHY

114,938 real property tax parcels
5,606 personal property accounts

POPULATION

	<u>Est. 2004</u>	<u>Est. 2007</u>
Total	239,500	243,400

2007 TOP EMPLOYERS

Naval Base Kitsap is the largest employer in Kitsap County at approximately 26,000 military and civilian employees

Harrison Hospital	1,972
Central Kitsap School District	1,601
Kitsap County	1,243
Olympic College	1,497
South Kitsap School District	1,203
North Kitsap School District	1,025
Walmart	1,007
Port Madison Enterprises	782
Bremerton School District	730
Teletech	702

Source: Kitsap Regional Economic Development Alliance)

TAXING DISTRICTS

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

Cities =	4	Port Districts =	12
School Districts =	6	Fire Protection Districts =	5
Water Districts =	8	Sewer Districts =	1
Library District =	1	Library Facility District =	1
Public Utility District (PUD) =	1	Metropolitan Park District =	1
Utility District =	1	State School =	1
County (including County Roads & Conservation Futures) =			1

**STATEMENT OF ASSESSED VALUATION
2007 ASSESSMENT FOR TAXES PAYABLE IN 2008**

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
Locally assessed	31,882,028,208	456,171,313	32,338,199,521
Centrally assessed	30,225,401	283,837,285	314,062,686
Total	31,912,253,609	740,008,598	32,652,262,207

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 2008

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>COUNTY:</u>					
COUNTY CURRENT EXPENSE	32,652,262,207	0.806893	26,346,876	49,746	26,396,622
MENTAL HEALTH	32,652,262,207	0.025000	816,306	1,399	817,705
VETERANS RELIEF	32,652,262,207	0.010000	326,522	560	327,082
<u>TOTAL CURRENT EXPENSE</u>	<u>32,652,262,207</u>	<u>0.841893</u>	<u>27,489,704</u>	<u>51,705</u>	<u>27,541,409</u>
 <u>COUNTY CONSERVATION FUTURES</u>	 <u>32,652,262,207</u>	 <u>0.035133</u>	 <u>1,147,172</u>	 <u>2,153</u>	 <u>1,149,325</u>
 COUNTY ROADS	20,773,992,162	1.071478	22,258,878	60,776	22,319,654
ROAD TAX DIVERSION - SHERIFF	20,773,992,162	0.044864	932,000	2,645	934,645
ROAD TAX DIVERSION - PROS ATTY	20,773,992,162	0.020476	425,374	1,208	426,582
ROAD TAX DIVERSION - CLERK	20,773,992,162	0.002696	56,000	159	56,159
<u>TOTAL COUNTY ROADS</u>	<u>20,773,992,162</u>	<u>1.139514</u>	<u>23,672,252</u>	<u>64,788</u>	<u>23,737,040</u>
<u>SCHOOLS:</u>					
STATE SCHOOL	32,652,133,798	2.028291	66,228,040	0	66,228,040
SCHOOL DIST NO 100 - BREM					
SPECIAL M&O*	4,040,363,880	2.222310	8,978,186	756	8,978,942
BOND*	4,040,677,958	0.965185	3,899,389	611	3,900,000
TOTAL		3.187495	12,877,575	1,367	12,878,942
SCHOOL DIST NO 303 - BAINBRIDGE ISL.					
SPECIAL M&O*	6,578,117,314	1.073647	7,061,471	1,106	7,062,577
BOND*	6,577,670,582	1.140221	7,499,222	778	7,500,000
CAPITAL PROJECT*	6,577,670,582	0.231845	1,525,000	0	1,525,000
TOTAL		2.445713	16,085,693	1,884	16,087,577
SCHOOL DIST NO 400 - NORTH KITSAP					
SPECIAL M&O*	7,194,433,200	1.621633	11,654,748	11,984	11,666,732
BOND*	7,201,283,396	0.972049	6,985,118	14,882	7,000,000
TOTAL		2.593682	18,639,866	26,866	18,666,732
SCHOOL DIST NO 401 - CENTRAL KITSAP					
SPECIAL M&O*	7,342,640,265	1.803166	13,219,730	20,270	13,240,000
BOND*	7,353,197,589	1.319154	9,668,845	31,155	9,700,000
TOTAL		3.122320	22,888,575	51,425	22,940,000
SCHOOL DIST NO 402 - SOUTH KITSAP					
SPECIAL M&O*	7,212,070,032	1.898359	13,671,524	19,574	13,691,098
SCHOOL DIST NO 403 - NORTH MASON					
SPECIAL M&O*	53,427,267	1.624021	85,623	1,144	86,767
TOTAL LOCAL SPECIALS			54,671,282	54,834	54,726,116
TOTAL LOCAL BONDS			28,052,574	47,426	28,100,000
TOTAL LOCAL CAPITAL PROJECTS			1,525,000	0	1,525,000
TOTAL STATE SCHOOL			66,228,040	0	66,228,040
<u>TOTAL SCHOOLS</u>			<u>150,476,896</u>	<u>102,260</u>	<u>150,579,156</u>

TO BE COLLECTED IN THE YEAR 2008

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>CITIES:</u>					
CITY OF BREMERTON					
REG	3,114,776,428	1.903225	5,928,119	7,301	5,935,420
BOND*	3,089,867,821	0.292555	902,582	1,374	903,956
EMS	3,114,776,428	0.314868	980,744	1,208	981,952
TOTAL		2.510648	7,811,445	9,883	7,821,328
CITY OF PORT ORCHARD	814,625,858	1.894945	1,543,671	0	1,543,671
CITY OF POULSBO	1,337,337,310	1.439938	1,925,683	41	1,925,724
CITY OF BAINBRIDGE ISLAND					
REG	6,611,530,449	0.939728	6,213,042	523	6,213,565
BOND*	6,577,670,582	0.085137	559,951	49	560,000
TOTAL		1.024865	6,772,993	572	6,773,565
TOTAL CITIES REGULAR			15,610,515	7,865	15,618,380
TOTAL CITIES EMS			980,744	1,208	981,952
TOTAL CITIES BONDS			1,462,533	1,423	1,463,956
<u>TOTAL CITIES</u>			<u>18,053,792</u>	<u>10,496</u>	<u>18,064,288</u>
<u>PORTS:</u>					
PORT OF BREMERTON					
REG	11,152,989,919	0.236058	2,632,748	10,631	2,643,379
LT BOND	11,152,989,919	0.051145	570,416	2,431	572,847
IDD	11,152,989,919	0.406517	4,533,885	0	4,533,885
TOTAL	11,152,989,919	0.693720	7,737,049	13,062	7,750,111
PORT OF BROWNSVILLE	1,504,732,616	0.231064	347,689	32	347,721
PORT OF EGLON	240,284,238	0.080842	19,425	213	19,638
PORT OF ILLAHEE	558,656,041	0.102926	57,500	0	57,500
PORT OF INDIANOLA	344,409,180	0.112091	38,605	3	38,608
PORT OF KEYPORT	162,510,200	0.169712	27,580	0	27,580
PORT OF KINGSTON	1,072,733,004	0.153879	165,071	378	165,449
PORT OF MANCHESTER	665,412,293	0.138661	92,267	0	92,267
PORT OF POULSBO	1,033,721,909	0.236455	244,429	0	244,429
PORT OF SILVERDALE	2,904,108,349	0.178351	517,952	84	518,036
PORT OF TRACYTON	365,794,753	0.034216	12,516	0	12,516
PORT OF WATERMAN	299,134,433	0.132305	39,577	0	39,577
<u>TOTAL PORTS</u>			<u>9,299,660</u>	<u>13,772</u>	<u>9,313,432</u>

TO BE COLLECTED IN THE YEAR 2008

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>FIRE DISTRICTS:</u>					
1 CENTRAL KITSAP	8,159,060,115	1.258793	10,270,567	10,073	10,280,640
EMS	8,225,320,452	0.334027	2,747,482	6,607	2,754,089
TOTAL		1.592820	13,018,049	16,680	13,034,729
2 BAINBRIDGE ISLAND	6,611,530,449	0.724371	4,789,199	403	4,789,602
7 SOUTH KITSAP	7,658,796,872	0.979266	7,500,000	6,501	7,506,501
EMS	7,708,494,671	0.302999	2,335,665	5,447	2,341,112
TOTAL		1.282265	9,835,665	11,948	9,847,613
10 NORTH KITSAP	3,199,982,745	1.158863	3,708,342	5,205	3,713,547
EMS	3,202,563,425	0.500000	1,601,282	2,237	1,603,519
BOND*	2,304,242,294	0.201802	464,288	712	465,000
TOTAL		1.860665	5,773,912	8,154	5,782,066
18 POULSBO	3,706,207,193	1.304888	4,836,185	1,601	4,837,786
EMS	3,711,413,927	0.302267	1,121,837	2,264	1,124,101
TOTAL		1.607155	5,958,022	3,865	5,961,887
TOTAL FIRE REGULAR			31,104,293	23,783	31,128,076
TOTAL FIRE EMS			7,806,266	16,555	7,822,821
TOTAL FIRE BONDS			464,288	712	465,000
<u>TOTAL FIRE DISTRICTS</u>			<u>39,374,847</u>	<u>41,050</u>	<u>39,415,897</u>
<u>OTHER:</u>					
WATER DIST ROCKY POINT - BOND	187,509,793	0.533305	100,000	0	100,000
PUBLIC UTILITY DIST NO 1	32,652,262,207	0.061801	2,017,933	3,795	2,021,728
METRO PARK - BAINBRIDGE ISLAND	6,611,530,449	0.583578	3,858,342	324	3,858,666
BOND*	6,577,670,582	0.142447	936,923	46	936,969
Total		0.726025	4,795,265	370	4,795,635
REGIONAL LIBRARY	31,837,636,349	0.280212	8,921,285	17,215	8,938,500
POULSBO LIBRARY FACILITY - BOND*	4,836,737,595	0.031013	149,723	277	150,000
<u>TOTAL OTHER</u>			<u>15,984,206</u>	<u>21,657</u>	<u>16,005,863</u>
<u>TOTAL TAXES</u>			<u>285,498,529</u>	<u>307,881</u>	<u>285,806,410</u>

NOTE:

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

TAXING DISTRICTS WITH NO LEVY FOR 2008

WATER DISTRICTS

ASSESSED VALUE

Crystal Springs	12,418,222
Manchester	813,124,506
North Perry	1,781,195,345
Old Bangor	14,660,709
Silverdale	2,446,144,472
Sunnyslope	95,308,096
West Hill	114,393,921

MISCELLANEOUS DISTRICTS

Sewer District 7 (So. Bainbridge Island)	198,330,978
Westsound Utility District	1,774,145,420
Bainbridge Island Parks & Recreation	6,611,530,449

MAJOR CHANGES IN PROPERTY TAX RATES

Taxes Payable in 2008

District / Issue	Election Date	% of Increase
North Kitsap Fire District 10 EMS Voter Approved Six Year EMS Levy	Nov 7, 2007	70%
Poulsbo Fire District 18 Voter Approved Lid Lift	May 15, 2007	64%
Port of Brownsville Used banked capacity		9%
Port of Illahee Used a portion of Banked Capacity		63%
Bainbridge School District 303 Voter Approved Maintenance & Operation Levy	February 6, 2007	7%

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 2005	221,730	12.2282	1,814	897	2,711
Typical for 2006	259,880	10.6633	1,851	920	2,771
Typical for 2007	323,735	8.9592	1,971	929	2,900
Typical for 2008	364,700	8.6187	2,186	957	3,143 *
Central Kitsap Unincorporated					
Typical for 2005	182,740	13.1006	1,556	838	2,394
Typical for 2006	219,300	11.1217	1,607	832	2,439
Typical for 2007	262,080	10.1925	1,781	890	2,671
Typical for 2008	288,690	9.2803	1,778	901	2,679
South Kitsap Unincorporated					
Typical for 2005	176,340	11.4495	1,524	495	2,019
Typical for 2006	210,080	10.0404	1,584	525	2,109
Typical for 2007	259,410	9.2542	1,855	546	2,401
Typical for 2008	289,980	8.2612	1,845	551	2,396
City of Bremerton					
Typical for 2005	114,150	13.3777	975	552	1,527
Typical for 2006	142,795	11.6241	1,059	601	1,660
Typical for 2007	172,240	10.6277	1,181	650	1,831
Typical for 2008	192,500	9.6392	1,186	670	1,856
City of Bainbridge Island					
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
Typical for 2007	503,700	9.0934	3,101	1,479	4,580
Typical for 2008	579,370	8.1683	3,184	1,549	4,732 *
City of Poulsbo					
Typical for 2005	192,590	12.9997	1,682	821	2,504
Typical for 2006	226,580	11.3797	1,736	843	2,578
Typical for 2007	268,565	9.5220	1,751	807	2,557
Typical for 2008	287,990	9.1556	1,881	756	2,637 *
City of Port Orchard					
Typical for 2005	128,860	11.1112	1,070	362	1,432
Typical for 2006	152,590	10.3315	1,195	382	1,576
Typical for 2007	183,910	9.7764	1,411	387	1,798
Typical for 2008	202,360	8.7364	1,614	154	1,768

* See page 8 for an explanation of tax increases

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 the Bainbridge Island School District. All other school districts 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	2007 Forest Land Assessed Value (FLAV)	2008 Timber Assessed Value (TAV)	1983 Timber Roll (80%)
School District 100 (Bremerton)	77,881	628,157	305,064
School District 303 (Bainbridge Island)	61,430	495,472	942,204
School District 400 (North Kitsap)	1,698,613	13,700,393	3,298,246
School District 401 (Central Kitsap)	2,617,853	21,114,648	3,282,658
School District 402 (South Kitsap)	2,307,060	18,607,905	5,155,230
School District 403 (Part of North Mason)	174,700	1,409,067	287,699
County Current Expense	6,937,537	55,955,642	
Conservation Futures	6,937,537	55,955,642	
County Road	6,442,149	51,960,030	
Regional Library	6,937,537	55,955,642	
Public Utility District	6,937,537	55,955,642	
Port of Bremerton	\$5,080,911	40,980,779	
Port of Brownsville	17,200	138,729	
Port of Eglon	274,953	2,217,672	
Port of Indianola	2,860	23,068	
Port of Kingston	277,598	2,239,003	
Port of Silverdale	55,317	446,165	
Fire District 1 (Central Kitsap)	914,037	7,372,287	
Fire District 2 (Bainbridge Island)	61,430	495,472	
Fire District 7 (South Kitsap)	690,783	5,571,607	
Fire District 10 (North Kitsap)	502,066	4,049,485	
Fire District 18 (Poulsbo)	223,844	1,805,441	
Fire District 10 Bond (Original district)	502,066	4,049,485	
Fire District 1 Emergency Med	2,267,517	18,288,963	
Fire District 7 Emergency Med	2,020,633	16,297,692	
Fire District 10 Emergency Med	818,443	6,601,260	
Fire District 18 Emergency Med	873,654	7,046,571	
City of Bainbridge Island	61,430	495,472	
City of Bremerton	430,417	3,471,587	
City of Bremerton Emergency Med	430,417	3,471,587	
Island Park & Recreation Bond	61,430	495,472	
Metropolitan Parks Bainbridge Island	61,430	495,472	
Poulsbo Library Facility	981,070	7,912,953	

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>2006</u>	<u>2007</u>	<u>2008</u>
County Current Expense	499,921,482	730,403,137	823,172,443
County Road	307,546,643	453,649,385	474,850,405
State School	499,921,482	730,403,137	823,172,443
School Dist #100 (Bremerton)	37,757,411	65,415,405	97,822,560
School Dist #303 (Bainbridge Island)	109,053,572	139,896,968	177,799,336
School Dist #400 (North Kitsap)	146,692,848	224,373,980	150,189,908
School Dist #401 (Central Kitsap)	75,530,620	147,531,772	159,673,730
School Dist #402 (South Kitsap)	103,635,401	152,133,462	236,211,749
School Dist #403 (Ptn North Mason)	251,630	1,051,550	576,470
City of Bremerton	31,190,709	51,875,217	89,410,952
City of Port Orchard	14,185,847	13,552,194	33,105,865
City of Poulsbo	37,944,711	71,429,373	48,005,885
City of Bainbridge Island	109,053,572	139,896,968	177,799,336
Port of Bremerton	163,461,718	236,141,586	329,955,145
Port of Brownsville	19,810,999	49,543,247	16,815,064
Port of Eglon	7,446,950	7,001,830	4,806,590
Port of Illahee	5,910,524	7,115,900	4,213,040
Port of Indianola	3,478,830	4,295,070	7,304,880
Port of Keyport	1,424,290	3,940,355	2,361,380
Port of Kingston	36,411,537	32,400,330	29,135,107
Port of Manchester	11,463,827	10,312,844	18,721,004
Port of Poulsbo	25,118,893	24,276,974	23,592,155
Port of Silverdale	19,959,014	33,610,369	73,724,026
Port of Tracyton	3,120,960	5,528,950	2,727,050
Port of Waterman	6,547,690	5,395,904	6,440,649
Water District - Rocky Point	854,683	2,971,074	4,255,530
Fire Dist #1 (Central Kitsap)	87,298,865	157,809,527	150,533,890
Fire Dist #2 (Bainbridge Island)	109,053,572	139,896,968	177,799,336
Fire Dist #7 (South Kitsap)	132,812,013	159,492,241	237,528,907
Fire Dist #10 (North Kitsap)	74,216,489	88,333,531	71,249,603
Fire Dist #18 (Poulsbo)	63,653,434	123,830,126	73,512,385
Public Utility District #1	499,921,482	730,403,137	823,172,443
Parks - Bainbridge Island	109,053,572	139,896,968	177,799,336
Metro Parks District - Bainbridge Island	109,053,572	139,896,968	177,799,336
Regional Library	485,735,635	716,850,943	790,066,578
Poulsbo Library Facility	80,336,426	156,472,722	93,433,205

SUMMARY OF PREVIOUS YEARS

Tax Year	Value	% of Increase	Taxes	% of Increase	New Construction	% of Increase
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%
1981	3,118,580,776	202%	31,807,064	94%	134,091,602	272%
1982	3,733,931,702	20%	33,646,206	6%	117,355,991	-12%
1983	4,337,059,981	16%	39,069,814	16%	108,309,040	-8%
1984	4,745,120,022	9%	43,506,425	11%	97,009,516	-10%
1985	5,066,663,138	7%	50,652,286	16%	150,766,270	55%
1986	5,290,741,386	4%	54,088,299	7%	161,050,622	7%
1987	5,439,186,378	3%	63,943,592	18%	127,597,955	-21%
1988	5,551,918,267	2%	66,155,733	3%	123,967,256	-3%
1989	5,710,662,156	3%	74,299,159	12%	155,794,020	26%
1990	5,947,069,239	4%	77,044,842	4%	181,708,713	17%
1991	6,661,235,888	12%	88,751,179	15%	212,090,287	17%
1992	8,251,019,186	24%	100,789,127	14%	282,725,242	33%
1993	9,236,571,898	12%	123,329,936	22%	230,438,529	-18%
1994	10,190,219,955	10%	134,007,483	9%	366,895,359	59%
1995	10,670,426,158	5%	126,956,109	-5%	343,270,812	-6%
1996	11,113,588,514	4%	156,350,540	23%	322,336,324	-6%
1997	11,835,972,852	7%	170,653,435	9%	300,333,982	-7%
1998	12,196,558,191	3%	170,078,457	0%	268,497,085	-11%
1999	12,543,512,909	3%	183,411,515	8%	236,871,770	-12%
2000	13,187,033,175	5%	193,210,204	5%	308,655,411	30%
2001	14,291,868,100	8%	187,840,241	-3%	342,948,207	11%
2002	15,327,587,518	7%	211,955,149	13%	343,119,194	0%
2003	16,494,091,138	8%	220,459,699	4%	300,148,900	-13%
2004	17,409,450,856	6%	222,979,522	1%	394,942,898	32%
2005	19,385,082,483	11%	242,715,022	9%	368,963,069	-7%
2006	23,320,361,965	20%	252,638,220	4%	499,921,482	35%
2007	28,579,487,595	23%	274,473,658	9%	730,403,137	46%
2008	32,652,262,207	14%	285,806,410	4%	823,172,433	13%

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
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
2007	87.6	100.0	87.9
2008	87.6	97.9	87.8

SENIOR CITIZEN AND DISABLED PERSONS EXEMPTION

RCW 84.36, WAC 458-16A

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

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

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

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

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

COUNTY-WIDE IMPACT OF THE EXEMPTION

Income level	No. of accounts	Reduction in Assessed Value	Tax Saved (shifted)
0 - \$25,000	2,450	412,866,937	7,383,920
\$25,001 - \$30,000	861	127,197,552	2,555,015
\$30,001 - \$35,000	591	53,905,798	1,084,188
Total	3,902	593,970,287	11,023,123

DEFERRAL PROGRAMS

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

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

CURRENT USE ASSESSMENT

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

	Parcels	Acres	Market Value	Current Use Value	Reduction	Tax Saved (Shifted)
Chapter 84.34 RCW						
Agricultural	216	2,260	91,505,790	37,264,500	54,241,290	467,473
Open Space	289	2,588	176,637,020	113,302,496	63,334,524	544,431
Timber Land	195	2,002	75,170,640	30,744,822	44,425,818	388,633
Total:	700	6,850	343,313,450	181,311,818	162,001,632	1,400,537
Chapter 84.33 RCW						
* Forest Land	1,238	43,291	194,809,500	5,570,930	189,238,570	1,534,468
Grand total	1,938	50,141	538,122,950	186,882,748	351,240,202	2,935,005

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.

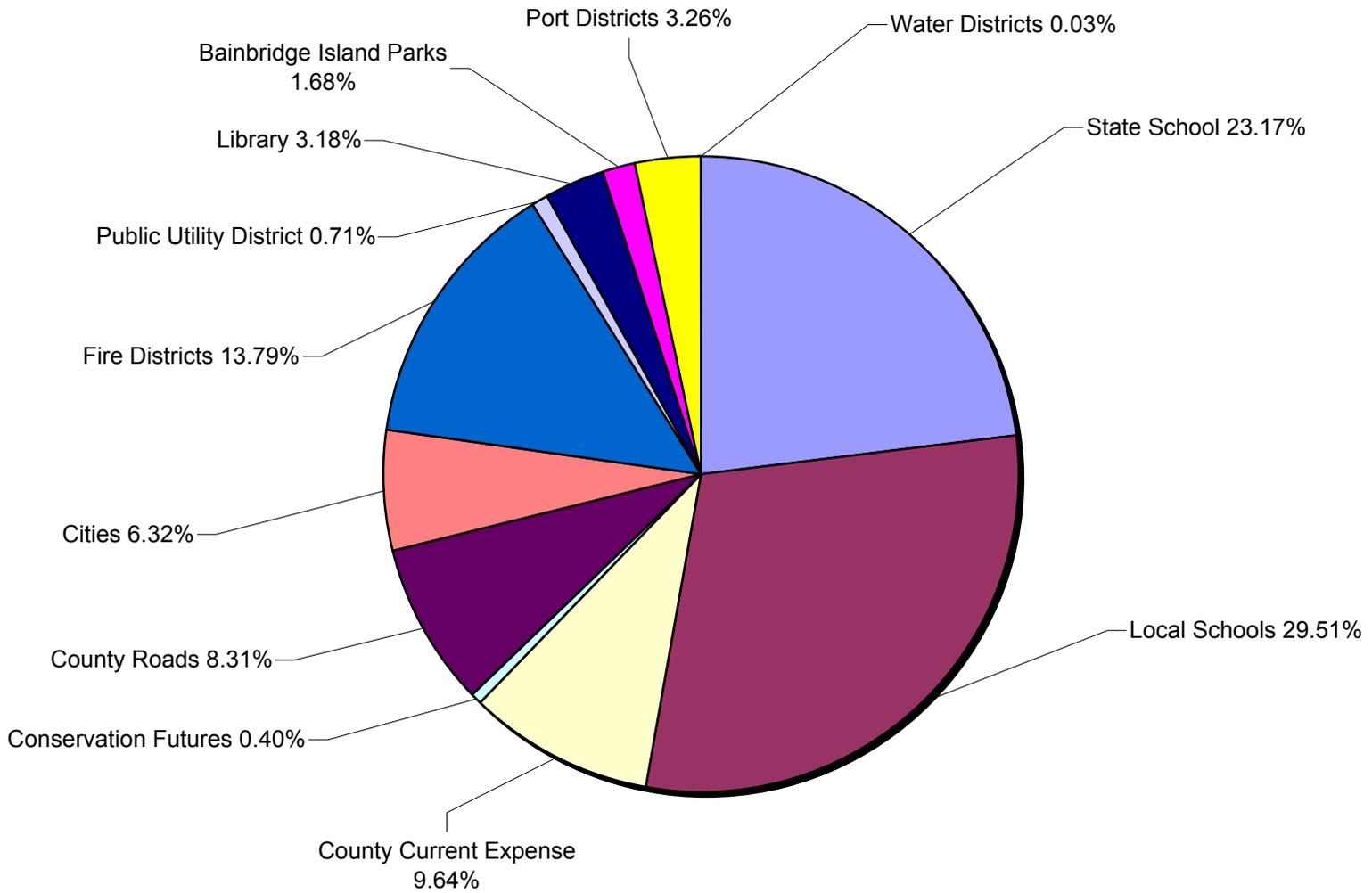
Open Space lands include properties whose present use enhances scenic, recreational, natural, or historic resources. The current use value of open space is a percentage of highest and best use value, determined on a case-by case basis by a public benefit rating system that is part of Kitsap County's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

Timber Land is property 5 acres or more 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 2008



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

* 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	UTILITY	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
0010	BREMERTON	100	Y		YES	BREMERTON						KRL	9.639193	36.10	0010
0035	BREMERTON	100	Y		YES	BREMERTON	NORTH PERRY					KRL	9.639193	36.10	0035
0060	BREMERTON	100	Y		YES							KRL	8.945473	38.90	0060
0165	BREMERTON	401	Y		YES							KRL	8.880298	38.45	0165
0175	BREMERTON	401	Y		YES	BREMERTON						KRL	9.574018	35.67	0175
0190	BREMERTON	402	Y		YES	BREMERTON	SUNNYSLOPE				SK	KRL	8.350057	26.24	0190
0195	BREMERTON	402	Y		YES	BREMERTON					SK	KRL	8.350057	26.24	0195
0215	BAINBRIDGE IS.	303	Y	2	NO						BI	KRL	8.168304	32.73	0215
0216**	BAINBRIDGE IS.	303		2	NO						BI	KRL	6.140013	43.54	0216
0220	BAINBRIDGE IS.	303	Y	2	NO				7		BI	KRL	8.168304	32.73	0220
0221**	BAINBRIDGE IS.	303		2	NO				7		BI	KRL	6.140013	43.54	0221
0225	BAINBRIDGE IS.	303	Y	2	NO		WEST HILL				BI	KRL	8.168304	32.73	0225
0230	BAINBRIDGE IS.	303	Y	2	NO		CRYSTAL SPRINGS				BI	KRL	8.168304	32.73	0230
0415	POULSBO	400	Y	18	18	POULSBO					NK	KRLP	9.155573	28.67	0415
0420	POULSBO	400	Y	18	18						NK	KRLP	8.919118	29.43	0420
0805	PT. ORCHARD	402	Y	7	7	BREMERTON					SK		8.736407	21.73	0805
0810	PT. ORCHARD	402	Y	7	7	BREMERTON		WESTSOUND			SK		8.736407	21.73	0810
1150	UNINCORP.	100	Y			BREMERTON						KRL	8.268059	38.55	1150
1159	UNINCORP.	100	Y			BREMERTON						KRL	8.268059	38.55	1159
1170	UNINCORP.	100	Y	7	7	BREMERTON						KRL	9.550324	33.38	1170
1270	UNINCORP.	100	Y	1	1	BREMERTON	NORTH PERRY					KRL	9.860879	32.32	1270
1330	UNINCORP.	100	Y	1	1	BREMERTON						KRL	9.860879	32.32	1330
1370	UNINCORP.	100	Y	7	7	BREMERTON	ROCKY POINT					KRL	10.083629	36.90	1370
1450	UNINCORP.	100	Y	1	1	ILLAHEE						KRL	9.270085	34.38	1450
1460	UNINCORP.	100	Y	1	1	ILLAHEE	NORTH PERRY					KRL	9.270085	34.38	1460
1550	UNINCORP.	100	Y	1	1							KRL	9.167159	34.77	1550
1810*	UNINCORP.	100	Y	7	7	BREMERTON						KRL	9.550324	33.38	1810
4020	UNINCORP.	400	Y	18	18	EGLON					NK	KRLP	8.699536	30.17	4020
4030	UNINCORP.	400	Y								NK	KRLP	7.011539	37.43	4030
4039	UNINCORP.	400	Y								NK	KRLP	7.011539	37.43	4039
4050	UNINCORP.	400	Y			EGLON				NK	NK	KRL	7.061368	36.73	4050
4060	UNINCORP.	400	Y							NK	NK	KRL	6.980526	37.16	4060
4090	UNINCORP.	400	Y			KEYPORT					NK	KRL	7.150238	36.27	4090
4130	UNINCORP.	400	Y	1	1	SILVERDALE	SILVERDALE				NK	KRL	8.751697	29.64	4130
4160	UNINCORP.	400	Y	10	10					NK	NK	KRL	8.639389	30.02	4160
4169	UNINCORP.	400	Y		10					NK	NK	KRL	7.480526	34.67	4169
4170	UNINCORP.	400	Y	1	1	KEYPORT					NK	KRL	8.743058	29.67	4170
4180	UNINCORP.	400	Y	18	18	KEYPORT					NK	KRL	8.757393	29.62	4180

CONSOLIDATED LEVY RATES WITH DISTRICTS

TAX CODE	CITY	LOCAL SCHOOL	STATE SCH	FIRE	EMS	PORT	WATER	UTILITY	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
4190	UNINCORP.	400	Y	18	18	KEYPORT					NK	KRLP	8.788406	29.87	4190
4199	UNINCORP.	400	Y		18	KEYPORT					NK	KRLP	7.483518	35.07	4199
4230	UNINCORP.	400	Y	10B	10	KINGSTON					NK	KRL	8.995070	31.08	4230
4240	UNINCORP.	400	Y	10B	10	INDIANOLA					NK	KRLP	8.984295	31.46	4240
4260	UNINCORP.	400	Y	1	1	BROWNSVILLE					NK	KRL	8.804410	29.46	4260
4270	UNINCORP.	400	Y	1	1						NK	KRLP	8.604359	30.50	4270
4280	UNINCORP.	400	Y	1	1	BROWNSVILLE	NORTH PERRY				NK	KRL	8.804410	29.46	4280
4290	UNINCORP.	400	Y	1	1		SILVERDALE				NK	KRLP	8.604359	30.50	4290
4300	UNINCORP.	400	Y	1	1	BROWNSVILLE	SILVERDALE				NK	KRL	8.804410	29.46	4300
4330	UNINCORP.	400	Y	10B	10						NK	KRLP	8.872204	31.86	4330
4331**	UNINCORP.	400		10B	10						NK	KRLP	6.843913	41.30	4331
4340	UNINCORP.	400	Y	10B	10						NK	KRL	8.841191	31.62	4340
4370	UNINCORP.	400	Y	18	18						NK	KRLP	8.618694	30.45	4370
4371**	UNINCORP.	400		18	18						NK	KRLP	6.590403	39.83	4371
4379	UNINCORP.	400	Y		18						NK	KRLP	7.313806	35.89	4379
4410	UNINCORP.	400	Y	10	10	EGLON				NK	NK	KRL	8.720231	29.74	4410
4411**	UNINCORP.	400		10	10	EGLON				NK	NK	KRL	6.691940	38.76	4411
4419	UNINCORP.	400	Y		10	EGLON				NK	NK	KRL	7.561368	34.30	4419
4815*	UNINCORP.	400	Y	18	18	POULSBO					NK	KRL	8.824136	29.39	4815
4820*	UNINCORP.	400	Y	18	18						NK	KRL	8.587681	30.20	4820
4825*	UNINCORP.	400	Y	18	18						NK	KRLP	10.663300	30.45	4825
6010	UNINCORP.	401	Y									KRL	7.509164	41.58	6010
6019	UNINCORP.	401	Y									KRL	7.509164	41.58	6019
6020	UNINCORP.	401	Y			BREMERTON						KRL	8.202884	38.06	6020
6029	UNINCORP.	401	Y			BREMERTON						KRL	8.202884	38.06	6029
6070	UNINCORP.	401	Y	1	1	BREMERTON						KRL	9.795704	31.87	6070
6079	UNINCORP.	401	Y		1	BREMERTON						KRL	8.536911	36.57	6079
6200	UNINCORP.	401	Y	1	1	BROWNSVILLE						KRL	9.333048	33.45	6200
6201**	UNINCORP.	401		1	1	BROWNSVILLE						KRL	7.304757	42.74	6201
6220	UNINCORP.	401	Y	1	1	BROWNSVILLE	NORTH PERRY					KRL	9.333048	33.45	6220
6290	UNINCORP.	401	Y	1	1	ILLAHEE						KRL	9.204910	33.92	6290
6310	UNINCORP.	401	Y	1	1	ILLAHEE	NORTH PERRY					KRL	9.204910	33.92	6310
6370	UNINCORP.	401	Y			SILVERDALE						KRL	7.687515	40.62	6370
6380	UNINCORP.	401	Y	1	1	SILVERDALE						KRL	9.280335	33.64	6380
6389	UNINCORP.	401	Y		1	SILVERDALE						KRL	8.021542	38.92	6389
6410	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE					KRL	9.280335	33.64	6410
6419	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE					KRL	8.021542	38.92	6419
6480	UNINCORP.	401	Y	1	1	TRACYTON	NORTH PERRY					KRL	9.136200	34.18	6480
6500	UNINCORP.	401	Y	1	1	TRACYTON						KRL	9.136200	34.18	6500
6580	UNINCORP.	401	Y	1	1							KRL	9.101984	34.30	6580
6590	UNINCORP.	401	Y	1	1		OLD BANGOR					KRL	9.101984	34.30	6590
6640	UNINCORP.	401	Y	18	18							KRL	9.116319	34.25	6640

CONSOLIDATED LEVY RATES WITH DISTRICTS

TAX CODE	CITY	LOCAL SCHOOL	STATE SCH	FIRE	EMS	PORT	WATER	UTILITY	SEWER	HOSP	PARK	LIB BD	LEVY RATE	VOTED %	TAX CODE
6649	UNINCORP.	401	Y		18							KRL	7.811431	39.97	6649
6780	UNINCORP.	401	Y	1	1	BREMERTON	SILVERDALE					KRL	9.795704	31.87	6780
6789	UNINCORP.	401	Y		1	BREMERTON	SILVERDALE					KRL	8.536911	36.57	6789
7030	UNINCORP.	403	Y		7	BREMERTON					SK	KRL	7.007584	23.18	7030
7170	UNINCORP.	403	Y	7	7	BREMERTON					SK	KRL	7.986850	20.33	7170
8030	UNINCORP.	402	Y			BREMERTON					SK	KRL	6.978923	27.20	8030
8039	UNINCORP.	402	Y			BREMERTON					SK	KRL	6.978923	27.20	8039
8040	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND			SK	KRL	8.261188	22.98	8040
8110	UNINCORP.	402	Y	7	7	BREMERTON	MANCHESTER				SK	KRL	8.261188	22.98	8110
8130	UNINCORP.	402	Y	7	7	BREMERTON	SUNNYSLOPE				SK	KRL	8.261188	22.98	8130
8139	UNINCORP.	402	Y		7	BREMERTON	SUNNYSLOPE				SK	KRL	7.281922	26.07	8139
8170	UNINCORP.	402	Y	7	7	BREMERTON					SK	KRL	8.261188	22.98	8170
8171**	UNINCORP.	402		7	7	BREMERTON					SK	KRL	6.232897	30.46	8171
8179	UNINCORP.	402	Y		7	BREMERTON					SK	KRL	7.281922	26.07	8179
8320	UNINCORP.	402	Y	7	7						SK	KRL	7.567468	25.09	8320
8330	UNINCORP.	402	Y	7	7		MANCHESTER				SK	KRL	7.567468	25.09	8330
8340	UNINCORP.	402	Y	7	7			WESTSOUND			SK	KRL	7.567468	25.09	8340
8360	UNINCORP.	402	Y	7	7	MANCHESTER					SK	KRL	7.706129	24.63	8360
8370	UNINCORP.	402	Y	7	7	MANCHESTER		WESTSOUND			SK	KRL	7.706129	24.63	8370
8400	UNINCORP.	402	Y	7	7	MANCHESTER	MANCHESTER				SK	KRL	7.706129	24.63	8400
8430	UNINCORP.	402	Y	7	7	WATERMAN		WESTSOUND			SK	KRL	7.699773	24.65	8430
8440	UNINCORP.	402	Y	7	7	WATERMAN					SK	KRL	7.699773	24.65	8440
8805*	UNINCORP.	402	Y	7	7	BREMERTON					SK	KRL	8.261188	22.98	8805
8811*	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND			SK	KRL	8.261188	22.98	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	2008	2007	2006	2005	2004	2003	2002
0010	9.639193	10.627717	11.624061	13.377674	14.253232	14.856117	14.672049
0035	9.639193	10.627717	11.624061	13.377674	14.253232	14.856117	14.672049
0060	8.945473	9.858983	11.247339	12.944068	13.778031	14.365539	14.169546
0165	8.880298	9.876305	11.312065	13.189597	14.233976	14.713852	14.528286
0170	8.880298	9.876305	11.312065	13.189597	14.233976	14.713852	14.528286
0175	9.574018	10.645039	11.688787	13.623203	14.709177	15.204430	15.030789
0190	8.350057	9.353417	10.394605	11.844634	12.833430	13.541940	13.644004
0195	8.350057	9.353417	10.394605	11.844634	12.833430	13.541940	13.644004
0215	8.168304	9.093362	9.824353	10.875080	10.761038	12.050197	12.551179
0216*	6.140013	6.797604	7.225241	7.914053	7.681318	9.123524	0.000000
0220	8.168304	9.093362	9.824353	10.875080	10.761038	12.050197	12.551179
0221*	6.140013	6.797604	7.225241	7.914053	7.681318	9.123524	0.000000
0225	8.168304	9.093362	9.824353	10.875080	10.761038	12.050197	12.551179
0230	8.168304	9.093362	9.824353	10.875080	10.761038	12.050197	12.551179
0415	9.155573	9.521961	11.379718	12.999673	13.536919	13.867664	14.124457
0420	8.919118	9.273142	11.079398	12.661603	13.180852	13.497183	13.777666
0805	8.736407	9.776434	10.33153	11.111239	12.314090	12.722013	13.089169
0810	8.736407	9.776434	10.33153	11.111239	12.314090	12.722013	13.089169
1150	8.268059	9.027514	9.752864	11.271652	11.974607	12.345953	12.704555
1159	8.268059	9.027514	9.752864	11.271652	11.974607	12.345953	12.704555
1170	9.550324	10.528503	11.269901	12.982588	13.877112	14.255974	14.623245
1270	9.860879	10.75508	11.220156	13.024153	13.816112	14.247577	14.669079
1370	10.083629	11.162227	12.04944	13.897685	14.873279	15.286274	15.713427
1450	9.270085	10.055693	10.904022	12.692147	13.380023	13.801023	14.212247
1460	9.270085	10.055693	10.904022	12.692147	13.380023	13.801023	14.212247
1550	9.167159	9.986346	10.843434	12.590547	13.340911	13.756999	14.166576
1810**	9.550324	10.528503	11.269901	12.982588	13.877112	14.255974	14.623245
4020	8.699536	9.055098	10.77973	12.363861	13.244893	13.565263	14.018078
4030	7.011539	7.751318	9.186979	10.544127	11.267723	11.509720	11.957076
4039	7.011539	7.751318	9.186979	10.544127	11.267723	11.509720	11.957076
4050	7.061368	7.812196	9.259082	10.627051	11.360700	11.609166	12.061046

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2008	2007	2006	2005	2004	2003	2002
4060	6.980526	7.716297	9.142682	10.491421	11.209354	11.438095	11.880590
4090	7.150238	7.901859	9.381883	10.764570	11.501255	11.689603	12.137890
4130	8.751697	9.632652	10.823533	12.508441	13.335107	13.630536	14.143819
4160	8.639389	9.340519	11.03902	12.203687	13.023848	13.288612	13.768898
4169	7.480526	8.055131	9.53902	10.954538	11.700085	11.938095	12.352111
4170	8.743058	9.629425	10.849175	12.517071	13.342760	13.591227	14.102414
4180	8.757393	9.10974	10.858234	12.448674	13.327079	13.574075	14.018436
4190	8.788406	9.144761	10.902531	12.501380	13.385448	13.645700	14.094922
4199	7.483518	8.258168	9.818837	11.265169	12.044911	12.261228	12.684564
4230	8.995070	9.733400	11.493044	12.773057	13.637782	13.957575	14.476866
4240	8.984295	9.727820	11.483543	12.769813	13.639324	13.965799	14.482480
4260	8.804410	9.677401	10.889773	12.566218	13.423845	13.733609	14.256099
4270	8.604359	9.478884	10.654271	12.296628	13.109228	13.411344	13.921600
4280	8.804410	9.677401	10.889773	12.566218	13.423845	13.733609	14.256099
4290	8.604359	9.478884	10.654271	12.296628	13.109228	13.411344	13.921600
4300	8.804410	9.677401	10.889773	12.566218	13.423845	13.733609	14.256099
4330	8.872204	9.599602	11.338696	12.592511	13.447689	13.777570	14.301156
4331*	6.843913	7.303844	8.739584	9.631484	10.367969	10.850897	0.000000
4340	8.841191	9.564581	11.294399	12.539805	13.389320	13.705945	14.224670
4370	8.618694	8.959199	10.66333	12.228231	13.093547	13.394192	13.837622
4371*	6.590403	6.663441	8.064218	9.267204	10.013827	10.467519	0.000000
4379	7.313806	8.072606	9.579636	10.992020	11.753010	12.009720	12.427264
4400	8.751697	9.632652	10.823533	12.508441	13.335107	13.630536	14.143819
4410	8.720231	9.436418	11.15542	12.339317	13.175194	13.459683	13.949354
4411*	6.691940	7.140660	8.556308	9.378290	10.095474	10.533010	0.000000
4419	7.561368	8.151030	9.65542	11.090168	11.851431	12.109166	12.532567
4815**	8.824136	9.172997	10.919353	12.513595	13.391245	13.693048	14.107927
4820**	8.587681	8.924178	10.619033	12.175525	13.035178	13.322567	13.761136
6010	7.509164	8.276102	9.440868	11.083575	11.955351	12.203688	12.560792
6019	7.509164	8.276102	9.440868	11.083575	11.955351	12.203688	12.560792
6020	8.202884	9.044836	9.81759	11.517181	12.430552	12.694266	13.063295
6029	8.202884	9.044836	9.81759	11.517181	12.430552	12.694266	13.063295
6070	9.795704	10.772402	11.284882	13.269682	14.272057	14.595890	15.027819
6079	8.536911	9.406065	10.236408	12.017181	12.894518	13.173484	13.558243
6200	9.333048	10.237206	11.187959	13.158372	14.169842	14.499202	14.936301

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2008	2007	2006	2005	2004	2003	2002
6201*	7.304757	7.941448	8.588847	10.197345	11.090122	11.572529	0.000000
6220	9.333048	10.237206	11.187959	13.158372	14.169842	14.499202	14.936301
6240	9.333048	0.000000	11.187959	13.158372	14.169842	14.499202	14.936301
6290	9.204910	10.073015	10.968748	12.937676	13.835968	14.149336	14.570987
6310	9.204910	10.073015	10.968748	12.937676	13.835968	14.149336	14.570987
6370	7.687515	8.464891	9.654427	11.348094	12.239599	12.494505	12.859497
6380	9.280335	10.192457	11.121719	13.100595	14.081104	14.396129	14.824021
6389	8.021542	8.82612	10.073245	11.848094	12.703565	12.973723	13.354445
6410	9.280335	10.192457	11.121719	13.100595	14.081104	14.396129	14.824021
6419	8.021542	8.826120	10.073245	11.848094	12.703565	12.973723	13.354445
6480	9.136200	10.040492	10.950566	12.882477	13.850374	14.105312	14.584832
6490	9.136200	0.000000	10.950566	12.882477	13.850374	14.105312	14.584832
6500	9.136200	10.040492	10.950566	12.882477	13.850374	14.105312	14.584832
6560	9.101984	0.000000	10.90816	12.836076	13.796856	14.105312	14.525316
6580	9.101984	10.003668	10.90816	12.836076	13.796856	14.105312	14.525316
6590	9.101984	10.003668	10.90816	12.836076	13.796856	14.105312	14.525316
6640	9.116319	9.483983	10.917219	12.767679	13.781175	14.088160	14.441338
6649	7.811431	8.59739	9.833525	11.531468	12.440638	12.703688	13.030980
6690	9.101984	10.003668	10.90816	12.836076	13.796856	14.105312	14.525316
6780	9.795704	10.772402	11.284882	13.269682	14.272057	14.602221	15.063296
6789	8.536911	9.406065	10.236408	12.017181	12.894518	13.173206	13.563296
7030	7.007584	7.832635	8.82185	9.970125	10.580892	10.529106	11.264721
7170	7.986850	8.999430	9.939632	11.230895	11.983397	11.962158	12.704129
8030	6.978923	7.753214	8.523408	9.738612	10.554805	11.031776	11.676510
8039	6.978923	7.753214	8.523408	9.738612	10.554805	11.031776	11.676510
8040	8.261188	9.254203	10.040445	11.449548	12.457310	12.941797	13.595200
8110	8.261188	9.254203	10.040445	11.449548	12.457310	12.941797	13.595200
8130	8.261188	9.254203	10.040445	11.449548	12.457310	12.941797	13.595200
8139	7.281922	8.087408	8.922663	10.188778	11.054805	11.508745	12.155792
8170	8.261188	9.254203	10.040445	11.449548	12.457310	12.941797	13.595200
8171*	6.232897	6.958445	7.441333	8.488521	9.377590	10.015124	0.000000
8179	7.281922	8.087408	8.922663	10.188778	11.054805	11.508745	12.155792

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2008	2007	2006	2005	2004	2003	2002
8320	7.567468	8.485469	9.663723	11.015942	11.982109	12.451219	13.092697
8330	7.567468	8.485469	9.663723	11.015942	11.982109	12.451219	13.092697
8340	7.567468	8.485469	9.663723	11.015942	11.982109	12.451219	13.092697
8360	7.706129	8.640452	9.8463	11.224272	12.208345	12.685818	13.332259
8370	7.706129	8.640452	9.8463	11.224272	12.208345	12.685818	13.332259
8400	7.706129	8.640452	9.8463	11.224272	12.208345	12.685818	13.332259
8430	7.699773	8.630522	9.844607	11.225042	12.217446	12.697291	13.343334
8440	7.699773	8.630522	9.844607	11.225042	12.217446	12.697291	13.343334
8805**	8.261188	9.254203	10.040445	11.449548	12.457310	12.941797	13.595200
8811**	8.261188	9.254203	10.040445	11.449548	12.457310	12.941797	13.595200

* 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*

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

TAX RELIEF

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

- Forest land designation, for parcels 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 taxes will be on a piece of property that I am thinking about buying (or a structure that I might build)?

The average 2008 tax rate in Kitsap County is about \$ 8.8033 per \$1000 of assessed value. Rates vary from area to area and from year to year, but multiplying the value or cost (per \$1000), by the average levy rate will provide a rough estimate of taxes.

Example: $250,000 \times 8.8033 / 1000 = \$2,200.83$

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.

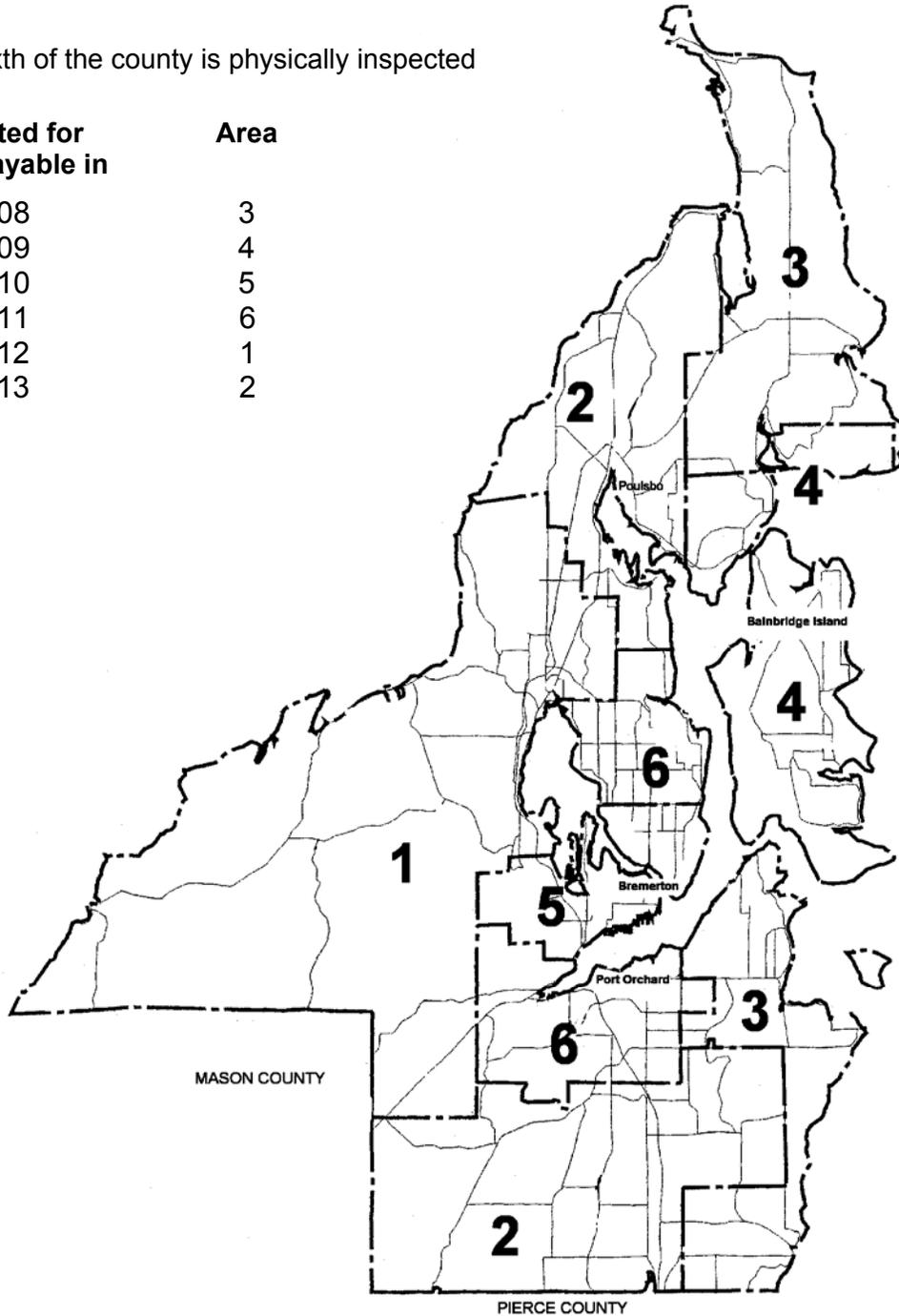
IMPORTANT DATES

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

KITSAP COUNTY INSPECTION CYCLE

Each year one-sixth of the county is physically inspected

Inspected for Taxes Payable in	Area
2008	3
2009	4
2010	5
2011	6
2012	1
2013	2



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. We are located in the new Administration Building in Port Orchard on the second floor.

The following information is available for public inspection:

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

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

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

Jim Avery, Assessor (javery@co.kitsap.wa.us)	(360) 337-7085
Chief Deputy	(360) 337-7084
Levies	(360) 337-7094
Commercial & Residential Property	(360) 337-7160
Personal Property (personal-property@co.kitsap.wa.us)	(360) 337-7094
Senior & Disabled Exemptions	(360) 337-4904
Non Profit & Tribal Exemptions	(360) 337-4511
Cadastral - split & merge of property tax parcels	(360) 337-7277
Current Use - agricultural, timber & nature preserves	(360) 337-4519
Public Disclosure Requests	(360) 337-7160

Direct lines are available from the following locations:

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