

Kitsap County Statement of Assessments



2009 Assessment for
Taxes Payable in 2010

Jim Avery
Assessor

COVER PHOTO:
Photo taken by Jeff Erickson

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As far as property tax assessment is concerned the highlight (or perhaps lowlight) of 2009 in Kitsap County and pretty much the rest of North America is the continued declining value of our real estate. From January 1, 2008 to January 1, 2009 Kitsap County real and personal property declined in value by 8.7%. This compares to a statewide decline in value of 5.9%. Although this is not good news on our individual balance sheets, our 2010 Kitsap share of the state school levy is reduced while those counties with decreases less than the state average will see increases in their share of this very large tax levy. It is also helpful to all Washington State taxpayers that the state will actually collect less (exclusive of new construction) overall than last year due to the inflation rate being a minus .8% over the last year.



While the state levy portion of our tax bill will be a bit lower in 2010 for most of us in Kitsap County, voters in some jurisdictions have approved noteworthy increases to other portions. Property owners in the South Kitsap School District can expect to see an approximate 15% increase in their local levy amount as voters approved a four-year maintenance and operations levy in February 2009 increasing the amount collected by 15% in the first year. Additionally voters in the Central Kitsap Fire & Rescue and the South Kitsap Fire and Rescue authorized increases to their relatively smaller EMS levies of 35% and 45% respectively.

I am often asked how much the declining real estate market value is affecting the county budget. Other than the fact that new construction is way off from a couple years ago (see pg 12), there is no impact as the county and most all other districts can continue to collect 1% more (exclusive of new construction) than they did in the previous year. As assessed values fall the levy rate (dollars per thousand of assessed value) for each district is adjusted upward to collect the slight 1% increase over the previous year. There are, however, a few districts (see pgs 4 - 6), which because of recently approved lid lifts will get less in property tax revenue in 2010. Declining assessed values have caused levy rates to reach the maximum allowable for their type district. Taxpayers in these districts will pay a bit less than they did in 2009 in most cases for this portion of their tax bill.

The county budget is, however, being impacted by the current economic recession. Sales tax revenue, which typically is about equal to property tax revenue when it comes to funding our general government services has been down 10-20% during 2009 and is expected to continue at this level during 2010. Staffing levels and employee hours throughout the county general fund departments have been reduced dramatically. In our office alone we will be down to less than 25 full-time equivalent positions by the end of 2010. This compares to 38.5 fte's just ten years ago. The most noticeable result of the reductions is the closure of all county administrative services on Fridays. Customers looking to apply for property tax exemptions, building permits, marriage licenses, pay property taxes, record documents, renew/transfer vehicle licenses, etc. should prepare for delays on the Monday thru Thursday work days we are open for business.

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, 99 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	2,716
Central Kitsap School District	1,284
Kitsap County	1,179
South Kitsap School District	1,011
North Kitsap School District	1,000
Wal-Mart	850
Port Madison Enterprises	756
Bremerton School District	690
Olympic College	650
Doctor's Clinic	547

(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
2009 ASSESSMENT FOR TAXES PAYABLE IN 2010**

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
Locally assessed	29,476,028,254	442,035,167	29,918,063,421
Centrally assessed	39,923,282	238,646,281	278,569,563
Total	29,515,951,536	680,681,448	30,196,632,984

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 2010

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>COUNTY:</u>					
COUNTY CURRENT EXPENSE	30,196,632,984	0.925000	27,931,882	13,125	27,945,007
MENTAL HEALTH	30,196,632,984	0.025000	754,915	395	755,310
VETERANS RELIEF	30,196,632,984	0.000000	0	158	158
<u>TOTAL CURRENT EXPENSE</u>	30,196,632,984	<u>0.950000</u>	<u>28,686,797</u>	<u>13,678</u>	<u>28,700,475</u>
<u>COUNTY CONSERVATION FUTURES</u>	30,196,632,984	<u>0.039644</u>	<u>1,197,124</u>	<u>571</u>	<u>1,197,695</u>
COUNTY ROADS	18,576,430,319	1.235172	22,945,095	15,929	22,961,024
ROAD TAX DIVERSION - SHERIFF	18,576,430,319	0.066321	1,232,005	650	1,232,655
ROAD TAX DIVERSION - PROS ATTY	18,576,430,319	0.024242	450,331	314	450,645
ROAD TAX DIVERSION - CLERK	18,576,430,319	0.003015	56,007	39	56,046
<u>TOTAL COUNTY ROADS</u>	18,576,430,319	<u>1.328750</u>	<u>24,683,438</u>	<u>16,932</u>	<u>24,700,370</u>
<u>SCHOOLS:</u>					
STATE SCHOOL	30,196,449,418	2.133597	64,427,053	0	64,427,053
SCHOOL DIST NO 100 - BREM					
SPECIAL M&O*	3,685,966,439	2.781468	10,251,653	743	10,252,396
BOND*	3,685,828,701	0.976714	3,599,836	164	3,600,000
TOTAL		3.758182	13,851,489	907	13,852,396
SCHOOL DIST NO 303 - BAINBRIDGE ISL.					
SPECIAL M&O*	6,208,087,421	1.283167	7,964,968	1,043	7,966,011
BOND*	6,207,277,599	1.248534	7,749,848	152	7,750,000
CAPITAL PROJECT*	6,207,277,599	0.245679	1,524,970	30	1,525,000
TOTAL		2.777380	17,239,786	1,225	17,241,011
SCHOOL DIST NO 400 - NORTH KITSAP					
SPECIAL M&O*	6,670,939,021	1.978732	13,194,270	5,730	13,200,000
BOND*	6,671,482,619	1.169155	7,795,946	4,054	7,800,000
TOTAL		3.147887	20,990,216	9,784	21,000,000
SCHOOL DIST NO 401 - CENTRAL KITSAP					
SPECIAL M&O*	6,750,487,594	2.162807	14,593,673	6,327	14,600,000
BOND*	6,753,467,968	1.436299	9,691,591	8,409	9,700,000
TOTAL		3.599106	24,285,264	14,736	24,300,000
SCHOOL DIST NO 402 - SOUTH KITSAP					
SPECIAL M&O*	6,556,530,390	2.500103	16,381,652	10,348	16,392,000
SCHOOL DIST NO 403 - NORTH MASON					
SPECIAL M&O*	49,817,659	1.820740	90,231	474	90,705
CAPITAL PROJECT* (NEW 2010)	49,890,359	0.477968	23,846	0	23,846
TOTAL		2.298708	114,077	474	114,551
TOTAL LOCAL SCHOOLS			92,862,484	37,474	92,899,958
<u>TOTAL SCHOOLS</u>			<u>157,289,537</u>	<u>37,474</u>	<u>157,327,011</u>

TO BE COLLECTED IN THE YEAR 2010

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>CITIES:</u>					
CITY OF BREMERTON					
REG	2,899,484,508	2.162392	6,269,823	2,690	6,272,513
BOND*	2,871,753,552	0.309114	887,304	396	887,700
EMS	2,899,484,508	0.500000	1,449,742	683	1,450,425
TOTAL		2.971506	8,606,869	3,769	8,610,638
CITY OF PORT ORCHARD	1,165,037,143	2.142357	2,495,925	0	2,495,925
CITY OF POULSBO	1,310,033,708	1.562678	2,047,161	30	2,047,191
CITY OF BAINBRIDGE ISLAND					
REG	6,245,647,306	1.033484	6,454,776	124	6,454,900
BOND*	6,207,277,599	0.086345	535,957	11	535,968
TOTAL		1.119829	6,990,733	135	6,990,868
<u>TOTAL CITIES</u>			<u>20,140,688</u>	<u>3,934</u>	<u>20,144,622</u>
<u>PORTS:</u>					
PORT OF BREMERTON					
REG	10,170,291,897	0.292184	2,971,601	3,279	2,974,880
LT BOND	10,170,291,897	0.032149	326,963	166	327,129
TOTAL	10,170,291,897	0.324333	3,298,564	3,445	3,302,009
PORT OF BREMERTON IDD	10,170,291,897	0.450000	4,576,631	4,888	4,581,519
PORT OF BROWNSVILLE	1,368,985,711	0.258418	353,770	7	353,777
PORT OF EGLON	224,465,046	0.086450	19,405	49	19,454
PORT OF ILLAHEE	515,603,305	0.100853	52,000	0	52,000
PORT OF INDIANOLA	297,558,674	0.135698	40,378	1	40,379
PORT OF KEYPORT	146,477,999	0.195552	28,644	0	28,644
PORT OF KINGSTON	989,054,840	0.170317	168,453	137	168,590
PORT OF MANCHESTER	614,338,199	0.159298	97,863	0	97,863
PORT OF POULSBO	975,658,387	0.260213	253,879	0	253,879
PORT OF SILVERDALE	2,734,233,645	0.193075	527,911	17	527,928
PORT OF TRACYTON	717,032,603	0.039270	28,158	0	28,158
PORT OF WATERMAN	272,845,229	0.147967	40,372	0	40,372
<u>TOTAL PORTS</u>			<u>9,486,028</u>	<u>8,544</u>	<u>9,494,572</u>

TO BE COLLECTED IN THE YEAR 2010

	ASSESSED VALUE	RATE	TAXES	T.E.D	TOTAL
<u>FIRE DISTRICTS:</u>					
1 CENTRAL KITSAP	7,530,597,400	1.420601	10,697,972	3,510	10,701,482
EMS	7,577,047,696	0.500000	3,788,524	1,828	3,790,352
TOTAL		1.920601	14,486,496	5,338	14,491,834
2 BAINBRIDGE ISLAND	6,245,647,306	0.804542	5,024,885	96	5,024,981
EMS (NEW 2010)	6,245,647,306	0.400000	2,498,259	0	2,498,259
TOTAL		1.204542	7,523,144	96	7,523,240
7 SOUTH KITSAP	6,963,653,635	1.163759	8,104,012	1,523	8,105,535
EMS	6,988,272,491	0.500000	3,494,136	1,309	3,495,445
TOTAL		1.663759	11,598,148	2,832	11,600,980
10 NORTH KITSAP	2,952,962,712	1.309430	3,866,697	1,620	3,868,317
EMS	2,954,975,539	0.500000	1,477,487	1,002	1,478,489
BOND*	2,105,098,489	0.232768	489,774	226	490,000
TOTAL		2.042198	5,833,958	2,848	5,836,806
18 POULSBO	3,483,740,868	1.457369	5,077,095	763	5,077,858
EMS	3,488,502,178	0.500000	1,744,251	919	1,745,170
TOTAL		1.957369	6,821,346	1,682	6,823,028
<u>TOTAL FIRE DISTRICTS</u>			<u>46,263,092</u>	<u>12,796</u>	<u>46,275,888</u>
<u>OTHER:</u>					
WATER DIST ROCKY POINT - BOND	165,720,628	0.603425	100,000	0	100,000
PUBLIC UTILITY DIST NO 1	30,196,632,984	0.068474	2,067,692	1,004	2,068,696
METRO PARK - BAINBRIDGE ISLAND	6,245,647,306	0.750000	4,684,235	99	4,684,334
BOND*	6,207,277,599	0.148040	918,915	10	918,925
Total		0.898040	5,603,150	109	5,603,259
REGIONAL LIBRARY	29,031,595,841	0.320397	9,301,634	4,554	9,306,188
POULSBO LIBRARY FACILITY - BOND*	4,493,023,306	0.033385	149,936	64	150,000
<u>TOTAL OTHER</u>			<u>17,222,412</u>	<u>5,731</u>	<u>17,228,143</u>
<u>TOTAL TAXES</u>			<u>304,969,116</u>	<u>99,660</u>	<u>305,068,776</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 2010

WATER DISTRICTS	ASSESSED VALUE
Crystal Springs	13,630,350
Manchester	747,030,303
North Perry	1,615,100,829
Old Bangor	13,421,160
Silverdale	2,351,255,350
Sunnyslope	87,293,114
West Hill	103,576,276

MISCELLANEOUS DISTRICTS	
Sewer District 7 (So. Bainbridge Island)	182,615,191
Westsound Utility District	1,596,366,335

MAJOR CHANGES IN PROPERTY TAX RATES

Taxes Payable in 2010

District Issue	Election Date	% of Increase
Bainbridge Island Fire 2 EMS Voter Approved New Ten Year EMS Levy	Nov 3, 2009	New Levy
Central Kitsap Fire 1 EMS Voter Approved Six Year EMS Levy	May 19, 2009	35%
South Kitsap Fire 7 EMS Voter Approved Six year EMS Levy	May 19, 2009	45%
Bainbridge Island Metropolitan Parks Bond Principal Paid Every Other Year		84%
South Kitsap School District 402 Voter Approved 4 YR Maintenance & Operation Levy	Feb 3, 2009	15%

** Bainbridge Island Fire 2 EMS levy is new and was approved by the voters at an initial rate of 40 cents per \$1,000 of assessed value. The maximum statutory rate is 50 cents. On the tax statements this levy is combined with the Bainbridge Island Fire 2 regular levy and is a 51.47% increase from the previous year.

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 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
Typical for 2010	326,260	9.9795	2,218	1,038	3,256
Central Kitsap Unincorporated					
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
Typical for 2010	252,915	10.5536	1,759	910	2,669
South Kitsap Unincorporated					
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
Typical for 2010	249,370	9.7791	1,815	624	2,439
City of Bremerton					
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
Typical for 2010	164,215	11.0161	1,141	668	1,809
City of Bainbridge Island					
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
Typical for 2010	527,100	9.5119	3,426	1,587	5,014
City of Poulsbo					
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
Typical for 2010	260,490	10.4736	1,900	829	2,728
City of Port Orchard					
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
Typical for 2010	215,030	10.2723	1,671	538	2,209 **

** Increases caused by annexation of relatively higher value properties in McCormick Woods.
See page 8 for additional explanations 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 all School Districts. 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	2009 Forest Land Assessed Value (FLAV)	2010 Timber Assessed Value (TAV)	1983 Timber Roll (80%)
School District 100 (Bremerton)	82,373	167,326	305,064
School District 303 (Bainbridge Island)	65,170	132,382	942,204
School District 400 (North Kitsap)	1,891,292	3,841,844	3,298,246
School District 401 (Central Kitsap)	3,083,213	6,263,032	3,282,658
School District 402 (South Kitsap)	2,486,807	5,051,535	5,155,230
School District 403 (Part of North Mason)	177,420	360,399	287,699
County Current Expense	7,786,275	15,816,518	
Conservation Futures	7,786,275	15,816,518	
County Road	7,038,494	14,297,527	
Regional Library	7,786,275	15,816,518	
Public Utility District	7,786,275	15,816,518	
Port of Bremerton	5,734,743	11,649,174	
Port of Brownsville	14,650	29,759	
Port of Eglon	294,105	597,426	
Port of Indianola	2,900	5,891	
Port of Kingston	430,871	875,242	
Port of Silverdale	45,343	92,107	
Fire District 1 (Central Kitsap)	1,324,473	2,690,445	
Fire District 2 (Bainbridge Island)	65,170	132,382	
Fire District 7 (South Kitsap)	726,537	1,475,838	
Fire District 10 (North Kitsap)	672,135	1,365,331	
Fire District 18 (Poulsbo)	281,121	571,051	
Fire District 10 Bond (Original district)	551,135	1,119,539	
Fire District 1 Emergency Med	2,597,593	5,276,576	
Fire District 2 Emergency Med	65,170	132,382	
Fire District 7 Emergency Med	2,034,267	4,132,274	
Fire District 10 Emergency Med	986,710	2,004,338	
Fire District 18 Emergency Med	904,581	1,837,506	
City of Bainbridge Island	65,170	132,382	
City of Bremerton	672,580	1,366,235	
City of Bremerton Emergency Med	672,580	1,366,235	
Metropolitan Parks B. I. Bond	65,170	132,382	
Metropolitan Parks Bainbridge Island	65,170	132,382	
Poulsbo Library Facility	1,024,846	2,081,803	

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>2008</u>	<u>2009</u>	<u>2010</u>
County Current Expense	823,172,443	591,074,806	282,461,226
County Road	474,850,405	341,488,401	177,513,721
State School	823,172,443	591,074,806	282,461,226
School Dist #100 (Bremerton)	97,822,560	56,673,633	35,710,303
School Dist #303 (Bainbridge Island)	177,799,336	96,474,507	30,020,280
School Dist #400 (North Kitsap)	150,189,908	150,475,125	59,349,579
School Dist #401 (Central Kitsap)	159,673,730	103,801,141	72,963,723
School Dist #402 (South Kitsap)	236,211,749	183,126,710	84,026,951
School Dist #403 (Ptn of North Mason)	576,470	523,690	390,390
City of Bremerton	89,410,952	55,284,569	33,064,203
City of Port Orchard	33,105,865	26,285,421	23,340,442
City of Poulsbo	48,005,885	71,541,908	18,522,580
City of Bainbridge Island	177,799,336	96,474,507	30,020,280
Port of Bremerton	329,955,145	237,474,424	110,819,681
Port of Brownsville	16,815,064	17,002,536	8,961,590
Port of Eglon	4,806,590	4,488,170	2,722,020
Port of Illahee	4,213,040	8,204,807	4,790,780
Port of Indianola	7,304,880	6,495,196	1,903,460
Port of Keyport	2,361,380	2,269,971	984,495
Port of Kingston	29,135,107	15,697,180	6,597,020
Port of Manchester	18,721,004	14,720,494	13,161,949
Port of Poulsbo	23,592,155	17,727,136	4,055,740
Port of Silverdale	73,724,026	31,498,071	31,433,583
Port of Tracyton	2,727,050	9,990,142	11,388,130
Port of Waterman	6,440,649	3,749,350	2,415,594
Water District - Rocky Point	4,255,530	1,984,590	675,360
Fire Dist #1 (Central Kitsap)	150,533,890	108,363,995	74,041,138
Fire Dist #2 (Bainbridge Island)	177,799,336	96,474,507	30,020,280
Fire Dist #7 (South Kitsap)	237,528,907	174,401,418	86,053,251
Fire Dist #10 (North Kitsap)	71,249,603	51,373,576	23,414,584
Fire Dist #18 (Poulsbo)	73,512,385	96,726,109	34,749,030
Public Utility District #1	823,172,443	591,074,806	282,461,226
Metro Parks District - Bainbridge Island	177,799,336	96,474,507	30,020,280
Regional Library	790,066,578	564,789,385	259,120,784
Poulsbo Library Facility	93,433,205	113,717,425	42,622,673

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%
2010	30,196,632,984	-7%	305,068,776	3%	282,461,226	-52%

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
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
2010	85.9	98.8	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	2,263	322,302,352	3,596,751
\$25,001 - \$30,000	815	95,254,630	1,217,603
\$30,001 - \$35,000	672	35,915,955	730,288
Total	3,750	453,472,937	5,544,642

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	214	2,169	81,608,174	40,934,854	40,673,320	403,929
Open Space	315	2,909	174,495,380	117,810,768	56,684,612	565,789
Timber Land	222	2,290	79,258,580	39,398,712	39,859,868	401,199
Total:	751	7,368	335,362,134	198,144,334	137,217,800	1,370,917
Chapter 84.33 RCW						
* Forest Land	1,242	47,988	215,947,305	6,466,690	209,480,615	1,954,114
Grand total	1,993	55,356	551,309,439	204,611,024	346,698,415	3,325,031

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.

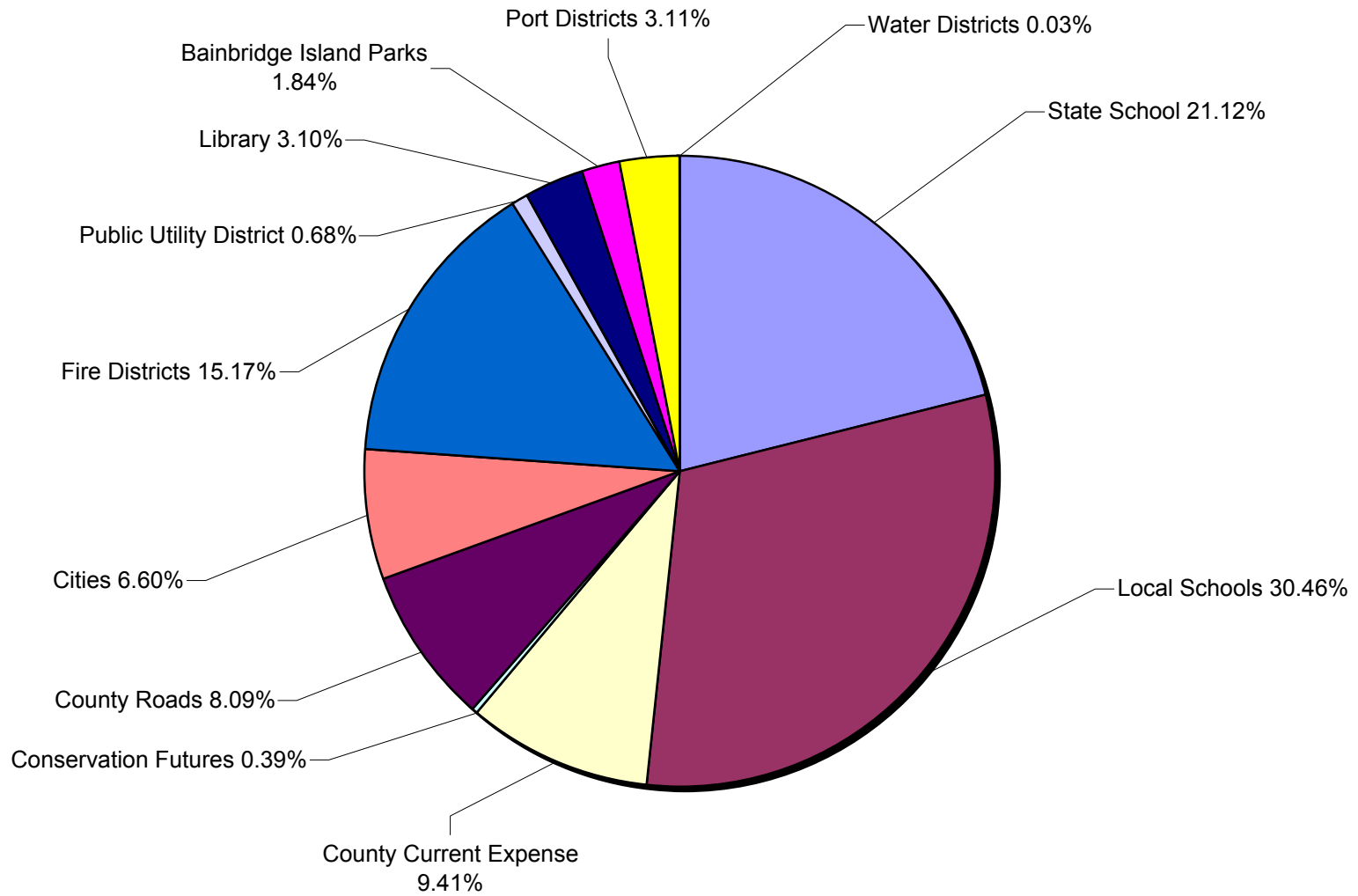
Open Space lands include properties whose present use enhances scenic, recreational, natural, or historic resources. The current use value of open space is a percentage of highest and best use value, determined on a case-by case basis by a public benefit rating system that is part of Kitsap County's 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 2010



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	11.016133	36.92	0010
0035	BREMERTON	100	Y		City	BREMERTON	NORTH PERRY					KRL	11.016133	36.92	0035
0060	BREMERTON	100	Y		City							KRL	10.241800	39.71	0060
0065	BREMERTON	100	Y		City	TRACYTON						KRL	10.281070	39.56	0065
0165	BREMERTON	401	Y		City							KRL	10.082724	38.76	0165
0167	BREMERTON	401	Y		City	TRACYTON						KRL	10.121994	38.61	0167
0170	BREMERTON	401	Y		City		NORTH PERRY					KRL	10.082724	38.61	0170
0175	BREMERTON	401	Y		City	BREMERTON						KRL	10.857057	36.00	0175
0190	BREMERTON	402	Y		City	BREMERTON	SUNNYSLOPE				SK	KRL	9.758054	28.79	0190
0195	BREMERTON	402	Y		City	BREMERTON					SK	KRL	9.758054	28.79	0195
0215	BAINBRIDGE IS.	303	Y	2							BI	KRL	9.511903	31.66	0215
0216**	BAINBRIDGE IS.	303		2							BI	KRL	7.378306	40.82	0216**
0220	BAINBRIDGE IS.	303	Y	2					7		BI	KRL	9.511903	31.66	0220
0221**	BAINBRIDGE IS.	303		2					7		BI	KRL	7.378306	40.82	0221**
0225	BAINBRIDGE IS.	303	Y	2			WEST HILL				BI	KRL	9.511903	31.66	0225
0230	BAINBRIDGE IS.	303	Y	2			CRYSTAL SPRINGS				BI	KRL	9.511903	31.66	0230
0415	POULSBO	400	Y	18	18	POULSBO					NK	KRLP	10.473644	30.37	0415
0420	POULSBO	400	Y	18	18						NK	KRLP	10.213431	31.15	0420
0805	PT. ORCHARD	402	Y	7	7	BREMERTON					SK		10.272267	24.34	0805
0810	PT. ORCHARD	402	Y	7	7	BREMERTON		WESTSOUND			SK		10.272267	24.34	0810
1150	UNINCORP.	100	Y			BREMERTON						KRL	9.373377	40.09	1150
1159	UNINCORP.	100	Y			BREMERTON						KRL	9.373377	40.09	1159
1170	UNINCORP.	100	Y	7	7	BREMERTON						KRL	11.037136	34.05	1170
1270	UNINCORP.	100	Y	1	1	BREMERTON	NORTH PERRY					KRL	11.293978	33.28	1270
1330	UNINCORP.	100	Y	1	1	BREMERTON						KRL	11.293978	33.28	1330
1370	UNINCORP.	100	Y	7	7	BREMERTON	ROCKY POINT					KRL	11.640561	37.47	1370
1450	UNINCORP.	100	Y	1	1	ILLAHEE						KRL	10.620498	35.39	1450
1460	UNINCORP.	100	Y	1	1	ILLAHEE	NORTH PERRY					KRL	10.620498	35.39	1460
1470	UNINCORP.	100	Y	1	1		NORTH PERRY					KRL	10.519645	35.73	1470
1550	UNINCORP.	100	Y	1	1							KRL	10.519645	35.73	1550
1810*	UNINCORP.	100	Y	7	7	BREMERTON						KRL	11.037136	34.05	1810*
4020	UNINCORP.	400	Y	18	18	EGLON					NK	KRLP	10.065953	31.60	4020
4030	UNINCORP.	400	Y								NK	KRLP	8.022134	39.66	4030
4039	UNINCORP.	400	Y								NK	KRLP	8.022134	39.66	4039
4050	UNINCORP.	400	Y			EGLON				NK	NK	KRL	8.075199	38.98	4050
4060	UNINCORP.	400	Y							NK	NK	KRL	7.988749	39.40	4060
4090	UNINCORP.	400	Y			KEYPORT					NK	KRL	8.184301	38.46	4090
4130	UNINCORP.	400	Y	1	1	SILVERDALE	SILVERDALE				NK	KRL	10.102425	31.16	4130

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	
4160	UNINCORP.	400	Y	10	10					NK	NK	KRL	9.798179	32.13	4160	
4169	UNINCORP.	400	Y		10					NK	NK	KRL	8.488749	37.08	4169	
4170	UNINCORP.	400	Y	1	1	KEYPORT						NK	KRL	10.104902	31.15	4170
4180	UNINCORP.	400	Y	18	18	KEYPORT						NK	KRL	10.141670	31.04	4180
4190	UNINCORP.	400	Y	18	18	KEYPORT						NK	KRLP	10.175055	31.27	4190
4199	UNINCORP.	400	Y		18	KEYPORT						NK	KRLP	8.717686	36.49	4199
4230	UNINCORP.	400	Y	10B	10	KINGSTON						NK	KRL	10.201264	33.14	4230
4240	UNINCORP.	400	Y	10B	10	INDIANOLA						NK	KRLP	10.200030	33.47	4240
4260	UNINCORP.	400	Y	1	1	BROWNSVILLE						NK	KRL	10.167768	30.96	4260
4270	UNINCORP.	400	Y	1	1							NK	KRLP	9.942735	32.00	4270
4280	UNINCORP.	400	Y	1	1	BROWNSVILLE	NORTH PERRY					NK	KRL	10.167768	30.96	4280
4290	UNINCORP.	400	Y	1	1		SILVERDALE					NK	KRLP	9.942735	32.00	4290
4300	UNINCORP.	400	Y	1	1	BROWNSVILLE	SILVERDALE					NK	KRL	10.167768	30.96	4300
4330	UNINCORP.	400	Y	10B	10							NK	KRLP	10.064332	33.92	4330
4331**	UNINCORP.	400		10B	10							NK	KRLP	7.930735	43.05	4331**
4340	UNINCORP.	400	Y	10B	10							NK	KRL	10.030947	33.70	4340
4360	UNINCORP.	400	Y	18	18		SILVERDALE						KRLP	9.979503	31.88	4360
4370	UNINCORP.	400	Y	18	18							NK	KRLP	9.979503	31.88	4370
4371**	UNINCORP.	400		18	18							NK	KRLP	7.845906	40.55	4371**
4379	UNINCORP.	400	Y		18							NK	KRLP	8.522134	37.33	4379
4410	UNINCORP.	400	Y	10	10	EGLON				NK	NK	KRL	9.884629	31.85	4410	
4411**	UNINCORP.	400		10	10	EGLON				NK	NK	KRL	7.751032	40.61	4411**	
4419	UNINCORP.	400	Y		10	EGLON				NK	NK	KRL	8.575199	36.71	4419	
4815*	UNINCORP.	400	Y	18	18	POULSBO						NK	KRL	10.206331	30.84	4815*
4820*	UNINCORP.	400	Y	18	18							NK	KRL	9.946118	31.65	4820*
4825*	UNINCORP.	400	Y	18	18							NK	KRLP	9.979503	31.88	4825*
6010	UNINCORP.	401	Y										KRL	8.439968	42.64	6010
6019	UNINCORP.	401	Y										KRL	8.439968	42.64	6019
6020	UNINCORP.	401	Y			BREMERTON							KRL	9.214301	39.06	6020
6029	UNINCORP.	401	Y			BREMERTON							KRL	9.214301	39.06	6029
6070	UNINCORP.	401	Y	1	1	BREMERTON							KRL	11.134902	32.32	6070
6079	UNINCORP.	401	Y		1	BREMERTON							KRL	9.714301	37.05	6079
6200	UNINCORP.	401	Y	1	1	BROWNSVILLE							KRL	10.618987	33.89	6200
6201**	UNINCORP.	401		1	1	BROWNSVILLE							KRL	8.485390	42.42	6201**
6220	UNINCORP.	401	Y	1	1	BROWNSVILLE	NORTH PERRY						KRL	10.618987	33.89	6220
6240	UNINCORP.	401	Y	1	1	BROWNSVILLE							KRL	10.618987	33.89	6240
6290	UNINCORP.	401	Y	1	1	ILLAHEE							KRL	10.461422	34.40	6290
6310	UNINCORP.	401	Y	1	1	ILLAHEE	NORTH PERRY						KRL	10.461422	34.40	6310
6370	UNINCORP.	401	Y			SILVERDALE							KRL	8.633043	41.69	6370
6380	UNINCORP.	401	Y	1	1	SILVERDALE							KRL	10.553644	34.10	6380
6383	UNINCORP.	401	Y	1	1	TRACYTON							KRL	10.399839	34.61	6383
6389	UNINCORP.	401	Y		1	SILVERDALE							KRL	9.133043	39.41	6389

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
6410	UNINCORP.	401	Y	1	1	SILVERDALE	SILVERDALE					KRL	10.553644	34.10	6410
6419	UNINCORP.	401	Y		1	SILVERDALE	SILVERDALE					KRL	9.133043	39.41	6419
6480	UNINCORP.	401	Y	1	1	TRACYTON	NORTH PERRY					KRL	10.399839	34.61	6480
6490	UNINCORP.	401	Y	1	1	TRACYTON						KRL	10.399839	34.61	6490
6500	UNINCORP.	401	Y	1	1	TRACYTON						KRL	10.399839	34.61	6500
6560	UNINCORP.	401	Y	1	1							KRL	10.360569	34.74	6560
6580	UNINCORP.	401	Y	1	1							KRL	10.360569	34.74	6580
6590	UNINCORP.	401	Y	1	1		OLD BANGOR					KRL	10.360569	34.74	6590
6630	UNINCORP.	401	Y	18	18		SILVERDALE					KRL	10.397337	34.62	6630
6640	UNINCORP.	401	Y	18	18							KRL	10.397337	34.62	6640
6649	UNINCORP.	401	Y		18							KRL	8.939968	40.26	6649
6690	UNINCORP.	401	Y	1	1		NORTH PERRY					KRL	10.360569	34.74	6690
6780	UNINCORP.	401	Y	1	1	BREMERTON	SILVERDALE					KRL	11.134902	32.32	6780
6789	UNINCORP.	401	Y		1	BREMERTON	SILVERDALE					KRL	9.714301	37.05	6789
7030	UNINCORP.	403	Y		7	BREMERTON						KRL	8.413903	27.32	7030
7170	UNINCORP.	403	Y	7	7	BREMERTON					SK	KRL	9.577662	24.00	7170
8030	UNINCORP.	402	Y			BREMERTON					SK	KRL	8.115298	30.81	8030
8039	UNINCORP.	402	Y			BREMERTON					SK	KRL	8.115298	30.81	8039
8040	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND			SK	KRL	9.779057	25.57	8040
8110	UNINCORP.	402	Y	7	7	BREMERTON	MANCHESTER				SK	KRL	9.779057	25.57	8110
8130	UNINCORP.	402	Y	7	7	BREMERTON	SUNNYSLOPE				SK	KRL	9.779057	25.57	8130
8139	UNINCORP.	402	Y		7	BREMERTON	SUNNYSLOPE				SK	KRL	8.615298	29.02	8139
8170	UNINCORP.	402	Y	7	7	BREMERTON					SK	KRL	9.779057	25.57	8170
8171**	UNINCORP.	402		7	7	BREMERTON					SK	KRL	7.645460	32.70	8171**
8179	UNINCORP.	402	Y		7	BREMERTON					SK	KRL	8.615298	29.02	8179
8320	UNINCORP.	402	Y	7	7						SK	KRL	9.004724	27.76	8320
8330	UNINCORP.	402	Y	7	7		MANCHESTER				SK	KRL	9.004724	27.76	8330
8340	UNINCORP.	402	Y	7	7			WESTSOUND			SK	KRL	9.004724	27.76	8340
8360	UNINCORP.	402	Y	7	7	MANCHESTER					SK	KRL	9.164022	27.28	8360
8370	UNINCORP.	402	Y	7	7	MANCHESTER		WESTSOUND			SK	KRL	9.164022	27.28	8370
8400	UNINCORP.	402	Y	7	7	MANCHESTER	MANCHESTER				SK	KRL	9.164022	27.28	8400
8430	UNINCORP.	402	Y	7	7	WATERMAN		WESTSOUND			SK	KRL	9.152691	27.32	8430
8440	UNINCORP.	402	Y	7	7	WATERMAN					SK	KRL	9.152691	27.32	8440
8805*	UNINCORP.	402	Y	7	7	BREMERTON					SK	KRL	9.779057	25.57	8805*
8811*	UNINCORP.	402	Y	7	7	BREMERTON		WESTSOUND			SK	KRL	9.779057	25.57	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	2010	2009	2008	2007	2006	2005
0010	11.016133	10.166042	9.639193	10.627717	11.624061	13.377674
0035	11.016133	10.166042	9.639193	10.627717	11.624061	13.377674
0060	10.241800	9.450713	8.945473	9.858983	11.247339	12.944068
0165	10.082724	9.306856	8.880298	9.876305	11.312065	13.189597
0170	10.082724	9.306856	8.880298	9.876305	11.312065	13.189597
0175	10.857057	10.022185	9.574018	10.645039	11.688787	13.623203
0190	9.758054	8.759576	8.350057	9.353417	10.394605	11.844634
0195	9.758054	8.759576	8.350057	9.353417	10.394605	11.844634
0215	9.511903	8.330504	8.168304	9.093362	9.824353	10.875080
0216*	7.378306	6.304914	6.140013	6.797604	7.225241	7.914053
0220	9.511903	8.330504	8.168304	9.093362	9.824353	10.875080
0221*	7.378306	6.304914	6.140013	6.797604	7.225241	7.914053
0225	9.511903	8.330504	8.168304	9.093362	9.824353	10.875080
0230	9.511903	8.330504	8.168304	9.093362	9.824353	10.875080
0415	10.473644	9.615599	9.155573	9.521961	11.379718	12.999673
0420	10.213431	9.372481	8.919118	9.273142	11.079398	12.661603
0805	10.272267	9.010488	8.736407	9.776434	10.331530	11.111239
0810	10.272267	9.010488	8.736407	9.776434	10.331530	11.111239
1150	9.373377	8.591314	8.268059	9.027514	9.752864	11.271652
1159	9.373377	8.591314	8.268059	9.027514	9.752864	11.271652
1170	11.037136	9.940382	9.550324	10.528503	11.269901	12.982588
1270	11.293978	10.242357	9.860879	10.755080	11.220156	13.024153
1330	11.293978	10.242357	9.860879	10.755080	11.220156	13.024153
1370	11.640561	10.474348	10.083629	11.162227	12.049440	13.897685
1450	10.620498	9.621634	9.270085	10.055693	10.904022	12.692147
1460	10.620498	9.621634	9.270085	10.055693	10.904022	12.692147
1550	10.519645	9.527028	9.167159	9.986346	10.843434	12.590547
1810**	11.037136	9.940382	9.550324	10.528503	11.269901	12.982588
4020	10.065953	9.203827	8.699536	9.055098	10.779730	12.363861
4030	8.022134	7.285680	7.011539	7.751318	9.186979	10.544127
4039	8.022134	7.285680	7.011539	7.751318	9.186979	10.544127

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2010	2009	2008	2007	2006	2005
4050	8.075199	7.336104	7.061368	7.812196	9.259082	10.627051
4060	7.988749	7.254741	6.980526	7.716297	9.142682	10.491421
4090	8.184301	7.431953	7.150238	7.901859	9.381883	10.764570
4130	10.102425	9.090996	8.751697	9.632652	10.823533	12.508441
4160	9.798179	8.941160	8.639389	9.340519	11.039020	12.203687
4169	8.488749	7.754741	7.480526	8.055131	9.539020	10.954538
4170	10.104902	9.082996	8.743058	9.629425	10.849175	12.517071
4180	10.141670	9.268737	8.757393	9.109740	10.858234	12.448674
4190	10.175055	9.299676	8.788406	9.144761	10.902531	12.501380
4199	8.717686	7.962892	7.483518	8.258168	9.818837	11.265169
4230	10.201264	9.298661	8.995070	9.733400	11.493044	12.773057
4240	10.200030	9.291901	8.984295	9.727820	11.483543	12.769813
4260	10.167768	9.145447	8.804410	9.677401	10.889773	12.566218
4270	9.942735	8.936723	8.604359	9.478884	10.654271	12.296628
4280	10.167768	9.145447	8.804410	9.677401	10.889773	12.566218
4290	9.942735	8.936723	8.604359	9.478884	10.654271	12.296628
4300	10.167768	9.145447	8.804410	9.677401	10.889773	12.566218
4330	10.064332	9.173529	8.872204	9.599602	11.338696	12.592511
4331*	7.930735	7.147939	6.843913	7.303844	8.739584	9.631484
4340	10.030947	9.142590	8.841191	9.564581	11.294399	12.539805
4370	9.979503	9.122464	8.618694	8.959199	10.663330	12.228231
4371*	7.845906	7.096874	6.590403	6.663441	8.064218	9.267204
4379	8.522134	7.785680	7.313806	8.072606	9.579636	10.992020
4400	10.102425	9.090996	8.751697	9.632652	10.823533	12.508441
4410	9.884629	9.022523	8.720231	9.436418	11.155420	12.339317
4411*	7.751032	6.996933	6.691940	7.140660	8.556308	9.378290
4419	8.575199	7.836104	7.561368	8.151030	9.655420	11.090168
4815**	10.206331	9.334643	8.824136	9.172997	10.919353	12.513595
4820**	9.946118	9.091525	8.587681	8.924178	10.619033	12.175525
6010	8.439968	7.732128	7.509164	8.276102	9.440868	11.083575
6019	8.439968	7.732128	7.509164	8.276102	9.440868	11.083575
6020	9.214301	8.447457	8.202884	9.044836	9.817590	11.517181
6029	9.214301	8.447457	8.202884	9.044836	9.817590	11.517181
6070	11.134902	10.098500	9.795704	10.772402	11.284882	13.269682
6079	9.714301	8.793819	8.536911	9.406065	10.236408	12.017181

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2010	2009	2008	2007	2006	2005
6200	10.618987	9.622834	9.333048	10.237206	11.187959	13.158372
6201*	8.485390	7.597244	7.304757	7.941448	8.588847	10.197345
6220	10.618987	9.622834	9.333048	10.237206	11.187959	13.158372
6240	10.618987	9.622834	9.333048	0.000000	11.187959	13.158372
6290	10.461422	9.477777	9.204910	10.073015	10.968748	12.937676
6310	10.461422	9.477777	9.204910	10.073015	10.968748	12.937676
6370	8.633043	7.917340	7.687515	8.464891	9.654427	11.348094
6380	10.553644	9.568383	9.280335	10.192457	11.121719	13.100595
6389	9.133043	8.263702	8.021542	8.826120	10.073245	11.848094
6410	10.553644	9.568383	9.280335	10.192457	11.121719	13.100595
6419	9.133043	8.263702	8.021542	8.826120	10.073245	11.848094
6480	10.399839	9.419200	9.136200	10.040492	10.950566	12.882477
6490	10.399839	9.419200	9.136200	0.000000	10.950566	12.882477
6500	10.399839	9.419200	9.136200	10.040492	10.950566	12.882477
6560	10.360569	9.383171	9.101984	0.000000	10.908160	12.836076
6580	10.360569	9.383171	9.101984	10.003668	10.908160	12.836076
6590	10.360569	9.383171	9.101984	10.003668	10.908160	12.836076
6640	10.397337	9.568912	9.116319	9.483983	10.917219	12.767679
6649	8.939968	8.232128	7.811431	8.597390	9.833525	11.531468
6690	10.360569	9.383171	9.101984	10.003668	10.908160	12.836076
6780	11.134902	10.098500	9.795704	10.772402	11.284882	13.269682
6789	9.714301	8.793819	8.536911	9.406065	10.236408	12.017181
7030	8.413903	7.141755	7.007584	7.832635	8.821850	9.970125
7170	9.577662	8.173987	7.986850	8.999430	9.939632	11.230895
8030	8.115298	7.184848	6.978923	7.753214	8.523408	9.738612
8039	8.115298	7.184848	6.978923	7.753214	8.523408	9.738612
8040	9.779057	8.533916	8.261188	9.254203	10.040445	11.449548
8110	9.779057	8.533916	8.261188	9.254203	10.040445	11.449548
8130	9.779057	8.533916	8.261188	9.254203	10.040445	11.449548
8139	8.615298	7.501684	7.281922	8.087408	8.922663	10.188778
8170	9.779057	8.533916	8.261188	9.254203	10.040445	11.449548
8171*	7.645460	6.508326	6.232897	6.958445	7.441333	8.488521
8179	8.615298	7.501684	7.281922	8.087408	8.922663	10.188778

CONSOLIDATED LEVY RATES FOR THE PAST SIX YEARS

TAX CODE	2010	2009	2008	2007	2006	2005
8320	9.004724	7.818587	7.567468	8.485469	9.663723	11.015942
8330	9.004724	7.818587	7.567468	8.485469	9.663723	11.015942
8340	9.004724	7.818587	7.567468	8.485469	9.663723	11.015942
8360	9.164022	7.963317	7.706129	8.640452	9.846300	11.224272
8370	9.164022	7.963317	7.706129	8.640452	9.846300	11.224272
8400	9.164022	7.963317	7.706129	8.640452	9.846300	11.224272
8430	9.152691	7.954465	7.699773	8.630522	9.844607	11.225042
8440	9.152691	7.954465	7.699773	8.630522	9.844607	11.225042
8805**	9.779057	8.533916	8.261188	9.254203	10.040445	11.449548
8811**	9.779057	8.533916	8.261188	9.254203	10.040445	11.449548

* 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
- 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 2010 tax rate in Kitsap County is about \$10.177800 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: $250,000 \times 10.177800 / 1000 = \$2,544.45$

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.

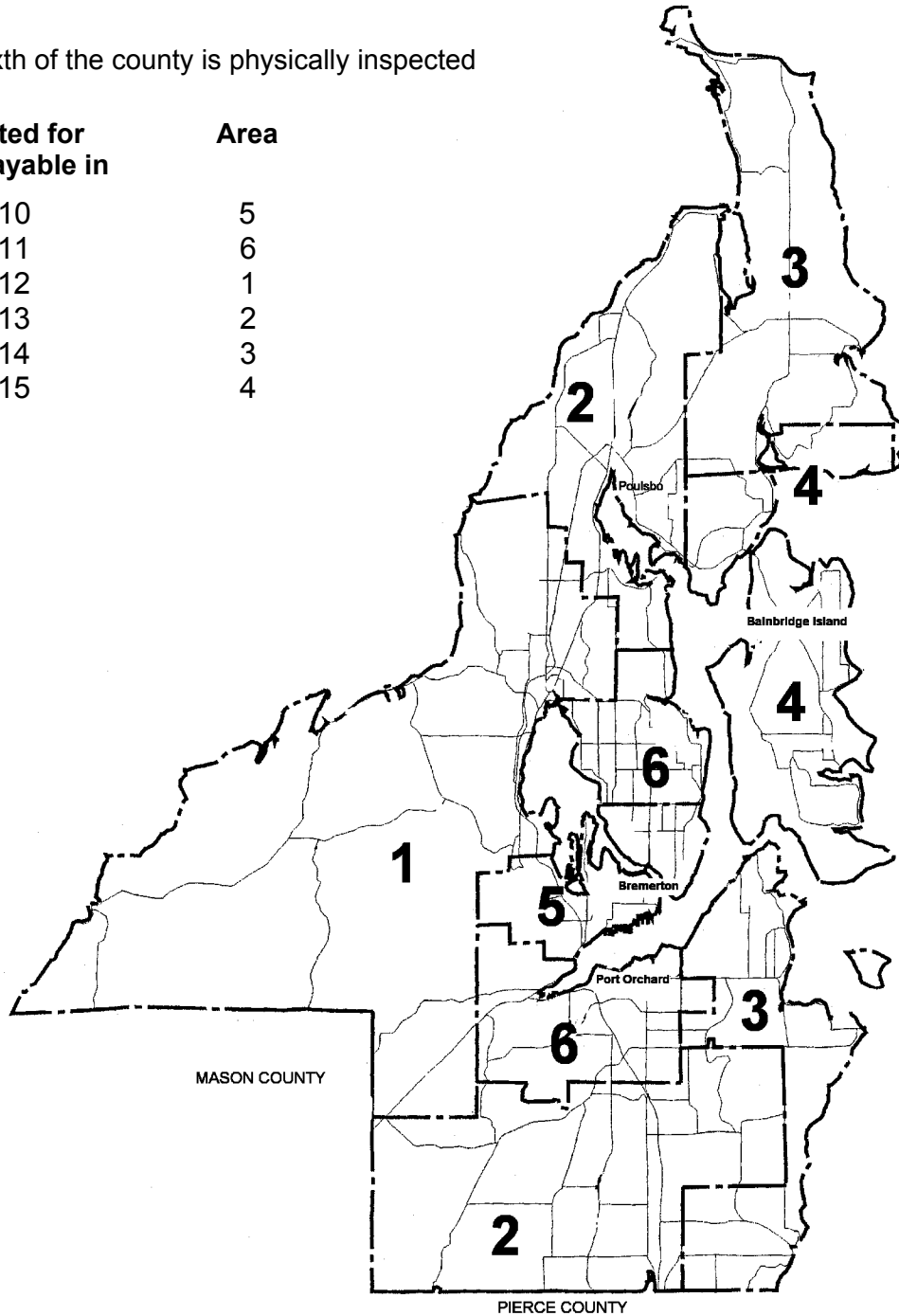
IMPORTANT DATES

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
2010	5
2011	6
2012	1
2013	2
2014	3
2015	4



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 5:00 p.m., Monday through Thursday, except holidays. We are located on the 2nd floor of the Administration Building in Port Orchard across the street from the Kitsap County Court House.

The following information is available for public inspection:

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

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

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

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

Direct lines are available from the following locations:

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