

State of
Washington
House of
Representatives



Recent Property Tax Trends

Introduction

This report is intended to provide detailed information on trends in the Washington State property tax system in recent years. The report examines trends in value and levy growth at the state, county, and selected district type levels from 1997 to 2007. Emphasis is placed on describing value growth and local regular property tax growth.

Data Sources

The data used in the report is property taxing district-level levy data compiled annually by the Washington Department of Revenue. Taxing districts¹ are required to submit levy reports annually to the department with information about the assessed value, levy or levies, rate or rates, value of new construction, value of state-assessed property, annexation value, and annexation and refund levies. The Department compiles a record for each district and levy type². The annual levy detail databases are available on the department's web site at http://dor.wa.gov/Content/AboutUs/StatisticsAndReports/stats_proptaxstats_LevyDetail.aspx.

Statewide Trends in Value and Overall Property Tax Growth, 1997-2007

The assessed value of property has increased dramatically over the last ten years. By law, assessors are required to assess property at market value. Assessors do so using several methods, chief of which is to rely on recent comparable arms-length sales of similar properties. As market prices have increased, the assessed value of property has also increased. And unlike previous trends in real estate appreciation, growth over the time period analyzed has been widespread across the state. Property taxes, too, have increased significantly over the last ten years. However, the growth has not been as great as with assessed values.

Over the last ten years, statewide assessed values have increased from \$331 billion in 1997 to \$740 billion in 2007, an increase of 120 percent. This is shown in Figure 1. By comparison, the total amount of property taxes levied for collection, including both local levies and the state levy, has increased from \$4.6 billion in 1997 to \$7.7 billion in 2007, and increase of 69 percent. The amounts shown reflect both taxes on existing properties and additional taxes as a result of new construction. This is shown in Figure 2.

¹ Property taxing districts include the state, counties, cities, school districts, county road districts, library districts, fire protection districts, hospital districts, metropolitan park districts, ports, public utility districts, emergency medical service districts, park & recreation districts, cemetery districts, water districts, sewer districts, flood zone districts, mosquito districts, irrigation districts, road service districts, and transportation benefit districts.

² Major levy types are regular levies, which include non-voted property taxes and some voter-approved taxes (e.g., lid lifts), and excess levies, which are voter-approved property taxes and include school levies, bond levies, and special levies.

Figure 1.

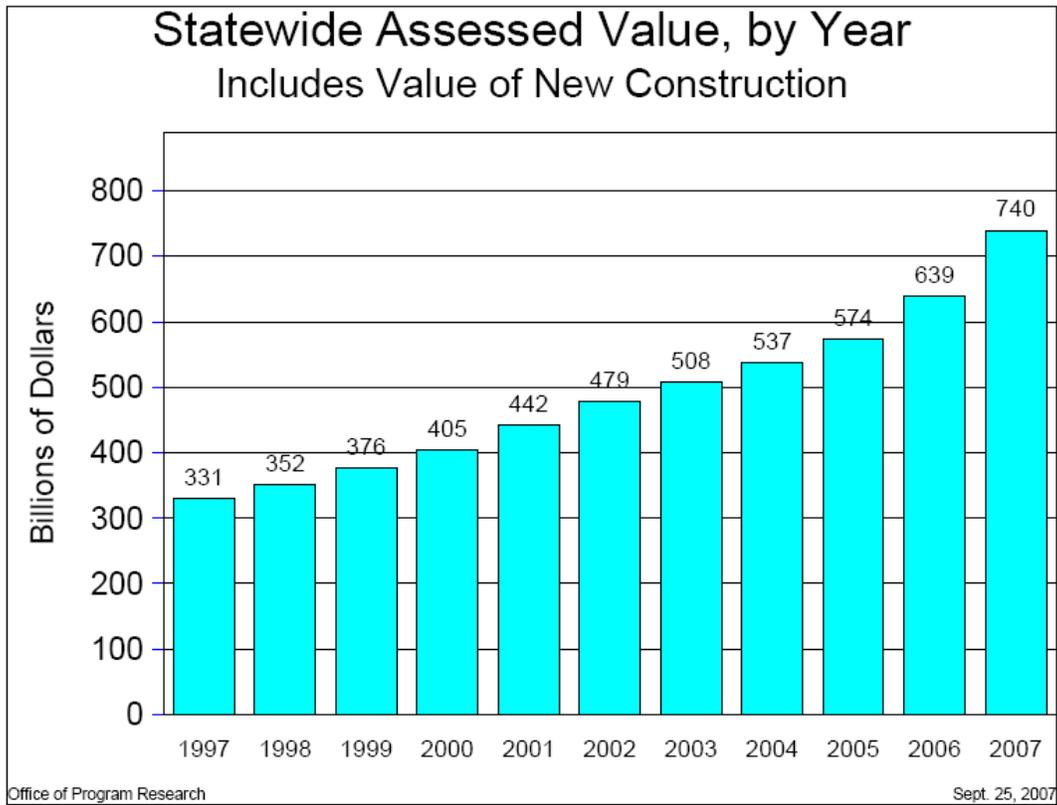
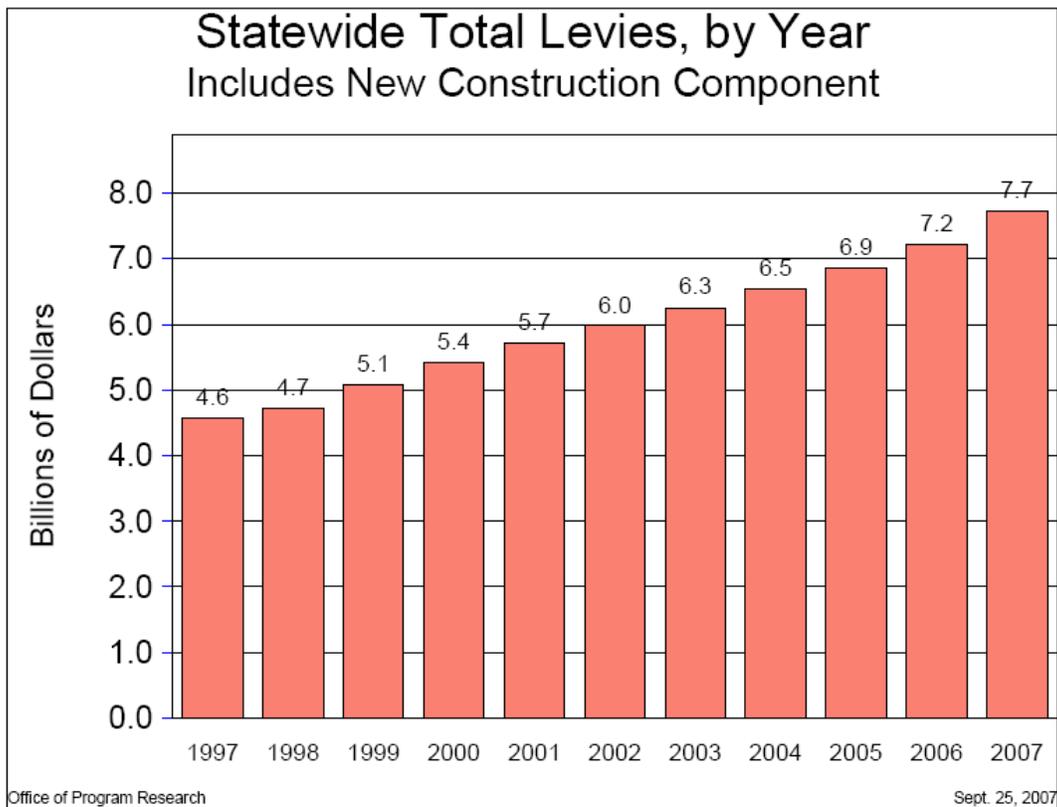
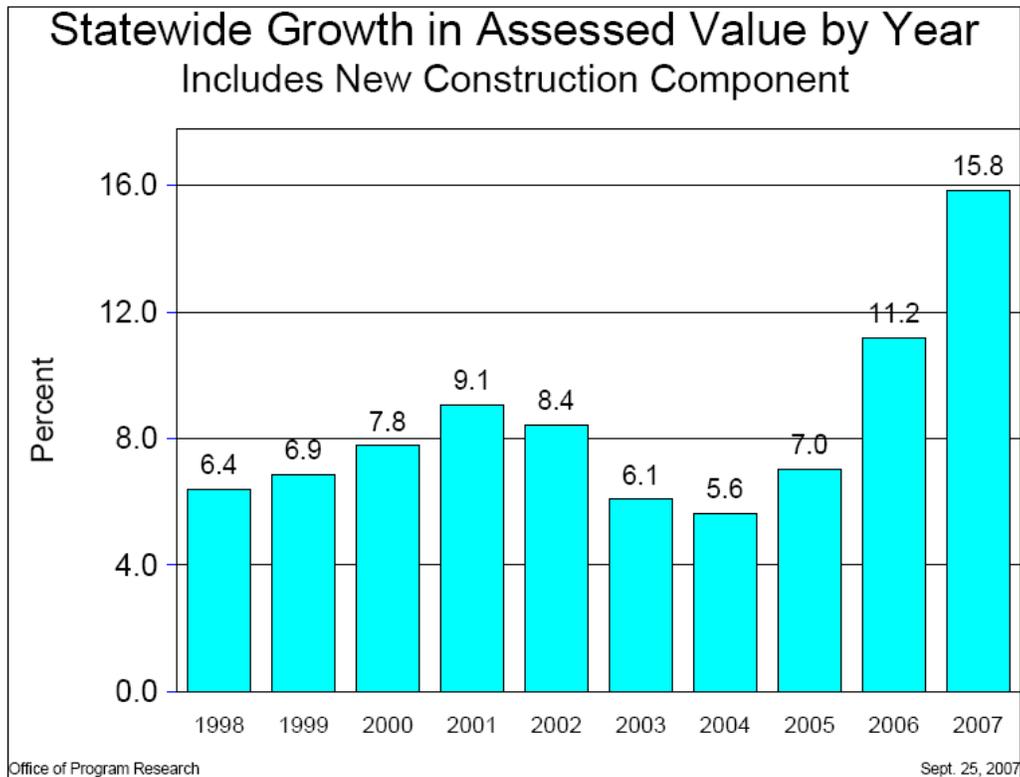


Figure 2.



An evaluation of year-over-year growth in values and property taxes shows differences in patterns over time. Growth in assessed values has fluctuated, with the highest rates occurring in the last few years with the run-up in residential home prices. This is shown in figure 3.

Figure 3.



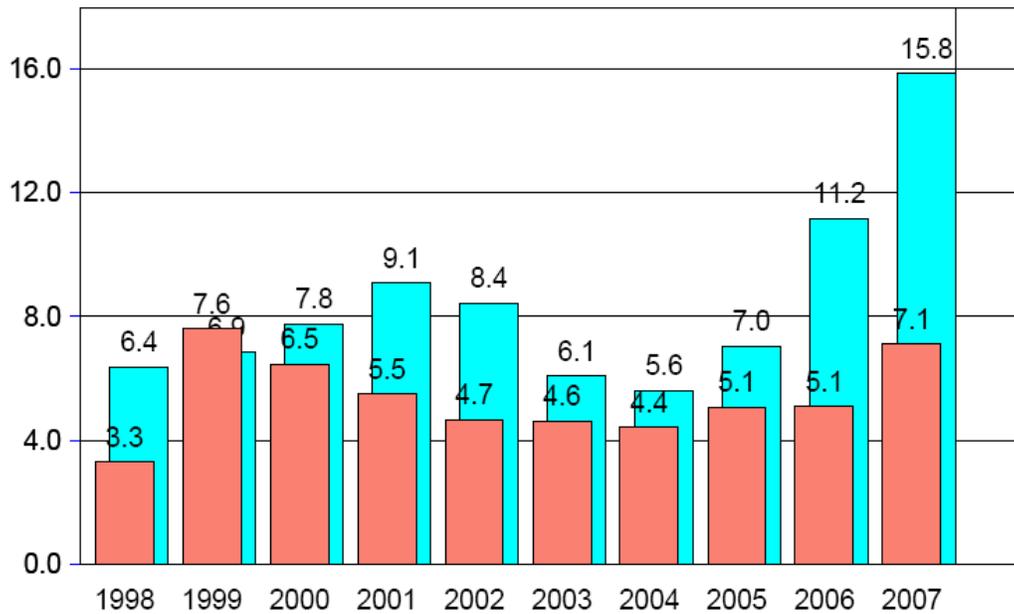
Overall levy growth has also fluctuated but not to the same extent as growth in values. In addition, levy growth does not necessarily trend with value growth. Overall levy growth by year, including both state and local levies, is shown in Figure 4 in the foreground; growth in assessed value (from figure 3) is shown in the background.

A basis for evaluating tax growth is to compare with economic indexes, such as growth in personal income, inflation, and/or population. The combination of inflation and population growth was the basis for the state fiscal growth factor, used in determining the state general fund expenditure limit, from fiscal year 1993 to 2007. Personal income growth is the current basis of the state fiscal growth factor.

In figure 5, the cumulative growth of assessed values and of overall levies is compared against cumulative personal income growth and the combination of inflation plus cumulative population growth over the period 1997 to 2007 in Washington state. Personal income estimates are obtained from the federal Bureau of Economic Analysis. Personal income is the sum of wages and salaries, and other labor payments; proprietors' income; interest, dividend and rental income; and corporate profits. State personal income is a general measure of the size of the state's economy. The measure of inflation, the implicit price deflator (IPD) for personal consumption expenditures, is also obtained from the BEA. The IPD is a national measure of the average increase in prices for a wide range of goods and services. Population projections are obtained from the state Office of Financial Management. Cumulative growth across each indicator is measured by the percentage increase from the level in 1997.

Figure 4

**Comparison of Year-Over-Year Growth Trends
Overall Levies (Foreground) and Assessed Values**

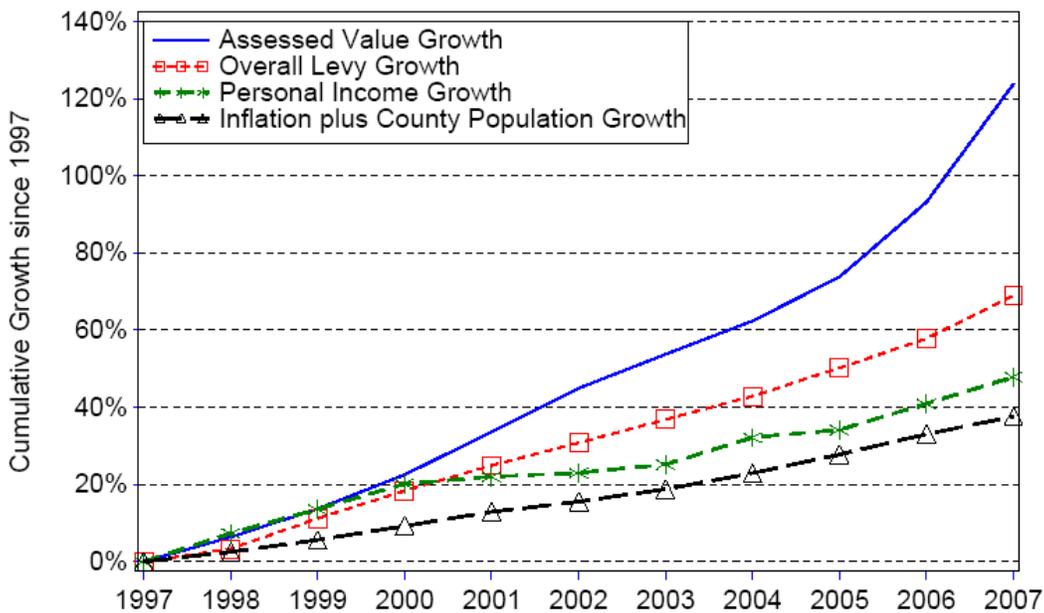


Office of Program Research

Sept. 25, 2007

Figure 5.

**Assessed Values, Overall Levies,
Personal Income, and Inflation/Population:
Growth from 1997 to 2007 (Includes New Const.)**



Office of Program Research

Includes New Construction Component

Sept. 28, 2007

Statewide Trends in Property Tax Levies and Growth by Type of Property Tax, 1997-2007.

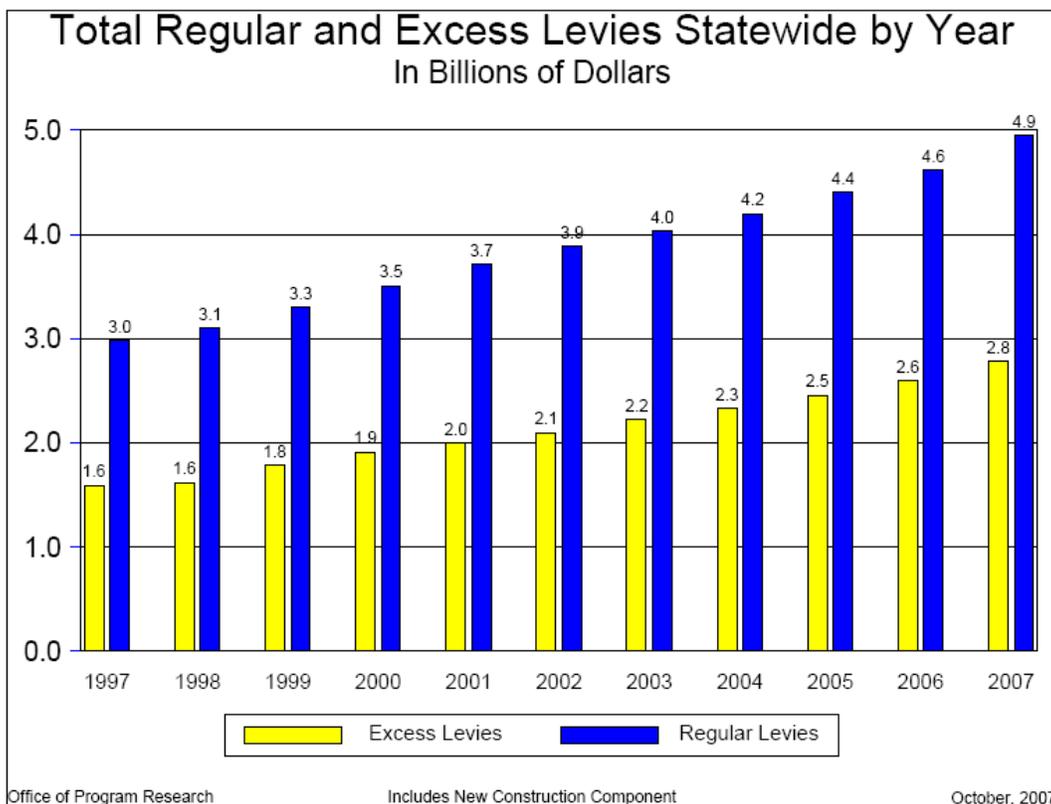
Washington property taxes can be separated into two groups. Taxes imposed under the state's constitutional one percent property tax rate limit (\$10 per \$1,000 of value) are called regular taxes. Generally, these taxes can be imposed on a regular basis without specific voter approval. The state property tax, county and city general expense taxes, county road tax, and library, fire, and hospital district taxes are regular property taxes.

Taxes imposed above the one percent limit are called "excess levies" because they are voter approved in excess of the one percent limit. School maintenance and operation levies and levies to pay bonded debt are the most common excess property taxes.

While most regular property taxes are not voter approved, statutes require voter approval of some regular property taxes. Taxes for emergency medical purposes and park and recreation districts are examples. In addition, districts may exceed statutory levy growth limits with voter approval.

Regular and excess levy statewide totals for each year from 1997-2007 are shown in Figure 6. Regular levies increased from \$3.0 billion in 1997 to \$4.9 billion in 2007 (a 66 percent increase), while excess levies increased from \$1.6 billion to \$2.8 billion (a 75 percent increase) over the same period.

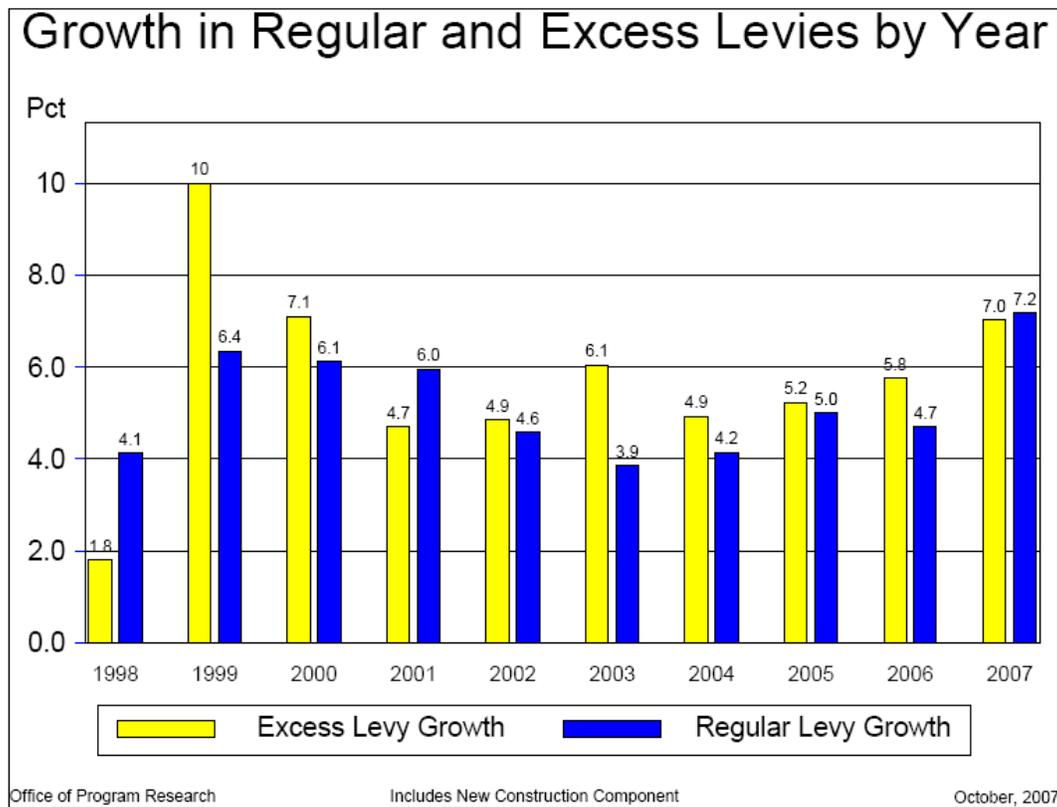
Figure 6.



Year-over-year growth in regular and excess levies is shown in figure 7. Annual growth in regular levies was 5.2 percent over the 10 year period, while that for excess levies was 5.7 percent. Regular levy growth appears to have slowed somewhat since the passage of initiative 747 in November 2001. I-

747 limited the growth rate in regular levies at the district level to the lesser of 1 percent or inflation.³ Previously, the limitation had been the rate of inflation for districts of population 10,000 or more, and 6 percent for other districts. Prior to the change, the annual growth rate was about one to two percentage points higher than after the change, generally.⁴

Figure 7.



Regular property taxes are levied both by the state and by local governments, including counties, cities, towns, and special purpose districts. Figure 8 shows the amounts levied at the state level and at the local level (by all local taxing districts) from 1997 to 2007. The state levy increased from \$1.2 billion in 1997 to \$1.7 billion in 2007 (an increase of 43 percent). At the local level, regular property taxes have increased from \$1.8 billion to \$3.2 billion (increase of 81 percent) over the same period.

Figure 9 shows the year-over-year growth in the state levy and in local regular levies. From 1997 to 2007, the average annual growth at the state level was 3.6 percent. Over the same time period, the average annual growth in local regular levies was 6.1 percent. The reason that local regular levies increased on average at a higher rate is a combination of several factors, including lid lifts, use of banked capacity, and new levies being imposed.

³ The limitation modified by the passage of I-747 applies to the growth of district-level levies on existing, locally assessed property, and does not apply to the value added to assessment rolls due to new construction, increases in state-assessed property value, wind turbine placements, or annexations. The limitation may be exceeded by voter approval. Note that this limitation applies to the levy amounts that may be collected by a district, and not to individual parcel owners' taxes.

⁴ The failure of an EMS levy in King County for the 1998 tax year skews the results shown for growth in 1998 and 1999. If the King EMS levy is excluded, the regular levy growth rates for 1998 and 1999 are 5.2 and 5.0 percent, respectively. In addition, the growth shown for 2007 is biased upwards by the passage of several large lid lifts in King County.

Figure 8.

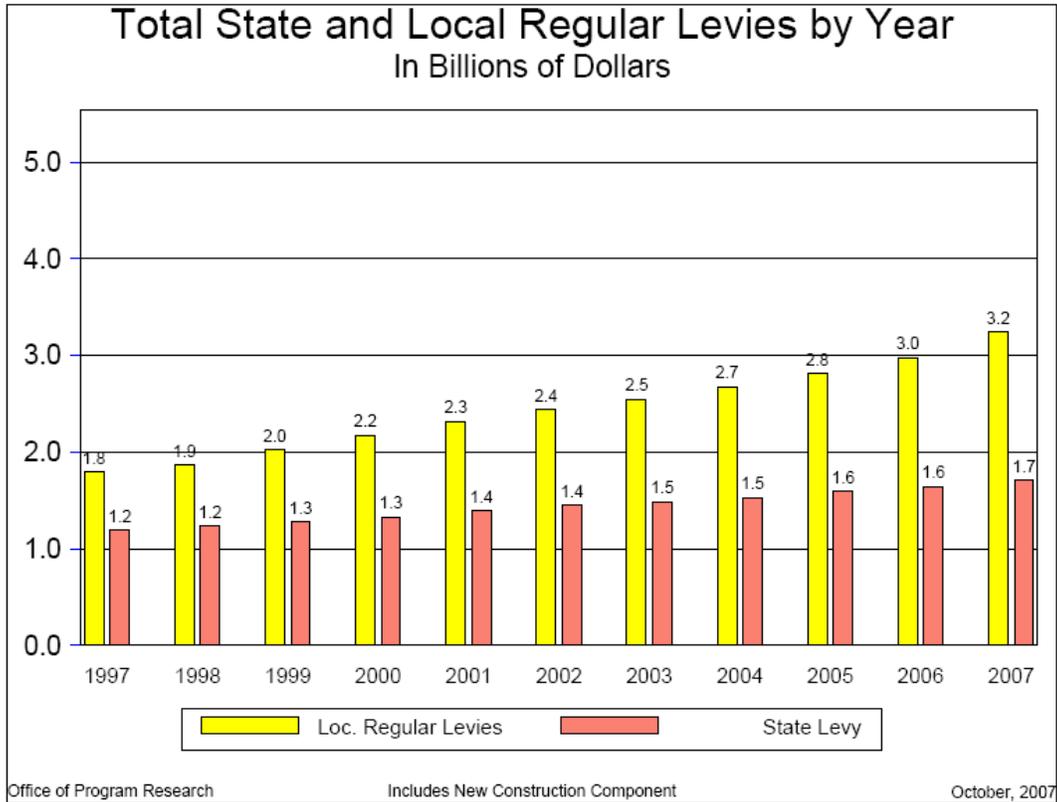
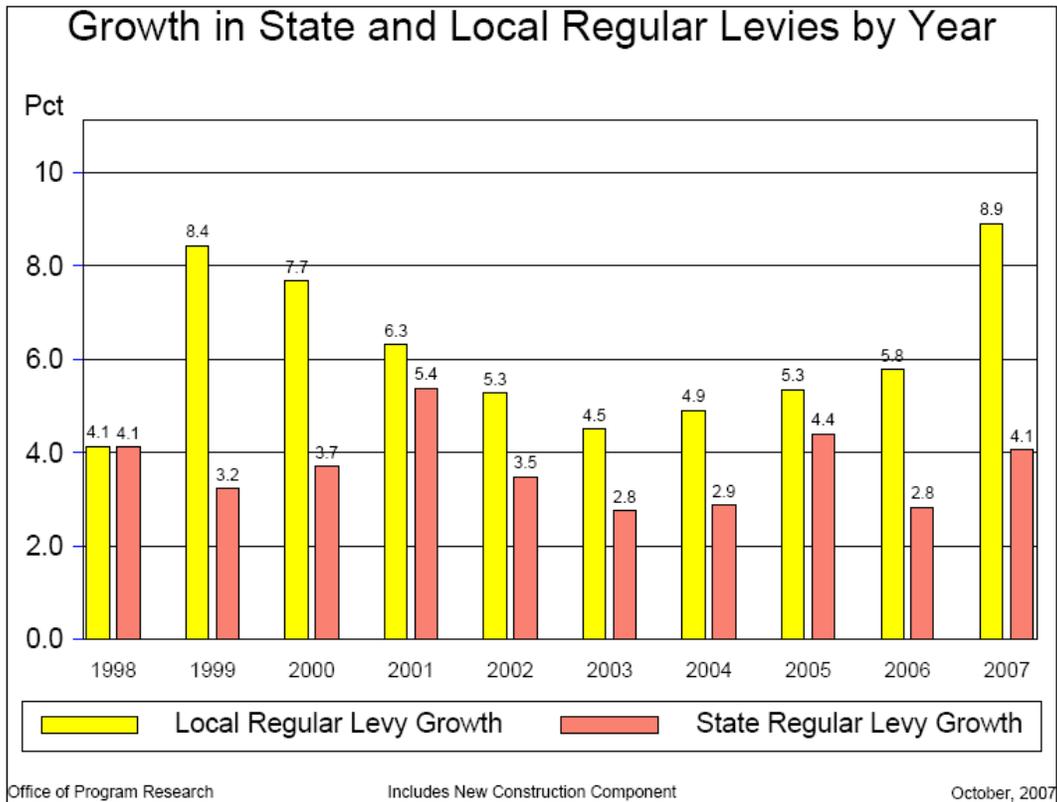


Figure 9.



Factors in Local Regular Levy Growth

In the next part of the analysis, the annual growth in local regular levies was analyzed to determine the contributions of each of the factors that contributed to the growth. The factors that influence local regular levy growth include:

- The previous year's regular levy;
- The statutory levy growth limit;
- Constitutional and statutory rate limitations;
- Banked levying capacity;
- New construction and increases in state-assessed property value;
- Annexations;
- Refunds and corrections;
- Lid lifts (approved by the voters); and
- New levies (approved by the voters).

Fundamentally, annual growth in non-voted regular levies is capped by a statutory growth rate of 101 percent or inflation plus one hundred percent, whichever is less. This is called the "levy limit". That is, next year's levy may not exceed the highest levy in the previous three years by 1 percent, excluding the effect of new construction, increases in state-assessed value, annexations, refunds, and corrections. The amount that may be levied is actually calculated by assuming the district had levied at the maximum allowable growth rate (and adjusting for other factors that may have occurred, such as permanent lid lifts) since 1986. If a district levies or has levied less than the maximum allowed under law, it is allowed to "bank" the capacity. For many districts then, the base for calculating the amount that may be levied in the ensuing year is not the current year levy, but rather a combination of the current year levy and some "banked capacity".

The 1 percent levy limit was established by the passage of Initiative 747 in 2001, applying to 2002 taxes. Before then, the limit had been most recently modified by Referendum 47 in 1997. Under Referendum 47, the limit for districts of less than 10,000 persons was 106 percent of the highest prior levy. In districts of 10,000 persons or more, the limit was the lesser of 106 percent or inflation plus 100 percent. However, these districts were allowed to increase the highest prior levy by more than the inflation rate (but by no more than 6 percent) if the legislative council established a finding of substantial need. As under I-747, districts that did not increase levies by the maximum amount allowed under law were permitted to bank the excess capacity for future use.

For the purposes of this analysis, the increase in a prior year's levy due to the councilmanic use of the levy limit, along with the utilization of any banked capacity, is deemed the "councilmanic" component.

Constitutional and statutory rate limitations are another factor controlling regular property taxes. The state's constitutional 1 percent rate limit (\$10 per \$1,000 of value) is implemented by a complex statutory system of dollar rate limits for each taxing district. The dollar rate system and a procedure for reducing (prorating) district taxes ensure that the total for all regular property taxes does not exceed the one percent rate limit. Under this scheme, each type of district is given a portion of the tax rate. For example, the county general expense tax has a rate maximum of \$1.80 per \$1,000 of assessed value, the county road tax maximum is \$2.25 per \$1,000 of assessed value and certain cities may tax up to \$3.60 per \$1,000 of assessed value.

The effects of the constitutional and statutory rate limitations are not expressly identified as a separate component, but are rather built into the councilmanic and other components of the analysis. In any case,

since the passage of I-747, the statutory rate limitations have been less of a factor controlling regular property taxes since in many areas of the state rates have declined with the significant growth in assessed valuations.

Increases in regular levies are also affected by the value of new building construction and other property improvements that has been added to the assessment rolls. In addition, increases in the value of state-assessed property, such as that owned by intercounty utilities, also increase regular levies. Both new construction and increases in the value of state-assessed property are not subject to the 1 percent statutory growth rate limitation. For the purposes of this analysis, these types of increases are called the “new construction” component.

Annexations and refunds also cause changes in regular levies that are outside of the 1 percent statutory growth rate limitation. When a jurisdiction annexes territory, its levy is increased in the year following the annexation by the aggregate value of the property in the annexed territory in the current year multiplied by property tax rate of the annexing jurisdiction that would have applied within the jurisdiction had the annexation not occurred. In addition, in certain instances districts are required to impose refund levies to address situations where the amount of tax paid by particular taxpayers was excessive (because, for example, the valuation of the property was found to be excessive, or an administrative error had been made). In such cases, the amount that had been inappropriately paid by the taxpayer should have instead been paid by other taxpayers, and state law requires taxing districts to impose refund levies to cover the cost of the refund. For the purposes of this analysis, regular levy increases due to these factors are called “annexations/refunds”.

There are two additional factors that influence regular levy increases, outside of the 1 percent statutory growth rate limitation, in which voters are asked to approve measures affecting the regular levy. The first is new levies or temporary levies, in which a taxing district must seek regular levying authority for the first time or periodically by voter approval. An example is the regular levy of a park and recreation district, which must be approved by the resident voters once every six years. The second is the lid lift, whereby voters are asked in a ballot measure to approve a growth rate that exceeds the statutory maximum. A district may seek a temporary lid lift or a permanent lid lift. If temporary, at the end of the lid lift period, the district must compute the maximum allowable levy for the ensuing year as if the lid lift had not been improved and the district had instead imposed its levy at the maximum allowable rate. If permanent, the maximum allowable levy for the ensuing year must be calculated based on the levy amount in the last year of the lid lift.

For the purposes of the analysis, regular levy changes due to new levies, reauthorized levies, or discontinued levies are called “new or expiring” and those due to lid lifts are called “lid lifts”.⁵

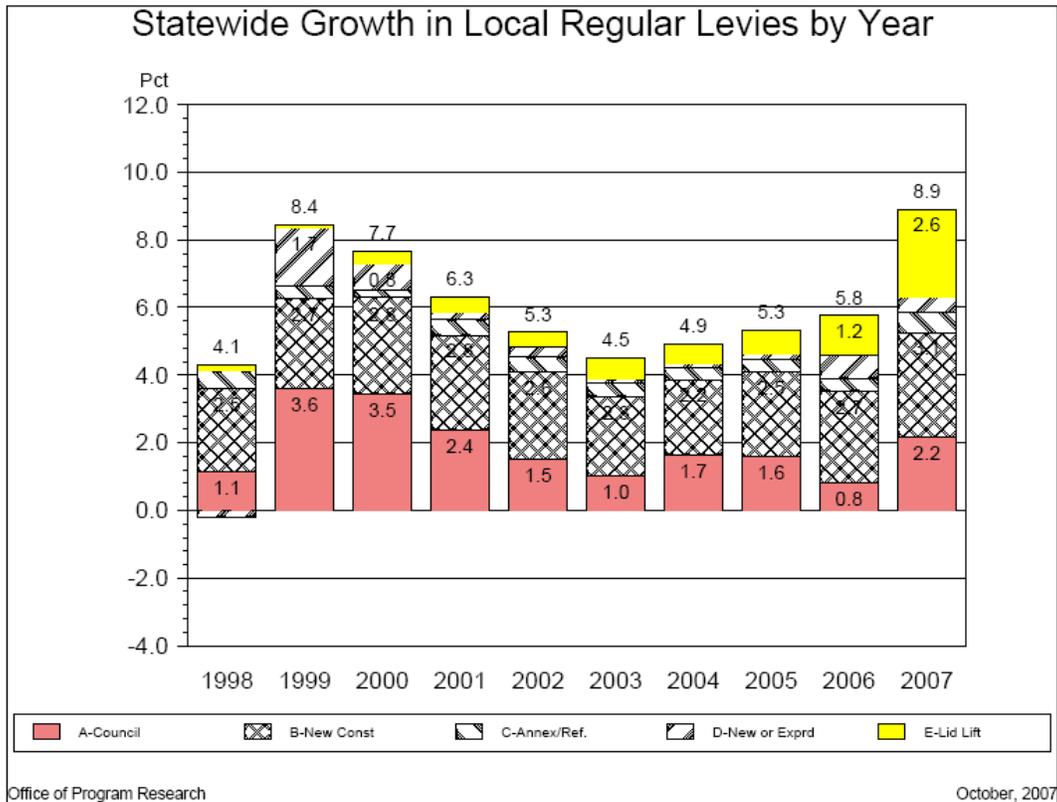
Figure 10 depicts the results of a component analysis of aggregate local regular levy growth.⁶ The results show that new construction has consistently played a significant role in the growth of local regular levies in aggregate, even before the period of very low interest rates in the mid 2000s. In addition, the results show that, after the passage of I-747 in 2001, the councilmanic component of local

⁵ The database that is the basis of the current analysis does not track most lid lifts in a way that easily allows one to discern the amount directly attributable to the lid lift. Instead, the lid lift factor amount is determined by first computing the maximum amount a district could have otherwise levied (without voter approval) and then subtracting that amount from the amount actually levied under the lid lift.

⁶ The failure of the reauthorization of the King County emergency medical services levy for 1998 shows up in the results as a negative growth in the “new/reauthorization” component. The voter approval of the King EMS levy in 1999 contributes substantially to the significant new/reauthorization component for that year.

regular property tax growth appears to have moderated, from 2.4 percent annually in the four years preceding the change to 1.4 percent in the years following.

Figure 10.



Comparison of County-Level Locally-Assessed Regular Property Taxes

While local regular property taxes increased in aggregate by 6.1 percent annually for the 1997-2007 period, there was considerable variation in taxes levied with the counties. Table 1 shows the local regular property tax growth by county for the period 1997 through 2007. Local regular property taxes increased most rapidly in Klickitat (7.6 percent average annual growth), San Juan (7.4 percent), Pierce (6.9 percent), Clark (6.9 Percent), and Columbia (6.7 percent). The least rapid growth occurred in Garfield (1.4 percent), Pend Oreille (2.9 percent), Lincoln (2.9 percent), Cowlitz (3.4 percent, and Ferry (3.8 percent).

The information shown describes all locally-assessed regular property taxes levied within the counties. This includes taxes levied by county legislative authorities and the cities and special purpose districts within the counties.

Table 1 - Regular Property Taxes 1997 to 2007

county	Levy	Levy % Change		Levy % Change		Levy % Change		Levy % Change		Levy % Change		Levy
	1997	1998	1997-98	1999	1998-99	2000	1999-2000	2001	2000-01	2002	2001-02	2003
Adams	5,179,050	5,592,329	8.0	5,857,864	4.7	6,094,095	4.0	6,312,133	3.6	6,517,800	3.3	6,744,202
Asotin	3,421,680	3,648,527	6.6	3,987,854	9.3	4,170,357	4.6	4,453,274	6.8	4,673,650	4.9	4,869,216
Benton	31,607,613	34,518,015	9.2	35,229,201	2.1	37,239,536	5.7	39,457,994	6.0	40,906,459	3.7	43,814,870
Chelan	19,105,715	20,875,138	9.3	22,250,133	6.6	23,668,306	6.4	24,766,366	4.6	25,862,259	4.4	26,721,268
Clallam	19,169,521	19,970,192	4.2	20,456,204	2.4	21,210,520	3.7	22,759,254	7.3	23,696,296	4.1	24,483,761
Clark	98,281,410	108,517,252	10.4	118,986,677	9.6	128,174,284	7.7	135,751,309	5.9	142,191,965	4.7	148,936,674
Columbia	1,232,956	1,288,300	4.5	1,334,973	3.6	1,437,880	7.7	1,455,083	1.2	1,548,567	6.4	1,570,371
Cowlitz	27,605,121	30,206,834	9.4	30,162,318	-0.1	30,713,668	1.8	32,252,034	5.0	33,058,568	2.5	34,754,465
Douglas	9,443,744	9,387,662	-0.6	10,154,430	8.2	10,429,570	2.7	10,761,358	3.2	10,980,928	2.0	11,329,103
Ferry	1,692,709	1,649,355	-2.6	1,734,735	5.2	1,828,132	5.4	1,870,465	2.3	1,942,463	3.8	2,030,390
Franklin	9,722,110	10,373,783	6.7	10,796,065	4.1	11,942,024	10.6	12,660,310	6.0	13,214,352	4.4	13,510,961
Garfield	743,240	786,282	5.8	821,191	4.4	838,930	2.2	855,823	2.0	849,310	-0.8	841,222
Grant	18,433,963	20,497,345	11.2	22,242,431	8.5	23,890,030	7.4	25,141,686	5.2	25,784,839	2.6	26,834,622
Grays_Harbor	16,746,799	17,806,887	6.3	18,996,078	6.7	19,709,298	3.8	20,357,189	3.3	20,815,135	2.2	21,603,667
Island	20,215,962	21,740,862	7.5	23,811,767	9.5	25,715,131	8.0	26,513,453	3.1	27,391,349	3.3	28,212,679
Jefferson	10,037,410	11,050,554	10.1	12,289,727	11.2	12,963,795	5.5	13,781,814	6.3	14,229,854	3.3	14,660,266
King	688,066,905	676,550,775	-1.7	759,511,974	12.3	828,589,600	9.1	889,362,493	7.3	943,098,140	6.0	990,207,615
Kitsap	70,273,757	74,872,247	6.5	78,209,999	4.5	84,512,212	8.1	86,099,945	1.9	93,325,979	8.4	96,515,559
Kittitas	7,690,480	8,107,736	5.4	8,592,242	6.0	8,894,445	3.5	9,307,735	4.6	9,770,836	5.0	10,223,413
Klickitat	4,374,601	5,063,918	15.8	5,280,689	4.3	5,623,471	6.5	6,179,256	9.9	6,728,151	8.9	7,892,264
Lewis	17,751,526	19,021,219	7.2	20,325,398	6.9	21,666,956	6.6	22,107,014	2.0	24,357,671	10.2	25,533,575
Lincoln	3,697,627	3,728,819	0.8	3,760,341	0.8	3,846,514	2.3	4,105,169	6.7	4,278,846	4.2	4,346,862

county	% Change	Levy	% Change	% Change	Annual						
	2002-03	2004	2003-04	2005	2004-05	2006	2005-06	2007	2006-07	1997-2007	Growth Rate
Adams	3.5	6,845,838	1.5	7,234,162	5.7	7,398,318	2.3	7,605,649	2.8	46.9	3.9
Asotin	4.2	5,055,159	3.8	5,192,270	2.7	5,369,036	3.4	5,575,575	3.8	62.9	5.0
Benton	7.1	46,341,963	5.8	48,591,918	4.9	51,951,070	6.9	55,453,088	6.7	75.4	5.8
Chelan	3.3	27,503,012	2.9	29,033,152	5.6	29,820,692	2.7	31,946,591	7.1	67.2	5.3
Clallam	3.3	24,932,285	1.8	27,822,711	11.6	29,190,710	4.9	31,114,577	6.6	62.3	5.0
Clark	4.7	155,094,366	4.1	165,534,394	6.7	177,961,488	7.5	190,836,144	7.2	94.2	6.9
Columbia	1.4	1,581,405	0.7	1,645,894	4.1	1,693,984	2.9	2,363,545	39.5	91.7	6.7
Cowlitz	5.1	35,118,563	1.0	35,164,071	0.1	36,132,072	2.8	38,550,206	6.7	39.6	3.4
Douglas	3.2	11,027,788	-2.7	11,988,763	8.7	12,648,078	5.5	13,804,122	9.1	46.2	3.9
Ferry	4.5	2,121,472	4.5	2,167,834	2.2	2,285,649	5.4	2,456,208	7.5	45.1	3.8
Franklin	2.2	13,839,834	2.4	14,948,413	8.0	16,123,320	7.9	17,253,822	7.0	77.5	5.9
Garfield	-1.0	843,341	0.3	842,425	-0.1	849,591	0.9	855,909	0.7	15.2	1.4
Grant	4.1	26,980,417	0.5	27,959,776	3.6	29,313,574	4.8	31,086,286	6.0	68.6	5.4
Grays_Harbor	3.8	22,919,377	6.1	23,666,672	3.3	24,545,999	3.7	25,519,233	4.0	52.4	4.3
Island	3.0	30,094,481	6.7	32,402,520	7.7	33,867,763	4.5	38,154,707	12.7	88.7	6.6
Jefferson	3.0	15,206,945	3.7	16,027,516	5.4	16,962,027	5.8	17,744,139	4.6	76.8	5.9
King	5.0	1,053,368,287	6.4	1,108,345,704	5.2	1,163,901,057	5.0	1,265,694,929	8.7	83.9	6.3
Kitsap	3.4	97,362,004	0.9	100,942,404	3.7	110,143,768	9.1	124,372,601	12.9	77.0	5.9
Kittitas	4.6	10,636,450	4.0	11,514,565	8.3	12,205,994	6.0	13,463,635	10.3	75.1	5.8
Klickitat	17.3	8,106,142	2.7	8,438,910	4.1	8,605,693	2.0	9,141,737	6.2	109.0	7.6
Lewis	4.8	27,539,910	7.9	28,316,637	2.8	28,954,295	2.3	31,034,926	7.2	74.8	5.7
Lincoln	1.6	4,508,372	3.7	4,630,105	2.7	4,780,570	3.2	4,931,957	3.2	33.4	2.9

Table 1 - Regular Property Taxes 1997 to 2007

county	Levy	Levy % Change		Levy % Change		Levy % Change		Levy % Change		Levy % Change		Levy
	1997	1998	1997-98	1999	1998-99	2000	1999-2000	2001	2000-01	2002	2001-02	2003
Mason	16,312,412	17,521,863	7.4	19,162,619	9.4	20,350,417	6.2	21,746,511	6.9	23,204,969	6.7	23,439,568
Okanogan	8,396,152	8,871,657	5.7	9,472,625	6.8	10,276,017	8.5	10,759,309	4.7	11,003,561	2.3	11,588,575
Pacific	7,107,701	7,801,506	9.8	8,400,830	7.7	9,113,237	8.5	9,641,399	5.8	9,765,220	1.3	10,140,996
Pend_Oreille	3,526,072	3,676,152	4.3	3,571,388	-2.8	3,624,587	1.5	3,767,959	4.0	3,859,362	2.4	3,871,515
Pierce	190,536,837	202,983,347	6.5	214,648,131	5.7	230,988,781	7.6	252,516,101	9.3	267,678,656	6.0	279,437,106
San_Juan	7,896,839	8,112,767	2.7	8,862,806	9.2	10,197,953	15.1	11,133,314	9.2	11,968,675	7.5	12,285,489
Skagit	31,215,796	33,689,156	7.9	35,498,829	5.4	37,725,111	6.3	39,996,547	6.0	41,581,440	4.0	43,471,596
Skamania	3,081,416	3,335,863	8.3	3,721,794	11.6	4,004,695	7.6	4,252,197	6.2	4,376,539	2.9	4,491,639
Snohomish	169,966,486	182,846,817	7.6	198,084,895	8.3	211,154,293	6.6	223,478,892	5.8	236,254,844	5.7	246,747,901
Spokane	89,794,102	96,447,132	7.4	101,231,349	5.0	105,219,653	3.9	109,168,316	3.8	112,309,417	2.9	115,268,206
Stevens	7,531,761	9,143,939	21.4	9,753,993	6.7	10,289,351	5.5	10,637,187	3.4	10,993,067	3.3	11,371,371
Thurston	57,648,374	61,204,286	6.2	63,726,104	4.1	73,213,999	14.9	77,027,760	5.2	80,158,562	4.1	83,662,290
Wahkiakum	823,585	890,994	8.2	909,262	2.1	944,991	3.9	956,250	1.2	1,001,859	4.8	1,028,395
Walla_Walla	13,525,838	15,137,089	11.9	15,796,235	4.4	16,453,943	4.2	17,016,677	3.4	17,020,211	0.0	19,055,921
Whatcom	49,769,795	54,066,773	8.6	56,121,567	3.8	57,947,338	3.3	60,831,155	5.0	63,184,615	3.9	65,480,036
Whitman	8,182,819	8,853,302	8.2	9,526,710	7.6	10,192,390	7.0	10,741,926	5.4	10,981,204	2.2	11,530,515
Yakima	41,489,576	45,255,963	9.1	49,174,050	8.7	52,719,977	7.2	54,955,591	4.2	56,304,301	2.5	58,235,148
Total Local Reg Taxes	1,791,299,460	1,865,174,927	4.1	2,022,455,478	8.4	2,177,677,169	7.7	2,315,045,532	6.3	2,436,982,209	5.3	2,546,858,401
State Levy	1,189,419,149	1,238,423,637	4.1	1,278,282,088	3.2	1,325,481,213	3.7	1,396,715,470	5.4	1,445,272,331	3.5	1,485,147,476
State & Local Reg Taxes	2,980,718,609	3,103,598,564	4.1	3,300,737,566	6.4	3,503,158,382	6.1	3,711,761,002	6.0	3,882,254,540	4.6	4,032,005,877
All Property Taxes	4,570,987,890	4,722,586,458	3.3	5,082,506,079	7.6	5,411,617,670	6.5	5,710,122,833	5.5	5,977,623,169	4.7	6,254,255,788

county	% Change	Levy	% Change	% Change	Annual						
	2002-03	2004	2003-04	2005	2004-05	2006	2005-06	2007	2006-07	1997-2007	Growth Rate
Mason	1.0	24,103,565	2.8	25,062,334	4.0	26,243,474	4.7	28,107,837	7.1	72.3	5.6
Okanogan	5.3	12,000,391	3.6	12,372,287	3.1	12,746,437	3.0	13,705,438	7.5	63.2	5.0
Pacific	3.8	10,085,354	-0.5	10,396,557	3.1	10,762,226	3.5	12,013,284	11.6	69.0	5.4
Pend_Oreille	0.3	4,043,294	4.4	4,217,302	4.3	4,417,433	4.7	4,684,367	6.0	32.8	2.9
Pierce	4.4	292,902,096	4.8	309,109,241	5.5	333,421,045	7.9	370,851,982	11.2	94.6	6.9
San_Juan	2.6	12,971,549	5.6	14,895,882	14.8	15,471,012	3.9	16,142,619	4.3	104.4	7.4
Skagit	4.5	45,579,779	4.8	47,631,546	4.5	50,560,180	6.1	55,223,670	9.2	76.9	5.9
Skamania	2.6	4,566,037	1.7	4,957,228	8.6	5,185,585	4.6	5,828,708	12.4	89.2	6.6
Snohomish	4.4	255,907,660	3.7	270,577,925	5.7	284,888,864	5.3	313,875,487	10.2	84.7	6.3
Spokane	2.6	118,653,831	2.9	124,963,558	5.3	136,497,396	9.2	149,760,550	9.7	66.8	5.2
Stevens	3.4	11,725,201	3.1	11,979,765	2.2	12,392,258	3.4	13,003,410	4.9	72.6	5.6
Thurston	4.4	87,712,292	4.8	93,832,894	7.0	99,301,834	5.8	105,361,213	6.1	82.8	6.2
Wahkiakum	2.6	1,056,850	2.8	1,177,785	11.4	1,276,860	8.4	1,343,791	5.2	63.2	5.0
Walla_Walla	12.0	19,778,648	3.8	20,426,395	3.3	21,034,061	3.0	22,212,994	5.6	64.2	5.1
Whatcom	3.6	71,634,468	9.4	75,635,789	5.6	80,072,526	5.9	88,190,791	10.1	77.2	5.9
Whitman	5.0	11,768,959	2.1	12,077,763	2.6	12,438,599	3.0	13,020,036	4.7	59.1	4.8
Yakima	3.4	60,065,999	3.1	62,672,266	4.3	65,514,302	4.5	69,797,812	6.5	68.2	5.3
Total Local Reg Taxes	4.5	2,671,700,109	4.9	2,814,516,630	5.3	2,977,052,793	5.8	3,242,210,696	8.9	81.0	6.1
State Levy	2.8	1,527,656,731	2.9	1,594,819,757	4.4	1,639,898,706	2.8	1,706,319,618	4.1	43.5	3.7
State & Local Reg Taxes	3.9	4,199,356,840	4.2	4,409,336,387	5.0	4,616,951,499	4.7	4,948,530,314	7.2	66.0	5.2
All Property Taxes	4.6	6,531,334,064	4.4	6,863,388,702	5.1	7,212,484,587	5.1	7,726,509,049	7.1	69.0	5.4

Comparison of Growth in Assessed Values and Regular Property Taxes at the Local Level

The following charts and tables show detailed information on assessed values and regular property taxes for the 1997 to 2007 period. Appendix A1 provides three charts for each county. The first shows year-over-year growth in assessed values for the county. The second shows year-over-year growth in locally-assessed regular property taxes by component (councilmanic, new construction, annexations/refunds, new or expired levies, and lid lifts). The second chart represents not only the county's general expense property tax but the regular property tax for each city, library district, fire district and other property taxing district in the county. The third chart compares the growth in local regular property taxes by all taxing districts within each county to two measures of economic growth, county personal income, and county population growth plus inflation. These measures are discussed above in relation to Figure 5.

At the end of Appendix A1 is a section with notes providing some explanation as to noteworthy changes in locally-assessed regular property taxes within counties.

Appendix A2 includes for selected taxing district types the year-over-year growth in locally-assessed regular property taxes by component. The selected district types include county governments, county road districts, cities, library districts, hospital districts, fire protection districts, park and recreation districts, and cemetery districts. These district types represented 94 percent of all locally-assessed regular levies in 2007. This chart is analogous to the second chart included for counties above in Appendix A1. At the end of Appendix A2 are some notes that provide some explanation as to some of the noteworthy changes in locally-assessed regular property taxes by district type.

Appendix B includes a detailed table (Table 2) showing the regular property tax amounts and tax rates for each property taxing district in the state for the period 1997 to 2007. This table is analogous to Table 1 shown above.

Appendix C includes a brief methodological description of the model used to evaluate the components of regular property tax growth.

Data Note

The time period that is the basis for the analytical and descriptive results shown in this report reflect the year in which the property tax is collected. The assessed values upon which levies are calculated are established in the calendar year before the year in which the tax is collected. The valuation totals shown for the year 2007 in this report, for instance, reflect values that were assessed in 2006.