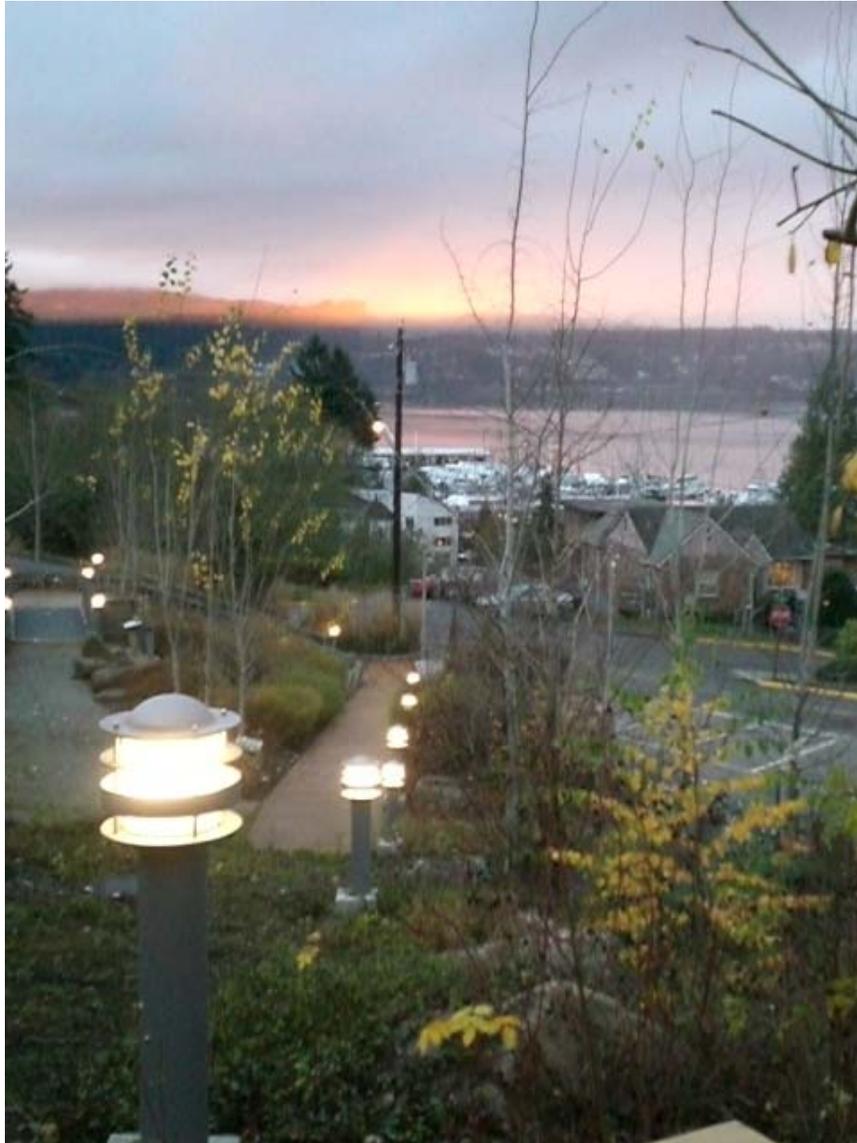


Kitsap County Statement of Assessments



2008 Assessment for
Taxes Payable in 2009

Jim Avery
Assessor

COVER PHOTO:
Photo taken by Jeff Erickson

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As I once again put down my thoughts in this annual publication I am mindful of the fact this is my tenth time to do so. This is the sort of milestone that twelve years ago I never would have expected to achieve. Serving as a county assessor was never on my long range career plan. However, I assure you I feel fortunate and very blessed to find myself in this position. I enjoy the work. I am also very fortunate to be surrounded by a group of dedicated professionals who embrace the idea that it is the taxpayers of Kitsap County that pay for us to do the work we do. While quality of our work product is always important to us, of equal importance is the efficiency in the way we do that work. We are all proud of the fact that we now have 28.5 of us doing what 38.5 did just ten years ago.



*Kitsap County United Way
Bowling Tournament*

In our budget based Washington property tax system, operating efficiently is the only way we in the assessor's office can work toward lowering the property tax burden. My favorite saying during our past 5-6 years of rapidly escalating real estate values was: *Rising real estate value does not mean rising real estate taxes*. Regrettably, it is now time to alter that statement to its reciprocal: *Reduced real estate value does not mean lower real estate taxes*.

When the January 1, 2007 assessed value is compared to our January 1, 2008 assessed value most all non-waterfront residential property saw a decline in assessed/market value of 3-4%, while waterfront and commercial property, typically had no change in value. The vast majority of property owners will see almost no change to their property taxes when the Treasurer sends out the 2009 bills in mid February. The only exceptions to that are:

- Owners of waterfront and commercial property assumed a slightly larger tax burden because their values stayed the same while all others went down 3-4%.
- Any parcel where new construction was added last year will see an increase related directly to the value of the new construction.
- Significantly higher EMS levies were approved by voters in the City of Bremerton (57%) and the Poulsbo Fire District (66%).
- Bainbridge Island voters approved a 32% increase to their metropolitan park district levy. This will be offset slightly by a reduction to their bond levy.

Property tax relief continues to be available to seniors (over 61 years of age) and those disabled from full-time employment. Those who make less than \$35,000/yr should definitely contact our office. This income threshold has not been changed by the legislature in six years. I fully expect the state legislature will address this in this year's session. Eligible taxpayers who are close to the \$35,000 limit should definitely be in touch with their elected state representatives and senators on this matter.

As always please feel free to contact our office about anything having to do with your property taxes. We look forward to answering your questions and helping you in any other way needed.

Sincerely, Jim Avery
360.337.7085 (direct line)

PROFILE OF KITSAP COUNTY

Established: 1857

GEOGRAPHY

398 square miles in Kitsap, 106 square miles tax exempt
211 miles of salt water shore line
33 miles of fresh water lake frontage
115,397 real property tax parcels
5,494 personal property accounts

POPULATION

	<u>Est. 2000</u>	<u>Est. 2007</u>
Total	231,969	243,400

2008 TOP EMPLOYERS

Naval Base Kitsap is the largest employer in Kitsap County at approximately 26,400 military and civilian employees

Harrison Hospital	2,301
Central Kitsap School District	1,572
Kitsap County	1,238
South Kitsap School District	1,220
Olympic College	1,110
North Kitsap School District	1,025
Walmart	989
Port Madison Enterprises	752
Bremerton School District	734
Teletech	685

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

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 =	1		

**STATEMENT OF ASSESSED VALUATION
2008 ASSESSMENT FOR TAXES PAYABLE IN 2009**

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
Locally assessed	31,870,208,098	421,446,374	32,291,654,472
Centrally assessed	38,316,835	267,329,487	305,646,322
Total	31,908,524,933	688,775,861	32,597,300,794

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 2009

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>COUNTY:</u>					
COUNTY CURRENT EXPENSE	32,597,300,794	0.829816	27,049,756	52,817	27,102,573
MENTAL HEALTH	32,597,300,794	0.025000	814,932	1,636	816,568
VETERANS RELIEF	32,597,300,794	0.010000	325,973	655	326,628
<u>TOTAL CURRENT EXPENSE</u>	<u>32,597,300,794</u>	<u>0.864816</u>	<u>28,190,661</u>	<u>55,108</u>	<u>28,245,769</u>
 <u>COUNTY CONSERVATION FUTURES</u>	 <u>32,597,300,794</u>	 <u>0.036089</u>	 <u>1,176,420</u>	 <u>2,300</u>	 <u>1,178,720</u>
 COUNTY ROADS	20,485,433,504	1.114112	22,823,059	64,372	22,887,431
ROAD TAX DIVERSION - SHERIFF	20,485,433,504	0.045496	932,000	2,695	934,695
ROAD TAX DIVERSION - PROS ATTY	20,485,433,504	0.021983	450,339	1,230	451,569
ROAD TAX DIVERSION - CLERK	20,485,433,504	0.002734	56,000	162	56,162
<u>TOTAL COUNTY ROADS</u>	<u>20,485,433,504</u>	<u>1.184325</u>	<u>24,261,398</u>	<u>68,459</u>	<u>24,329,857</u>
 <u>SCHOOLS:</u>					
STATE SCHOOL	32,597,125,011	2.025590	66,028,409	0	66,028,409
 SCHOOL DIST NO 100 - BREM					
SPECIAL M&O*	3,990,218,903	2.436461	9,721,235	779	9,722,014
BOND*	3,990,569,522	0.977304	3,899,323	677	3,900,000
TOTAL		3.413765	13,620,558	1,456	13,622,014
 SCHOOL DIST NO 303 - BAINBRIDGE ISL.					
SPECIAL M&O*	6,778,444,942	1.107504	7,506,144	1,012	7,507,156
BOND*	6,788,092,776	1.150766	7,799,327	673	7,800,000
CAPITAL PROJECT*	6,778,092,775	0.224990	1,524,782	218	1,525,000
TOTAL		2.483260	16,830,253	1,903	16,832,156
 SCHOOL DIST NO 400 - NORTH KITSAP					
SPECIAL M&O*	7,194,762,566	1.737375	12,486,977	13,023	12,500,000
BOND*	7,202,793,482	1.055146	7,584,387	15,613	7,600,000
TOTAL		2.792521	20,071,364	28,636	20,100,000
 SCHOOL DIST NO 401 - CENTRAL KITSAP					
SPECIAL M&O*	7,212,095,023	1.927318	13,877,017	22,983	13,900,000
BOND*	7,224,840,913	1.342590	9,666,372	33,628	9,700,000
TOTAL		3.269908	23,543,389	56,611	23,600,000
 SCHOOL DIST NO 402 - SOUTH KITSAP					
SPECIAL M&O*	7,125,040,667	2.007299	14,282,137	19,947	14,302,084
 SCHOOL DIST NO 403 - NORTH MASON					
SPECIAL M&O*	53,705,594	1.647370	87,176	1,297	88,473
 TOTAL LOCAL SCHOOLS			88,434,877	109,850	88,544,727
<u>TOTAL SCHOOLS</u>			<u>154,463,286</u>	<u>109,850</u>	<u>154,573,136</u>

TO BE COLLECTED IN THE YEAR 2009

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>CITIES:</u>					
CITY OF BREMERTON					
REG	3,084,741,017	1.969013	6,073,895	8,966	6,082,861
BOND*	3,060,607,905	0.290040	886,322	1,378	887,700
EMS	3,084,741,017	0.500000	1,542,370	1,483	1,543,853
TOTAL		2.759053	8,502,587	11,827	8,514,414
CITY OF PORT ORCHARD	833,125,854	1.948814	1,623,607	0	1,623,607
CITY OF POULSBO	1,378,218,255	1.434342	1,976,837	113	1,976,950
CITY OF BAINBRIDGE ISLAND					
REG	6,815,782,164	0.936409	6,382,359	554	6,382,913
BOND*	6,778,092,776	0.080364	544,668	50	544,718
TOTAL		1.016773	6,927,027	604	6,927,631
<u>TOTAL CITIES</u>			<u>19,030,058</u>	<u>12,544</u>	<u>19,042,602</u>
<u>PORTS:</u>					
PORT OF BREMERTON					
REG	11,056,924,272	0.281502	3,112,541	11,311	3,123,852
LT BOND	11,056,924,272	0.014268	157,755	2,451	160,206
TOTAL	11,152,989,919	0.295770	3,270,296	13,762	3,284,058
PORT OF BREMERTON IDD	11,056,924,272	0.419559	4,639,033	19,478	4,658,511
PORT OF BROWNSVILLE	1,477,440,700	0.239663	354,088	30	354,118
PORT OF EGLON	238,499,313	0.081363	19,405	206	19,611
PORT OF ILLAHEE	549,646,677	0.094606	52,000	0	52,000
PORT OF INDIANOLA	335,468,228	0.118372	39,710	3	39,713
PORT OF KEYPORT	159,142,487	0.177212	28,202	0	28,202
PORT OF KINGSTON	1,072,985,548	0.156071	167,462	460	167,922
PORT OF MANCHESTER	659,149,583	0.144730	95,399	0	95,399
PORT OF POULSBO	1,028,355,212	0.243118	250,012	0	250,012
PORT OF SILVERDALE	2,848,934,448	0.185212	527,656	91	527,747
PORT OF TRACYTON	760,934,448	0.036029	27,416	0	27,416
PORT OF WATERMAN	294,418,752	0.135878	40,005	0	40,005
<u>TOTAL PORTS</u>			<u>9,510,684</u>	<u>34,030</u>	<u>9,544,714</u>

TO BE COLLECTED IN THE YEAR 2009

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>FIRE DISTRICTS:</u>					
1 CENTRAL KITSAP	8,051,678,148	1.304681	10,504,873	12,923	10,517,796
EMS	8,105,563,232	0.346362	2,807,458	7,324	2,814,782
TOTAL		1.651043	13,312,331	20,247	13,332,578
2 BAINBRIDGE ISLAND	6,815,782,164	0.728708	4,966,715	427	4,967,142
7 SOUTH KITSAP	7,577,423,955	1.032232	7,821,660	5,969	7,827,629
EMS	7,621,621,832	0.316836	2,414,805	5,477	2,420,282
TOTAL		1.349068	10,236,465	11,446	10,247,911
10 NORTH KITSAP	3,202,948,772	1.186419	3,800,039	6,009	3,806,048
EMS	3,205,111,362	0.500000	1,602,555	3,932	1,606,487
BOND*	2,308,496,253	0.201430	464,181	819	465,000
TOTAL		1.887849	5,866,775	10,760	5,877,535
18 POULSBO	3,717,537,856	1.336784	4,969,545	3,100	4,972,646
EMS	3,722,519,437	0.500000	1,861,260	2,478	1,863,738
TOTAL		1.836784	6,830,805	5,578	6,836,384
<u>TOTAL FIRE DISTRICTS</u>			<u>41,213,091</u>	<u>48,459</u>	<u>41,261,551</u>
<u>OTHER:</u>					
WATER DIST ROCKY POINT - BOND	187,277,803	0.533966	100,000	0	100,000
PUBLIC UTILITY DIST NO 1	32,597,300,794	0.063483	2,069,386	4,045	2,073,431
METRO PARK - BAINBRIDGE ISLAND	6,815,782,164	0.750000	5,111,836	344	5,112,180
BOND*	6,778,092,776	0.073868	500,602	84	500,686
Total		0.823868	5,612,438	428	5,612,866
REGIONAL LIBRARY	31,764,174,940	0.287917	9,145,438	18,342	9,163,780
POULSBO LIBRARY FACILITY - BOND*	4,848,186,466	0.030939	149,713	287	150,000
<u>TOTAL OTHER</u>			<u>17,076,975</u>	<u>23,102</u>	<u>17,100,077</u>
<u>TOTAL TAXES</u>			<u>294,922,573</u>	<u>353,852</u>	<u>295,276,425</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 2009

WATER DISTRICTS

ASSESSED VALUE

Crystal Springs	15,298,926
Manchester	800,943,031
North Perry	1,748,610,173
Old Bangor	14,355,783
Silverdale	2,423,951,951
Sunnyslope	93,767,735
West Hill	116,063,512

MISCELLANEOUS DISTRICTS

Sewer District 7 (So. Bainbridge Island)	207,574,251
Westsound Utility District	1,749,519,297

MAJOR CHANGES IN PROPERTY TAX RATES

Taxes Payable in 2009

District / Issue	Election Date	% of Increase
City of Bremerton EMS Voter Approved Six Year EMS Levy	August 19, 2008	57%
Poulsbo Fire District 18 EMS Voter Approved Six Year EMS Levy	May 20, 2008	66%
Bainbridge Island Metropolitan Parks Voter Approved Lid Lift Bond principal paid every other year	November 4, 2008	32% -47%
North Kitsap School District Under levied amount for bond redemption prior year		8.6%

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 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
Typical for 2009	353,970	9.1225	2,230	999	3,229
Central Kitsap Unincorporated					
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
Typical for 2009	274,835	9.5684	1,731	899	2,630
South Kitsap Unincorporated					
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
Typical for 2009	280,525	8.5339	1,831	563	2,394
City of Bremerton					
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
Typical for 2009	184,430	10.1660	1,192	683	1,875
City of Bainbridge Island					
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
Typical for 2009	582,240	8.3305	3,315	1,536	4,850
City of Poulsbo					
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
Typical for 2009	276,595	9.6156	1,879	781	2,660
City of Port Orchard					
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	1,384	384	1,768
Typical for 2009	195,910	9.0105	1,372	393	1,765

* 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	2008 Forest Land Assessed Value (FLAV)	2009 Timber Assessed Value (TAV)	1983 Timber Roll (80%)
School District 100 (Bremerton)	76,692	701,238	305,064
School District 303 (Bainbridge Island)	64,530	590,038	942,204
School District 400 (North Kitsap)	1,756,616	16,061,832	3,298,246
School District 401 (Central Kitsap)	2,787,930	25,491,781	3,282,658
School District 402 (South Kitsap)	2,298,314	21,014,920	5,155,230
School District 403 (Part of North Mason)	174,680	1,597,208	287,699
County Current Expense	7,158,761	65,457,018	
Conservation Futures	7,158,761	65,457,018	
County Road	6,570,465	60,077,861	
Regional Library	7,158,761	65,457,018	
Public Utility District	7,158,761	65,457,018	
Port of Bremerton	5,240,239	47,914,771	
Port of Brownsville	14,410	131,760	
Port of Eglon	278,607	2,547,478	
Port of Indianola	2,860	26,151	
Port of Kingston	326,842	2,988,519	
Port of Silverdale	55,514	507,600	
Fire District 1 (Central Kitsap)	1,122,778	10,266,263	
Fire District 2 (Bainbridge Island)	64,530	590,038	
Fire District 7 (South Kitsap)	666,591	6,095,055	
Fire District 10 (North Kitsap)	567,062	5,185,002	
Fire District 18 (Poulsbo)	259,853	2,376,000	
Fire District 10 Bond (Original district)	444,034	4,060,080	
Fire District 1 Emergency Med	2,398,018	21,926,578	
Fire District 7 Emergency Med	1,977,051	18,077,408	
Fire District 10 Emergency Med	860,057	7,864,042	
Fire District 18 Emergency Med	896,433	8,196,648	
City of Bainbridge Island	64,530	590,038	
City of Bremerton	515,206	4,710,850	
City of Bremerton Emergency Med	515,206	4,710,850	
Metropolitan Parks B. I. Bond	64,530	590,038	
Metropolitan Parks Bainbridge Island	64,530	590,038	
Poulsbo Library Facility	1,013,627	9,268,221	

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>2007</u>	<u>2008</u>	<u>2009</u>
County Current Expense	730,403,137	823,172,443	591,074,806
County Road	453,649,385	474,850,405	341,488,401
State School	730,403,137	823,172,443	591,074,806
School Dist #100 (Bremerton)	65,415,405	97,822,560	56,673,633
School Dist #303 (Bainbridge Island)	139,896,968	177,799,336	96,474,507
School Dist #400 (North Kitsap)	224,373,980	150,189,908	150,475,125
School Dist #401 (Central Kitsap)	147,531,772	159,673,730	103,801,141
School Dist #402 (South Kitsap)	152,133,462	236,211,749	183,126,710
School Dist #403 (Ptn North Mason)	1,051,550	576,470	523,690
City of Bremerton	51,875,217	89,410,952	55,284,569
City of Port Orchard	13,552,194	33,105,865	26,285,421
City of Poulsbo	71,429,373	48,005,885	71,541,908
City of Bainbridge Island	139,896,968	177,799,336	96,474,507
Port of Bremerton	236,141,586	329,955,145	237,474,424
Port of Brownsville	49,543,247	16,815,064	17,002,536
Port of Eglon	7,001,830	4,806,590	4,488,170
Port of Illahee	7,115,900	4,213,040	8,204,807
Port of Indianola	4,295,070	7,304,880	6,495,196
Port of Keyport	3,940,355	2,361,380	2,269,971
Port of Kingston	32,400,330	29,135,107	15,697,180
Port of Manchester	10,312,844	18,721,004	14,720,494
Port of Poulsbo	24,276,974	23,592,155	17,727,136
Port of Silverdale	33,610,369	73,724,026	31,498,071
Port of Tracyton	5,528,950	2,727,050	9,990,142
Port of Waterman	5,395,904	6,440,649	3,749,350
Water District - Rocky Point	2,971,074	4,255,530	1,984,590
Fire Dist #1 (Central Kitsap)	157,809,527	150,533,890	108,363,995
Fire Dist #2 (Bainbridge Island)	139,896,968	177,799,336	96,474,507
Fire Dist #7 (South Kitsap)	159,492,241	237,528,907	174,401,418
Fire Dist #10 (North Kitsap)	88,333,531	71,249,603	51,373,576
Fire Dist #18 (Poulsbo)	123,830,126	73,512,385	96,726,109
Public Utility District #1	730,403,137	823,172,443	591,074,806
Parks - Bainbridge Island	139,896,968	177,799,336	96,474,507
Metro Parks District - Bainbridge Island	139,896,968	177,799,336	96,474,507
Regional Library	716,850,943	790,066,578	564,789,385
Poulsbo Library Facility	156,472,722	93,433,205	113,717,425

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%
2009	32,597,300,794	0%	295,276,425	3%	591,074,806	-28%

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
2009	86.0	96.9	86.2

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	2,337	380,029,671	3,746,312
\$25,001 - \$30,000	827	113,907,261	1,243,576
\$30,001 - \$35,000	653	50,274,232	770,327
Total	3,817	544,211,164	5,760,215

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 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	215	2,247	89,736,110	44,678,810	45,057,300	400,955
Open Space	294	2,752	183,073,530	122,720,700	60,352,830	532,616
Timber Land	220	2,251	82,346,310	40,987,752	41,358,558	374,425
Total:	729	7,250	355,155,950	208,387,262	146,768,688	1,307,996
Chapter 84.33 RCW						
* Forest Land	1,217	42,881	192,964,500	5,593,060	187,371,440	1,573,327
Grand total	1,946	50,131	548,120,450	213,980,322	334,140,128	2,881,323

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.

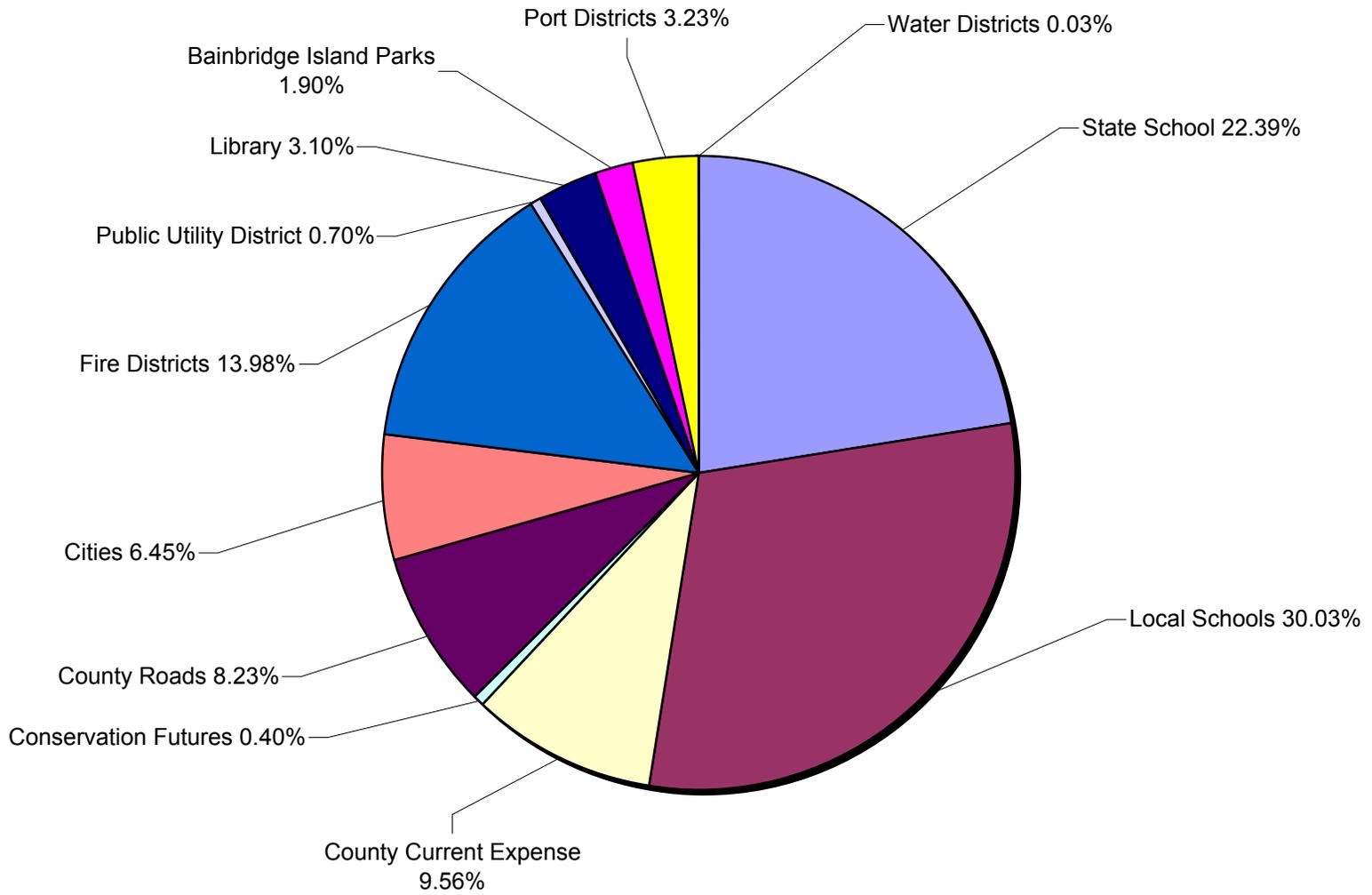
Open Space lands include properties whose present use enhances scenic, recreational, natural, or historic resources. The current use value of open space is a percentage of highest and best use value, determined on a case-by case basis by a public benefit rating system that is part of Kitsap County's 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 2009



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		City	BREMERTON						KRL	10.166042	36.43	0010
0060	BREMERTON	100	Y		City							KRL	9.450713	39.19	0060
0065	BREMERTON	100	Y		City	TRACYTON						KRL	9.486742	39.04	0065
0165	BREMERTON	401	Y		City							KRL	9.306856	38.25	0165
0167	BREMERTON	401	Y		City	TRACYTON						KRL	9.342885	38.10	0167
0175	BREMERTON	401	Y		City	BREMERTON						KRL	10.022185	35.52	0175
0190	BREMERTON	402	Y		City	BREMERTON	SUNNYSLOPE				SK	KRL	8.759576	26.23	0190
0195	BREMERTON	402	Y		City	BREMERTON					SK	KRL	8.759576	26.23	0195
0215	BAINBRIDGE IS.	303	Y	2							BI	KRL	8.330504	31.66	0215
0216**	BAINBRIDGE IS.	303		2							BI	KRL	6.304914	41.83	0216**
0220	BAINBRIDGE IS.	303	Y	2					7		BI	KRL	8.330504	31.66	0220
0221**	BAINBRIDGE IS.	303		2					7		BI	KRL	6.304914	41.83	0221**
0225	BAINBRIDGE IS.	303	Y	2			WEST HILL				BI	KRL	8.330504	31.66	0225
0230	BAINBRIDGE IS.	303	Y	2			CRYSTAL SPRINGS				BI	KRL	8.330504	31.66	0230
0415	POULSBO	400	Y	18	18	POULSBO					NK	KRLP	9.615599	29.36	0415
0420	POULSBO	400	Y	18	18						NK	KRLP	9.372481	30.13	0420
0805	PT. ORCHARD	402	Y	7	7	BREMERTON					SK		9.010488	22.28	0805
0810	PT. ORCHARD	402	Y	7	7	BREMERTON		WESTSOUND			SK		9.010488	22.28	0810
1150	UNINCORP.	100	Y			BREMERTON						KRL	8.591314	39.74	1150
1159	UNINCORP.	100	Y			BREMERTON						KRL	8.591314	39.74	1159
1170	UNINCORP.	100	Y	7	7	BREMERTON						KRL	9.940382	34.34	1170
1270	UNINCORP.	100	Y	1	1	BREMERTON	NORTH PERRY					KRL	10.242357	33.33	1270
1330	UNINCORP.	100	Y	1	1	BREMERTON						KRL	10.242357	33.33	1330
1370	UNINCORP.	100	Y	7	7	BREMERTON	ROCKY POINT					KRL	10.474348	37.69	1370
1450	UNINCORP.	100	Y	1	1	ILLAHEE						KRL	9.621634	35.48	1450
1460	UNINCORP.	100	Y	1	1	ILLAHEE	NORTH PERRY					KRL	9.621634	35.48	1460
1550	UNINCORP.	100	Y	1	1							KRL	9.527028	35.83	1550
1810*	UNINCORP.	100	Y	7	7	BREMERTON						KRL	9.940382	34.34	1810*
4020	UNINCORP.	400	Y	18	18	EGLON					NK	KRLP	9.203827	30.68	4020
4030	UNINCORP.	400	Y								NK	KRLP	7.285680	38.75	4030
4039	UNINCORP.	400	Y								NK	KRLP	7.285680	38.75	4039
4050	UNINCORP.	400	Y			EGLON				NK	NK	KRL	7.336104	38.07	4050
4060	UNINCORP.	400	Y							NK	NK	KRL	7.254741	38.49	4060
4090	UNINCORP.	400	Y			KEYPORT					NK	KRL	7.431953	37.57	4090
4130	UNINCORP.	400	Y	1	1	SILVERDALE	SILVERDALE				NK	KRL	9.090996	30.72	4130
4160	UNINCORP.	400	Y	10	10					NK	NK	KRL	8.941160	31.23	4160
4169	UNINCORP.	400	Y		10					NK	NK	KRL	7.754741	36.01	4169
4170	UNINCORP.	400	Y	1	1	KEYPORT					NK	KRL	9.082996	30.74	4170

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
4180	UNINCORP.	400	Y	18	18	KEYPORT					NK	KRL	9.268737	30.13	4180
4190	UNINCORP.	400	Y	18	18	KEYPORT					NK	KRLP	9.299676	30.36	4190
4199	UNINCORP.	400	Y		18	KEYPORT					NK	KRLP	7.962892	35.46	4199
4230	UNINCORP.	400	Y	10B	10	KINGSTON					NK	KRL	9.298661	32.20	4230
4240	UNINCORP.	400	Y	10B	10	INDIANOLA					NK	KRLP	9.291901	32.55	4240
4260	UNINCORP.	400	Y	1	1	BROWNSVILLE					NK	KRL	9.145447	30.53	4260
4270	UNINCORP.	400	Y	1	1						NK	KRLP	8.936723	31.59	4270
4280	UNINCORP.	400	Y	1	1	BROWNSVILLE	NORTH PERRY				NK	KRL	9.145447	30.53	4280
4290	UNINCORP.	400	Y	1	1		SILVERDALE				NK	KRLP	8.936723	31.59	4290
4300	UNINCORP.	400	Y	1	1	BROWNSVILLE	SILVERDALE				NK	KRL	9.145447	30.53	4300
4330	UNINCORP.	400	Y	10B	10						NK	KRLP	9.173529	32.97	4330
4331**	UNINCORP.	400		10B	10						NK	KRLP	7.147939	42.32	4331**
4340	UNINCORP.	400	Y	10B	10						NK	KRL	9.142590	32.75	4340
4370	UNINCORP.	400	Y	18	18						NK	KRLP	9.122464	30.95	4370
4371**	UNINCORP.	400		18	18						NK	KRLP	7.096874	39.78	4371**
4379	UNINCORP.	400	Y		18						NK	KRLP	7.785680	36.26	4379
4410	UNINCORP.	400	Y	10	10	EGLON				NK	NK	KRL	9.022523	30.95	4410
4411**	UNINCORP.	400		10	10	EGLON				NK	NK	KRL	6.996933	39.91	4411**
4419	UNINCORP.	400	Y		10	EGLON				NK	NK	KRL	7.836104	35.64	4419
4815*	UNINCORP.	400	Y	18	18	POULSBO					NK	KRL	9.334643	29.92	4815*
4820*	UNINCORP.	400	Y	18	18						NK	KRL	9.091525	30.72	4820*
4825*	UNINCORP.	400	Y	18	18						NK	KRLP	9.122464	30.95	4825*
6010	UNINCORP.	401	Y									KRL	7.732128	42.29	6010
6019	UNINCORP.	401	Y									KRL	7.732128	42.29	6019
6020	UNINCORP.	401	Y			BREMERTON						KRL	8.447457	38.71	6020
6029	UNINCORP.	401	Y			BREMERTON						KRL	8.447457	38.71	6029
6070	UNINCORP.	401	Y	1	1	BREMERTON						KRL	10.098500	32.38	6070
6079	UNINCORP.	401	Y		1	BREMERTON						KRL	8.793819	37.18	6079
6200	UNINCORP.	401	Y	1	1	BROWNSVILLE						KRL	9.622834	33.98	6200
6201**	UNINCORP.	401		1	1	BROWNSVILLE						KRL	7.597244	43.04	6201**
6220	UNINCORP.	401	Y	1	1	BROWNSVILLE	NORTH PERRY					KRL	9.622834	33.98	6220
6290	UNINCORP.	401	Y	1	1	ILLAHEE						KRL	9.477777	34.50	6290
6310	UNINCORP.	401	Y	1	1	ILLAHEE	NORTH PERRY					KRL	9.477777	34.50	6310
6370	UNINCORP.	401	Y			SILVERDALE						KRL	7.917340	41.30	6370
6380	UNINCORP.	401	Y	1	1	SILVERDALE						KRL	9.568383	34.17	6380
6383	UNINCORP.	401	Y	1	1	TRACYTON						KRL	9.604412	34.05	6383
6389	UNINCORP.	401	Y		1	SILVERDALE						KRL	8.263702	39.57	6389
6410	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE					KRL	9.568383	34.17	6410
6419	UNINCORP.	401	Y		1	SILVERDALE	SILVERDALE					KRL	8.263702	39.57	6419
6480	UNINCORP.	401	Y	1	1	TRACYTON	NORTH PERRY					KRL	9.419200	34.72	6480
6500	UNINCORP.	401	Y	1	1	TRACYTON						KRL	9.419200	34.72	6500
6580	UNINCORP.	401	Y	1	1							KRL	9.383171	34.85	6580

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
6590	UNINCORP.	401	Y	1	1		OLD BANGOR					KRL	9.383171	34.85	6590
6640	UNINCORP.	401	Y	18	18							KRL	9.568912	34.17	6640
6649	UNINCORP.	401	Y		18							KRL	8.232128	39.72	6649
6780	UNINCORP.	401	Y	1	1	BREMERTON	SILVERDALE					KRL	10.098500	32.38	6780
6789	UNINCORP.	401	Y		1	BREMERTON	SILVERDALE					KRL	8.793819	37.18	6789
7170	UNINCORP.	403	Y	7	7	BREMERTON					SK	KRL	8.173987	20.15	7170
8030	UNINCORP.	402	Y			BREMERTON					SK	KRL	7.184848	27.94	8030
8039	UNINCORP.	402	Y			BREMERTON					SK	KRL	7.184848	27.94	8039
8040	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND			SK	KRL	8.533916	23.52	8040
8110	UNINCORP.	402	Y	7	7	BREMERTON	MANCHESTER				SK	KRL	8.533916	23.52	8110
8130	UNINCORP.	402	Y	7	7	BREMERTON	SUNNYSLOPE				SK	KRL	8.533916	23.52	8130
8139	UNINCORP.	402	Y		7	BREMERTON	SUNNYSLOPE				SK	KRL	7.501684	26.76	8139
8170	UNINCORP.	402	Y	7	7	BREMERTON					SK	KRL	8.533916	23.52	8170
8171**	UNINCORP.	402		7	7	BREMERTON					SK	KRL	6.508326	30.84	8171**
8179	UNINCORP.	402	Y		7	BREMERTON					SK	KRL	7.501684	26.76	8179
8320	UNINCORP.	402	Y	7	7						SK	KRL	7.818587	25.67	8320
8330	UNINCORP.	402	Y	7	7		MANCHESTER				SK	KRL	7.818587	25.67	8330
8340	UNINCORP.	402	Y	7	7			WESTSOUND			SK	KRL	7.818587	25.67	8340
8360	UNINCORP.	402	Y	7	7	MANCHESTER					SK	KRL	7.963317	25.21	8360
8370	UNINCORP.	402	Y	7	7	MANCHESTER		WESTSOUND			SK	KRL	7.963317	25.21	8370
8400	UNINCORP.	402	Y	7	7	MANCHESTER	MANCHESTER				SK	KRL	7.963317	25.21	8400
8430	UNINCORP.	402	Y	7	7	WATERMAN		WESTSOUND			SK	KRL	7.954465	25.23	8430
8440	UNINCORP.	402	Y	7	7	WATERMAN					SK	KRL	7.954465	25.23	8440
8805*	UNINCORP.	402	Y	7	7	BREMERTON					SK	KRL	8.533916	23.52	8805*
8811*	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND			SK	KRL	8.533916	23.52	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	2009	2008	2007	2006	2005	2004
0010	10.166042	9.639193	10.627717	11.624061	13.377674	14.253232
0035	10.166042	9.639193	10.627717	11.624061	13.377674	14.253232
0060	9.450713	8.945473	9.858983	11.247339	12.944068	13.778031
0165	9.306856	8.880298	9.876305	11.312065	13.189597	14.233976
0170	9.306856	8.880298	9.876305	11.312065	13.189597	14.233976
0175	10.022185	9.574018	10.645039	11.688787	13.623203	14.709177
0190	8.759576	8.350057	9.353417	10.394605	11.844634	12.833430
0195	8.759576	8.350057	9.353417	10.394605	11.844634	12.833430
0215	8.330504	8.168304	9.093362	9.824353	10.875080	10.761038
0216*	6.304914	6.140013	6.797604	7.225241	7.914053	7.681318
0220	8.330504	8.168304	9.093362	9.824353	10.875080	10.761038
0221*	6.304914	6.140013	6.797604	7.225241	7.914053	7.681318
0225	8.330504	8.168304	9.093362	9.824353	10.875080	10.761038
0230	8.330504	8.168304	9.093362	9.824353	10.875080	10.761038
0415	9.615599	9.155573	9.521961	11.379718	12.999673	13.536919
0420	9.372481	8.919118	9.273142	11.079398	12.661603	13.180852
0805	9.010488	8.736407	9.776434	10.331530	11.111239	12.314090
0810	9.010488	8.736407	9.776434	10.331530	11.111239	12.314090
1150	8.591314	8.268059	9.027514	9.752864	11.271652	11.974607
1159	8.591314	8.268059	9.027514	9.752864	11.271652	11.974607
1170	9.940382	9.550324	10.528503	11.269901	12.982588	13.877112
1270	10.242357	9.860879	10.755080	11.220156	13.024153	13.816112
1370	10.474348	10.083629	11.162227	12.049440	13.897685	14.873279
1450	9.621634	9.270085	10.055693	10.904022	12.692147	13.380023
1460	9.621634	9.270085	10.055693	10.904022	12.692147	13.380023
1550	9.527028	9.167159	9.986346	10.843434	12.590547	13.340911
1810**	9.940382	9.550324	10.528503	11.269901	12.982588	13.877112
4020	9.203827	8.699536	9.055098	10.779730	12.363861	13.244893
4030	7.285680	7.011539	7.751318	9.186979	10.544127	11.267723
4039	7.285680	7.011539	7.751318	9.186979	10.544127	11.267723
4050	7.336104	7.061368	7.812196	9.259082	10.627051	11.360700

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2009	2008	2007	2006	2005	2004
4060	7.254741	6.980526	7.716297	9.142682	10.491421	11.209354
4090	7.431953	7.150238	7.901859	9.381883	10.764570	11.501255
4130	9.090996	8.751697	9.632652	10.823533	12.508441	13.335107
4160	8.941160	8.639389	9.340519	11.039020	12.203687	13.023848
4169	7.754741	7.480526	8.055131	9.539020	10.954538	11.700085
4170	9.082996	8.743058	9.629425	10.849175	12.517071	13.342760
4180	9.268737	8.757393	9.109740	10.858234	12.448674	13.327079
4190	9.299676	8.788406	9.144761	10.902531	12.501380	13.385448
4199	7.962892	7.483518	8.258168	9.818837	11.265169	12.044911
4230	9.298661	8.995070	9.733400	11.493044	12.773057	13.637782
4240	9.291901	8.984295	9.727820	11.483543	12.769813	13.639324
4260	9.145447	8.804410	9.677401	10.889773	12.566218	13.423845
4270	8.936723	8.604359	9.478884	10.654271	12.296628	13.109228
4280	9.145447	8.804410	9.677401	10.889773	12.566218	13.423845
4290	8.936723	8.604359	9.478884	10.654271	12.296628	13.109228
4300	9.145447	8.804410	9.677401	10.889773	12.566218	13.423845
4330	9.173529	8.872204	9.599602	11.338696	12.592511	13.447689
4331*	7.147939	6.843913	7.303844	8.739584	9.631484	10.367969
4340	9.142590	8.841191	9.564581	11.294399	12.539805	13.389320
4370	9.122464	8.618694	8.959199	10.663330	12.228231	13.093547
4371*	7.096874	6.590403	6.663441	8.064218	9.267204	10.013827
4379	7.785680	7.313806	8.072606	9.579636	10.992020	11.753010
4400	9.090996	8.751697	9.632652	10.823533	12.508441	13.335107
4410	9.022523	8.720231	9.436418	11.155420	12.339317	13.175194
4411*	6.996933	6.691940	7.140660	8.556308	9.378290	10.095474
4419	7.836104	7.561368	8.151030	9.655420	11.090168	11.851431
4815**	9.334643	8.824136	9.172997	10.919353	12.513595	13.391245
4820**	9.091525	8.587681	8.924178	10.619033	12.175525	13.035178
6010	7.732128	7.509164	8.276102	9.440868	11.083575	11.955351
6019	7.732128	7.509164	8.276102	9.440868	11.083575	11.955351
6020	8.447457	8.202884	9.044836	9.817590	11.517181	12.430552
6029	8.447457	8.202884	9.044836	9.817590	11.517181	12.430552
6070	10.098500	9.795704	10.772402	11.284882	13.269682	14.272057
6079	8.793819	8.536911	9.406065	10.236408	12.017181	12.894518
6200	9.622834	9.333048	10.237206	11.187959	13.158372	14.169842

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2009	2008	2007	2006	2005	2004
6201*	7.597244	7.304757	7.941448	8.588847	10.197345	11.090122
6220	9.622834	9.333048	10.237206	11.187959	13.158372	14.169842
6240	9.622834	9.333048	0.000000	11.187959	13.158372	14.169842
6290	9.477777	9.204910	10.073015	10.968748	12.937676	13.835968
6310	9.477777	9.204910	10.073015	10.968748	12.937676	13.835968
6370	7.917340	7.687515	8.464891	9.654427	11.348094	12.239599
6380	9.568383	9.280335	10.192457	11.121719	13.100595	14.081104
6389	8.263702	8.021542	8.826120	10.073245	11.848094	12.703565
6410	9.568383	9.280335	10.192457	11.121719	13.100595	14.081104
6419	8.263702	8.021542	8.826120	10.073245	11.848094	12.703565
6480	9.419200	9.136200	10.040492	10.950566	12.882477	13.850374
6490	9.419200	9.136200	0.000000	10.950566	12.882477	13.850374
6500	9.419200	9.136200	10.040492	10.950566	12.882477	13.850374
6560	9.383171	9.101984	0.000000	10.908160	12.836076	13.796856
6580	9.383171	9.101984	10.003668	10.908160	12.836076	13.796856
6590	9.383171	9.101984	10.003668	10.908160	12.836076	13.796856
6640	9.568912	9.116319	9.483983	10.917219	12.767679	13.781175
6649	8.232128	7.811431	8.597390	9.833525	11.531468	12.440638
6690	9.383171	9.101984	10.003668	10.908160	12.836076	13.796856
6780	10.098500	9.795704	10.772402	11.284882	13.269682	14.272057
6789	8.793819	8.536911	9.406065	10.236408	12.017181	12.894518
7030	7.141755	7.007584	7.832635	8.821850	9.970125	10.580892
7170	8.173987	7.986850	8.999430	9.939632	11.230895	11.983397
8030	7.184848	6.978923	7.753214	8.523408	9.738612	10.554805
8039	7.184848	6.978923	7.753214	8.523408	9.738612	10.554805
8040	8.533916	8.261188	9.254203	10.040445	11.449548	12.457310
8110	8.533916	8.261188	9.254203	10.040445	11.449548	12.457310
8130	8.533916	8.261188	9.254203	10.040445	11.449548	12.457310
8139	7.501684	7.281922	8.087408	8.922663	10.188778	11.054805
8170	8.533916	8.261188	9.254203	10.040445	11.449548	12.457310
8171*	6.508326	6.232897	6.958445	7.441333	8.488521	9.377590
8179	7.501684	7.281922	8.087408	8.922663	10.188778	11.054805

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2009	2008	2007	2006	2005	2004
8320	7.818587	7.567468	8.485469	9.663723	11.015942	11.982109
8330	7.818587	7.567468	8.485469	9.663723	11.015942	11.982109
8340	7.818587	7.567468	8.485469	9.663723	11.015942	11.982109
8360	7.963317	7.706129	8.640452	9.846300	11.224272	12.208345
8370	7.963317	7.706129	8.640452	9.846300	11.224272	12.208345
8400	7.963317	7.706129	8.640452	9.846300	11.224272	12.208345
8430	7.954465	7.699773	8.630522	9.844607	11.225042	12.217446
8440	7.954465	7.699773	8.630522	9.844607	11.225042	12.217446
8805**	8.533916	8.261188	9.254203	10.040445	11.449548	12.457310
8811**	8.533916	8.261188	9.254203	10.040445	11.449548	12.457310

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

** 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
- Limited income deferral of the second half of property taxes due
- 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 2009 tax rate in Kitsap County is about \$ 9.126610 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: $250,000 \times 9.126610 / 1000 = \$2,281.65$

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.

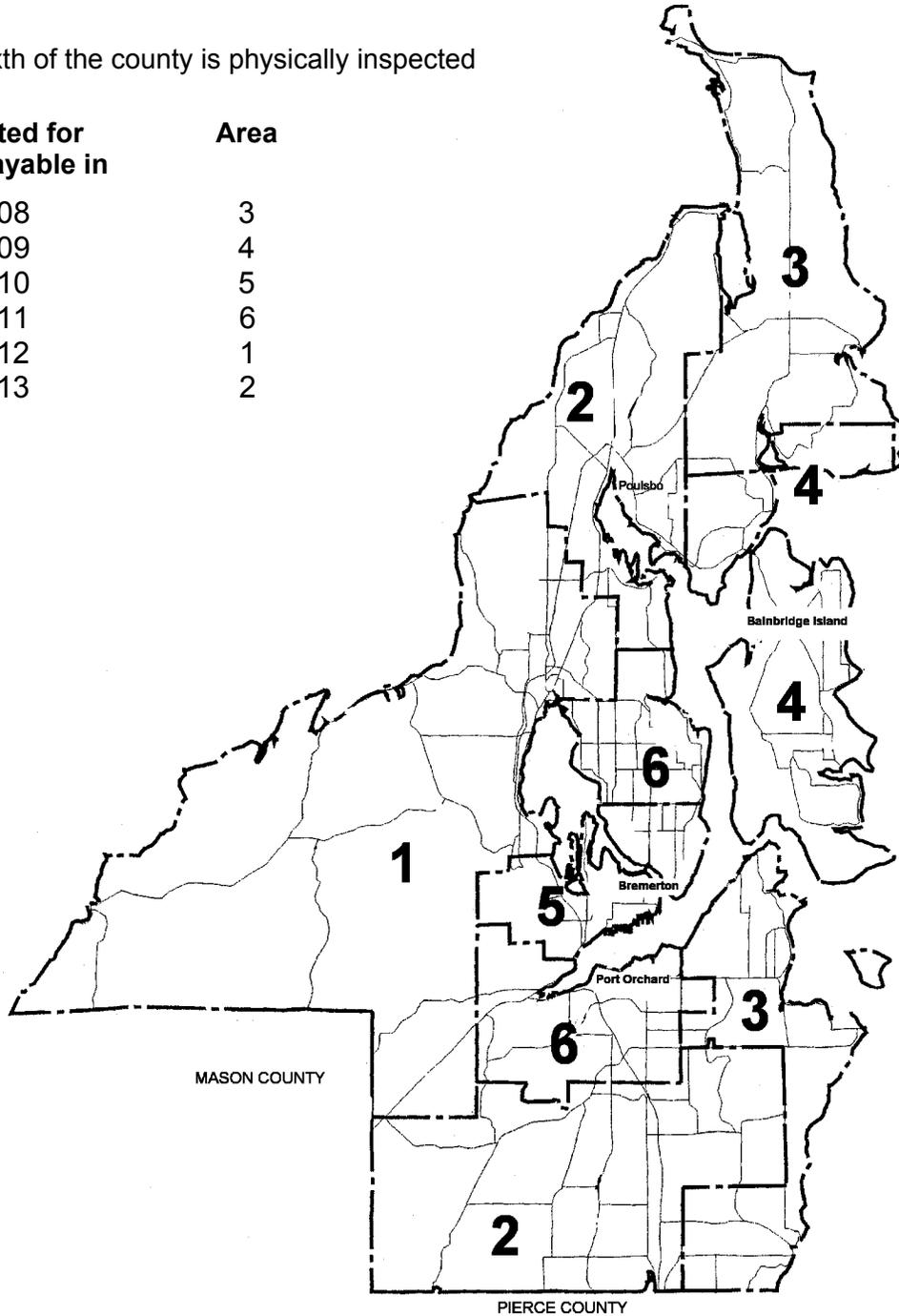
IMPORTANT DATES

- 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