

ISLAND COUNTY ASSESSOR'S OFFICE

Annual Report for 2009 Taxes

Based upon 2008 Assessment

ISLAND COUNTY ASSESSOR'S OFFICE

Directory

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A MESSAGE FROM YOUR COUNTY ASSESSOR

This report has been designed to explain how your taxes will be apportioned in the 2009 tax year. I will strive continually to make the annual report more informative, easier to use, and more understandable. Please review it and let us know if the staff or I can provide you with any further information.

The assessed value of Island County grew at a modest rate of about 4.9% from 2007 to 2008, the assessment year upon which 2009 taxes are based. Normally, the average tax rate would have seen a slight decline for the 2009 tax-year, but it grew by about 0.66% instead, primarily because the state legislature granted an exemption for privately-owned Navy housing, the largest taxpayer in the county, and some new levies that were passed by voters. Although the exemption of the portion of Navy housing that was privately owned affected all of Island County to some degree, the impact was especially noticeable in Oak Harbor, where the increase in the property tax rate was 2.52%. This increase in the average property tax rate for Island County was the first since 2003.

Voted levies such as bonds, schools, EMS, and parks and recreation still account for the greatest increases in taxes each year. Voted levies will account for 32% to 47% of your property tax bill in 2009, depending upon the taxing districts in which your property is located. Despite increases in assessed values, most taxpayers will experience only modest changes in their property tax from one year to the next.

Island County statistically updates the assessed value of each parcel every year. The appraisers regularly inspect one-sixth of the county annually and inspect all new construction each year. The annual assessment provides a more uniform system of taxation.

To adapt to growth, districts may increase their regular levy by collecting additional tax on new construction. The assessor adds new construction to the roll each year. Taxing districts may also collect additional revenue from improvements to land, the aggregate increases in state valued utilities, the addition of any new wind turbines, and annexations. These increases do not affect most taxpayers.

The increases from new construction and the other items just cited are the primary source of property tax increases for regular taxing districts. Unless taxpayers approve “lid lifts”, the 1% levy limit is the only increase in the regular levy that applies to the majority of taxpayers from year to year.

I am always looking for ways to improve service to the public. With the cooperation of the County Commissioners, the Treasurer, and other government officials and department heads, we are well on our way to replacing our old, outdated technology with a professionally designed, truly integrated, Assessor/Treasurer Appraisal/Tax-collection system.

The system we are considering will improve efficiency through its ability to integrate with other departments, agencies, and districts. Besides reducing costs, it will increase the amount of information available to the public, streamline the process of accessing that information, reduce input errors, and increase accuracy.

I want to encourage property owners to review their annual assessment notices each year. If you feel that the valuation does not reflect the fair market value of your property, please contact our office or the Island County Board of Equalization.

You may contact our office toll-free from North or Central Whidbey, from South Whidbey, or Camano Island by using the directory on the first page of this booklet. I look forward to your comments.

Sincerely



David M. Mattens
Island County Assessor

2009 LOCAL REAL AND PERSONAL PROPERTY TAXES BY TAXING DISTRICT AND LEVY

DISTRICT	LEVY	2008			2009		
		Taxable Valuation	Levy Rate	Local Prop Tax	Taxable Valuation	Levy Rate	Local Prop Tax
STATE							
School Levy	Reg	14,221,831,213.03	1.92637429	27,396,570.01	14,913,470,886.04	1.84678706	27,542,005.05
ISLAND COUNTY							
Current Expense	Reg	14,222,491,479.03	0.45576187	6,482,069.31	14,914,591,763.04	0.47789661	7,127,632.84
Mental health	Reg	14,222,491,479.03	0.01125000	160,003.03	14,914,591,763.04	0.01250000	186,432.40
Developmental Disabilities	Reg	14,222,491,479.03	0.01250000	177,781.14	14,914,591,763.04	0.01250000	186,432.40
Veteran's Assistance	Reg	14,222,491,479.03	0.01250000	177,781.14	14,914,591,763.04	0.00000000	0.00
TOTAL			0.49201187	6,997,634.62		0.50289661	7,500,497.64
CONSERVATION FUTURES							
Island County	Reg	14,222,491,479.03	0.04354357	619,298.05	14,914,591,763.04	0.04449946	663,691.28
COUNTY ROADS							
Island County	Reg	11,769,851,987.00	0.60059856	7,068,956.15	12,465,563,492.00	0.61407051	7,654,734.93
LIBRARIES							
Sno-Isle	Reg	13,960,416,316.81	0.31281187	4,366,983.93	14,647,382,773.82	0.31354388	4,592,597.23
CITIES AND TOWNS							
Coupeville	Reg	271,719,100.00	1.14892833	312,185.77	283,819,449.00	1.18221723	335,536.24
Langley	Reg	262,075,162.22	1.29798828	340,170.49	267,208,989.22	1.36794506	365,527.22
Oak Harbor	Reg	1,918,845,229.81	1.80301537	3,459,707.44	1,897,999,832.82	1.99998255	3,795,966.55
	VBond	1,905,953,067.00	0.13052263	248,770.01	1,885,063,847.00	0.13092395	246,800.00
TOTAL			4.38045461	4,360,833.71		4.68106879	4,743,830.01
FIRE & RESCUE DISTRICTS							
Camano #1	Reg	3,366,215,851.00	0.85490429	2,877,792.37	3,510,485,204.00	0.86851683	3,048,915.48
	VBond	3,316,103,236.00	0.07407862	245,652.35	3,462,787,462.00	0.16528285	572,339.38
North Whidbey #2	Reg	2,196,893,292.00	0.60217265	1,322,909.06	2,265,183,495.00	0.61913898	1,402,463.40
South Whidbey #3	Reg	4,125,712,840.22	0.50976099	2,103,127.46	4,406,742,798.22	0.51281503	2,259,843.94
Central Whidbey #5	Reg	1,705,104,414.00	0.87492902	1,491,845.33	1,832,133,858.00	0.87784406	1,608,327.82
TOTAL			2.91584557	8,041,326.57		3.04359775	8,891,890.02
EMS DISTRICTS							
Whidbey (Hospital)	VReg	10,603,223,256.03	0.45346971	4,808,240.57	11,131,635,262.04	0.46122957	5,134,239.35
Camano (FD #1)	VReg	3,619,268,223.00	0.31735802	1,148,603.80	3,782,956,501.00	0.32303067	1,222,010.97
TOTAL			0.77082773	5,956,844.37		0.78426024	6,356,250.32
HOSPITALS							
Whidbey Is Public Hospital	Reg	10,603,223,256.03	0.07484689	793,618.28	11,131,635,262.04	0.08224835	915,558.63
	VBond	10,507,329,452.00	0.12359486	1,298,651.91	11,030,883,597.00	0.12035586	1,327,631.48
TOTAL			0.19844175	2,092,270.19		0.20260421	2,243,190.11

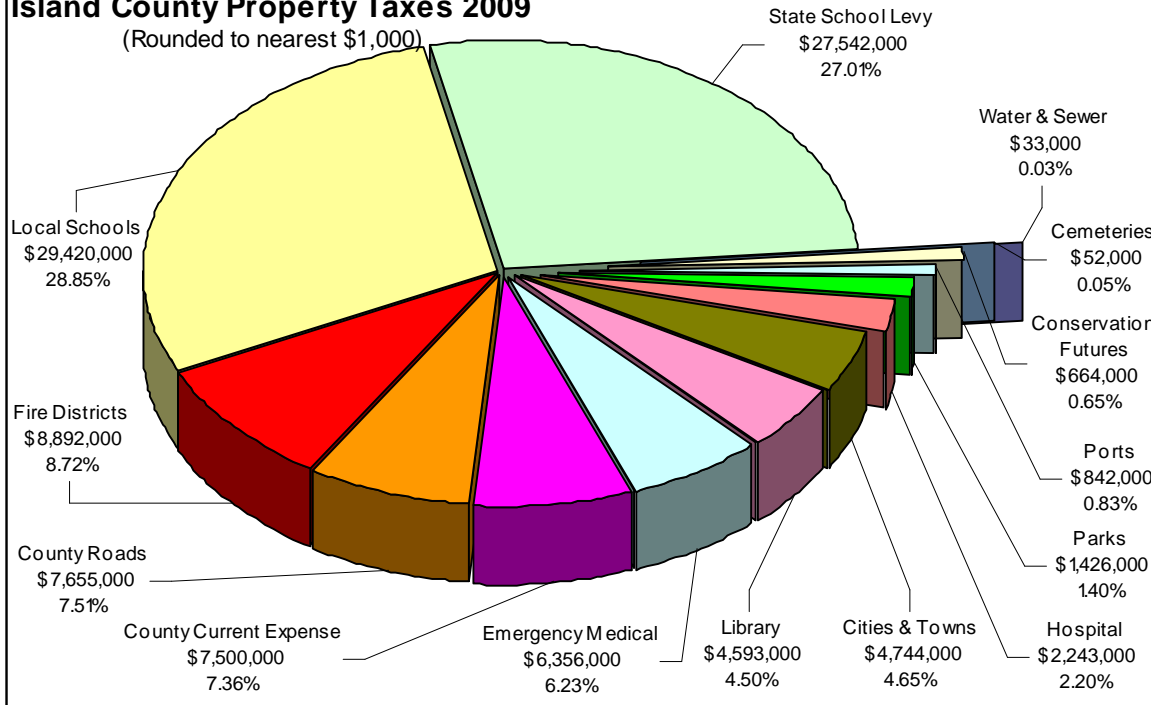
2009 LOCAL REAL AND PERSONAL PROPERTY TAXES BY TAXING DISTRICT AND LEVY

DISTRICT	LEVY	2008			2009		
		Taxable Valuation	Levy Rate	Local Prop Tax	Taxable Valuation	Levy Rate	Local Prop Tax
LOCAL SCHOOLS							
Oak Harbor #201	VM&O	3,950,631,620.00	0.50641505	2,000,659.31	3,995,878,691.00	0.52072102	2,080,738.03
	VBond	3,950,631,620.00	1.47451075	5,825,248.79	3,995,878,691.00	1.52118759	6,078,481.08
Coupeville #204	VM&O	2,129,048,863.00	0.89427219	1,903,949.19	2,287,695,478.00	0.90282225	2,065,382.38
	VBond	2,129,048,863.00	0.84424910	1,797,447.59	2,287,695,478.00	0.82564091	1,888,814.98
Stanwood/Camano #205/401	VM&O	3,569,155,608.00	1.46111860	5,214,959.65	3,735,258,759.00	1.50628460	5,626,362.75
	VBond	3,569,155,608.00	0.97641069	3,484,961.69	3,735,258,759.00	1.01930694	3,807,375.18
South Whidbey #206	VM&O	4,427,648,969.00	0.80415504	3,560,516.23	4,747,309,428.00	0.77466046	3,677,552.91
	VBond	4,427,648,969.00	0.63594495	2,815,741.00	4,747,309,428.00	0.66272961	3,146,182.53
	VCaP	4,427,648,969.00	0.12403182	549,169.36	4,747,309,428.00	0.22090987	1,048,727.51
TOTAL			7.72110819	27,152,652.81		7.95426325	29,419,617.35
PARKS & RECREATION							
North Whidbey	VReg	3,981,250,377.81	0.12672976	504,542.90	4,031,959,440.82	0.13491279	543,962.90
South Whidbey	VReg	4,468,070,000.22	0.10134944	452,836.39	4,790,349,619.22	0.15000000	718,552.44
	VBond	4,427,648,969.00	0.02573490	113,945.10	4,747,309,428.00	0.03437006	163,165.31
TOTAL			0.25381410	1,071,324.39		0.31928285	1,425,680.65
PORTS							
Coupeville	Reg	2,153,902,878.00	0.15207732	327,559.78	2,309,326,202.00	0.15199230	350,999.80
South Whidbey	Reg	4,468,070,000.22	0.10203672	455,907.21	4,790,349,619.22	0.10254982	491,249.49
TOTAL			0.25411404	783,466.99		0.25454212	842,249.29
CEMETERIES							
North Whidbey #1	Reg	3,981,250,377.81	0.00519723	20,691.47	4,031,959,440.82	0.00525255	21,178.07
Central Whidbey #2	Reg	2,153,902,878.00	0.01310850	28,234.44	2,309,326,202.00	0.01316271	30,396.99
TOTAL			0.01830573	48,925.91		0.01841526	51,575.06
WATER AND SEWER							
Clinton	VBond	332,557,865.00	0.10638063	34,928.02	329,288,394.00	0.10138656	33,385.42
NOTE: The value of properties receiving the senior citizen / disability exemption is not included in the taxable value for voted bonds, school maintenance and operation levies, school capital projects levies, or other special levies, because they are exempt.		TOTAL PROPERTY TAX		\$95,992,015.71	TOTAL PROPERTY TAX		\$101,961,194.36
		TOTAL TAXABLE VALUE		\$14,222,491,479.03	TOTAL TAXABLE VALUE		\$14,914,591,763.04
		AVERAGE TAX RATE		\$6.74962418	AVERAGE TAX RATE		\$6.83633827
Special Levies have been reduced by the estimated receipts from timber harvest taxes.							

Reg – Regular Levy **VReg** – Voted Regular Levy . . . **VBond** – Voted Bonds . . .
VCaP – Voted Capital Project Levy . . . **VM&O** – Voted Local School Maintenance and Operation Levy

Island County Property Taxes 2009

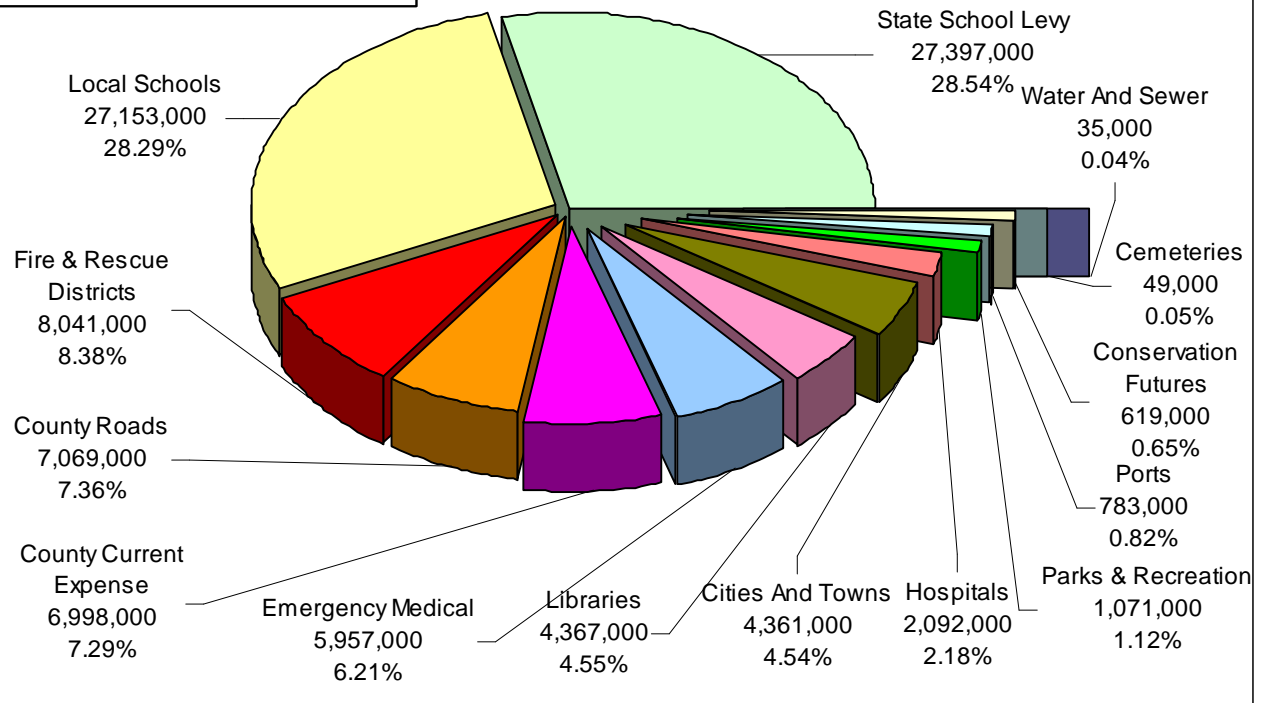
(Rounded to nearest \$1,000)



Comparison of Levy Authorized for 2008 with Levy Authorized for 2009

Island County Property Taxes 2008

Rounded to nearest \$1000



Total Property Tax 2009 - \$101,961,000
Average Tax Rate: \$6.83685208 / \$1K

Total Property Tax 2008 - \$ 95,992,000
Average Tax Rate: \$6.74962418 / \$1K

PORTION OF TAXES THAT CAME FROM NEW CONSTRUCTION

DISTRICT	2008 Tax Year			2009 Tax Year		
	Taxable Valuation	2007 Levy Rate	Local Prop Tax	Taxable Valuation	2008 Levy Rate	Local Prop Tax
Cemetery # 1	73,587,255.00	0.00565555	416.18	55,468,714	0.00519723	288.28
Cemetery #2	59,765,664.00	0.01432471	856.13	48,207,252	0.01310850	631.92
City Of Langley	1,112,218.00	1.51343531	1,683.27	3,347,005	1.29798828	4,344.37
City Of Oak Harbor	42,521,244.00	1.96729290	83,651.74	38,381,431	1.80301537	69,202.31
City: Town Of Coupeville	6,046,374.00	1.23492987	7,466.85	6,447,533	1.14892833	7,407.75
Conservation Futures Fund	291,854,572.00	0.04354357	12,708.39	240,707,445	0.04354357	10,481.26
EMS Fire & Resc Dist #1 Cam	80,388,905.00	0.35033939	28,163.40	56,286,471	0.31735802	17,862.96
EMS Hospital	211,465,667.00	0.50000000	105,732.83	184,420,974	0.45346971	83,629.33
Fire & Rescue Dist #1 Camano	80,388,905.00	0.94058997	75,613.00	56,286,471	0.85490429	48,119.55
Fire & Resc Dist #2 No Whid	40,996,590.00	0.64717137	26,531.82	27,115,165	0.60217265	16,328.01
Fire District # 3 South Whidbey	78,112,748.00	0.56861479	44,416.06	81,427,983	0.50976099	41,508.81
Fire & Resc Dist #5 Cntrl Whid	49,801,160.00	0.95920477	47,769.51	40,396,074	0.87492902	35,343.70
Hospital	211,465,667.00	0.08260119	17,467.32	184,420,974	0.07484689	13,803.34
Island County Roads	242,362,984.00	0.66487553	161,141.22	194,769,565	0.60059856	116,978.32
Island County Current Exp	291,854,572.00	0.54377208	158,702.37	240,707,445	0.49201187	118,430.92
Library Sno-Isle	290,964,527.00	0.35321063	102,771.76	237,360,440	0.31281187	74,249.16
Park & Rec North Whidbey	73,587,255.00	0.13867066	10,204.39	55,468,714	0.12672976	7,029.54
Park & Rec South Whidbey	59,765,664.00	0.16625527	9,936.36	48,207,252	0.15207732	7,331.23
Port Of Coupeville	78,112,748.00	0.11356982	8,871.25	81,427,983	0.10134944	8,252.68
Port Of South Whidbey	78,112,748.00	0.11304458	8,830.22	81,427,983	0.10203672	8,308.64
State Schools	291,854,572.00	2.13595841	623,389.23	240,707,445	1.92637429	463,692.63
TOTAL PORTION OF TAXES FROM NEW CONSTRUCTION			1,536,323.29			1,153,224.72

CONSOLIDATED TOTAL TAX RATE BY TAX CODE AREA FOR 2009 TAX YEAR

Tax Code	Reg Rate	Sr/Disab Rate	Farm Mach & Equip Rate	Tax Code	Reg Rate	Sr/Disab Rate	Farm Mach & Equip Rate
100	7.68454124	5.39135282	5.83775418	340	6.75709353	4.90827451	4.91030647
106	7.68454124	5.39135282	5.83775418	342	6.75709353	4.90827451	
110	6.78684423	4.62457976	4.94005717	349	5.87924947		
111	6.16770525			350	6.75709353	4.90827451	4.91030647
112	6.78684423	4.62457976		352	6.75709353	4.90827451	
115	6.16770525			359	5.87924947		
119	6.16770525			370	6.75709353	4.90827451	4.91030647
120	6.78684423	4.62457976	4.94005717	372	6.75709353	4.90827451	
122	6.78684423	4.62457976		379	5.87924947		
129	6.16770525			380	6.75709353	4.90827451	4.91030647
150	6.78684423	4.62457976	4.94005717	382	6.75709353	4.90827451	
152	6.78684423	4.62457976		389	5.87924947		
159	6.16770525			390	6.75709353	4.90827451	4.91030647
160	6.78684423	4.62457976	4.94005717	392	6.75709353	4.90827451	
162	6.78684423	4.62457976		395	5.87924947		
169	6.16770525			399	5.87924947		
300	7.32524025	5.47642123	5.47845319	510	6.47339878	4.62457976	4.62661172
310	6.75709353	4.90827451	4.91030647	511	6.47339878	4.62457976	
311	5.87924947			512	5.85425980		
312	6.75709353	4.90827451		519	7.20421941	4.51334502	5.35743235
315	5.87924947			540	6.17041973		
319	5.87924947			542	7.20421941	4.51334502	
320	6.75709353	4.90827451	4.91030647	549	6.17041973		
322	6.75709353	4.90827451		560	7.20421941	4.51334502	5.35743235
329	5.87924947			562	7.20421941	4.51334502	
330	6.49838845	4.64956943	4.65160139	569	6.17041973		
331	5.87924947			570	7.20421941	4.51334502	5.35743235
332	6.49838845	4.64956943		580	7.20421941	4.51334502	
335	5.87924947			589	6.17041973		
339	5.87924947			590	7.20421941	4.51334502	5.35743235

CONSOLIDATED TOTAL TAX RATE BY TAX CODE AREA FOR 2009 TAX YEAR

Tax Code	Reg Rate	Sr/Disab Rate	Farm Mach & Equip Rate	Tax Code	Reg Rate	Sr/Disab Rate	Farm Mach & Equip Rate
592	7.20421941	4.51334502		750	6.44366615	4.63064029	4.59687909
599	6.17041973			752	6.44366615	4.63064029	
670	7.20421941	4.51334502	5.35743235	759	5.93085112		
690	7.20421941	4.51334502	5.35743235	760	6.44366615	4.63064029	4.59687909
692	7.20421941	4.51334502		762	6.44366615	4.63064029	
699				765	5.93085112		
700	6.88399682	5.07097096	5.03720976	769	5.93085112		
710	6.44366615	4.63064029	4.59687909	770	6.44366615	4.63064029	4.59687909
711	5.93085112			772	6.44366615	4.63064029	
712	6.44366615	4.63064029		779	5.93085112		
715	5.93085112			780	6.44366615	4.63064029	4.59687909
719	5.93085112			782	6.44366615	4.63064029	
720	6.54505271	4.63064029	4.69826565	789	5.93085112		
721	6.03223768			790	6.44366615	4.63064029	4.59687909
722	6.54505271	4.63064029		799	5.93085112		
729	6.03223768			810	6.44366615	4.63064029	4.59687909
730	6.44366615	4.63064029	4.59687909	811	5.93085112		
732	6.44366615	4.63064029		812	6.44366615	4.63064029	
739	5.93085112			819	5.93085112		
740	6.44366615	4.63064029	4.59687909	850	6.44366615	4.63064029	4.59687909
742	6.44366615	4.63064029		852	6.44366615	4.63064029	
749	5.93085112			859	5.93085112		

Note: The differences between three rates:

- the regular rate – the rate paid by taxpayers not entitled to exemptions for age or disability on real property or who do not own qualified farm machinery and equipment.
- the senior/disability rate – the regular rate less the levy rates of voted special levies.
- the farm machinery and equipment rate – the regular rate less the school levy rate paid to the State of Washington.

SENIOR CITIZEN / DISABILITY EXEMPTION REPORT 2009

The report below is filed annually with the Washington State Department of Revenue. It summarizes the tax shift resulting from the senior citizen / disability exemption.



Senior Citizen Relief for the County of

ISLAND

Note: Please combine real property and mobile home value where applicable.
January 1, 2008 assessment rolls for taxes due in 2009.

Income Level	\$25,000 or less	\$25,001 to \$30,000	\$30,001 to \$35,000	Total
Number of Participants	1,044	307	254	1,605

Part I. Freeze in Value: value with no consideration of the exemption

1. Value Prior to the Value Freeze	69,327,928.00	7,002,460.00	8,002,977.00	34,333,365.00
2. Frozen Value	59,203,026.01	3,659,174.03	1,070,933.00	263,933,133.04
3. Difference in Value; #1 minus # 2	10,124,901.99	3,343,285.97	6,932,044.00	170,400,231.96
4. Tax Savings from value freeze (#3 times the total levy rate)	34,346.57	231,471.64	186,212.05	1,152,030.26

Part II. Value of Exempt Property

5. Exempt from Regular value exempted from regular levies	8,619,592.00	6,864,134.00		15,483,726.00
6. Regular Levy Relief # 5 times the regular levy rate	79,425.85	17,083.04		796,508.89
7. Exempt from Special	59,203,026.01	3,659,174.03	51,070,933.00	63,933,133.04
8. Special Levy Relief # 7 times the special levy rate	50,211.58	53,411.09	42,166.83	1,245,789.49
9. Total Relief #4 + #6 + #8; should equal would have paid - actually paid	163,984.00	301,965.76	428,378.88	3,194,328.64

SENIOR CITIZEN / DISABILITY EXEMPTION:

Those eligible for the Senior Citizen / Disability Exemption do not pay taxes for voted special levies such as bonds and local school maintenance and operation levies. The levy rates for special levies are deducted from the regular rate when calculating the tax bills for those eligible for this exemption.

Likewise, the assessed value of those eligible for the senior citizen/disability exemption is subtracted from the total assessed value of the district when calculating the levy rate for special levies. For this reason, the “Sr/Disab Rate” shown in the prior table will always be less than the regular rate applied to most taxpayers.

The taxable value of the property eligible for the senior/disability exemption represents slightly more than 1.00% of the total assessed valuation of the county. In addition to a lower rate, eligible senior citizens and qualifying

individuals with disabilities may be entitled to reductions in assessed value, deferral of any taxes due by applying the tax to the equity in their homes, or both.

This exemption will result in a tax shift in Island County of \$3,194,328.64 or approximately 3.13% in the 2009 tax year.

If you think that you might be eligible for this exemption, please contact Morrie Parker, who administers this program. She would be pleased to help you determine your eligibility and to complete any necessary paperwork. Please refer to the directory on the first page of this booklet for Morrie’s contact information.

TAX SHIFTS RESULTING FROM EXEMPTION AND DEFERRAL PROGRAMS

Tax Shifts occur when a group of taxpayers or properties receives reductions, exemptions, or deferrals of the tax that they would have otherwise had to pay. The tax does not go uncollected, but is spread over the remaining taxpayers in the districts where the tax is collected in Island County tax shifts for 2009 included:

- 1,605 Senior Citizen / Disability Exemptions/Deferrals . . . \$3,194,328.64
- 1,171 Current use Deferrals 1,772,282.69
- Exemption of privately-owned base housing 508,138.94 *New for 2009 taxes
- 208 Parcels under \$500 Exempted 265.59
- 111 Head of Family Exemptions on Personal Property 5,774.18
- 43 Farm Machinery and Equipment Exemptions 1,862.02

For a total tax shift of \$ 5,482,652.06

The tax shift from the programs above represents approximately 5.3% of the \$101,961,194.37 in taxes scheduled to be collected during the 2009 tax year. The tax shift in 2008 was 5.6%.

FARM MACHINERY AND EQUIPMENT EXEMPTION

Eligible Farm Machinery and Equipment is exempt from the state school levy. Farm Machinery and Equipment is personal property. The levy rate for the school levy collected by the state is subtracted from the regular rate when calculating the tax on farm machinery and equipment.

Like the senior citizen / disability exemption, the value of farm machinery and equipment would not be included in the calculation of the tax rate for a particular district.

The assessed value of those eligible for the farm machinery and equipment exemption is subtracted from the total assessed value of the county when calculating the state levy rate. Farm machinery and equipment eligible for this exemption represents about 0.0046% of the total assessed valuation of the county. It represents about 0.4533% of the total, locally-assessed personal property in the county.

BUSINESS PERSONAL PROPERTY TAX

Unless specifically exempt, all tangible personal property is subject to personal property tax. The major categories of taxable personal property include but are not limited to the following:

- The Machinery, Equipment, Fixtures, Furniture, Supplies owned by all businesses and farmers.
- Leased Equipment; any Improvements made to land leased from the government and Improvements to leased structures (Leasehold Improvements).
- Other examples of personal property are Barges, Dredges, Racing Vehicles, Commercial Fishing equipment, Construction equipment, Computer Systems, etc.

All businesses operating in Washington State must file a personal property listing with the county assessor in the county where the property is located on or before April 30th every year. Listing forms, information packages and instructions are available through the local Assessor's office or can be downloaded from the State of Washington Department of Revenue web site: <http://dor.wa.gov/> [***This is not a new tax***]. Business owners are required to

contact the Assessor, and file a listing of their personal property at the same time they apply for a Washington State business license.

The Assessor's office is actively pursuing all businesses operating in Island County who have not filed a personal property listing and paid their share of the property tax. If you fail to list, the Assessor can estimate the value of your personal property and the Treasurer can collect up to three years back taxes, including interest and penalties.

For assistance and information about personal property or to request listing forms, contact: Karen Bowers, Auditor-Appraiser in the Island County Assessor's Office, at (360)-678-7854.

Locally-assessed personal property comprises approximately 1.08% of the total taxable value of Island County.

TYPES OF PROPERTY TAXED

Property Taxes are assessed for all real property, personal property used in business operations, and inter-county utilities, which are valued by the State of Washington. The proportionate value of the various types of property subject to the property tax in Island County is illustrated in the chart below.

LOCALLY ASSESSED:

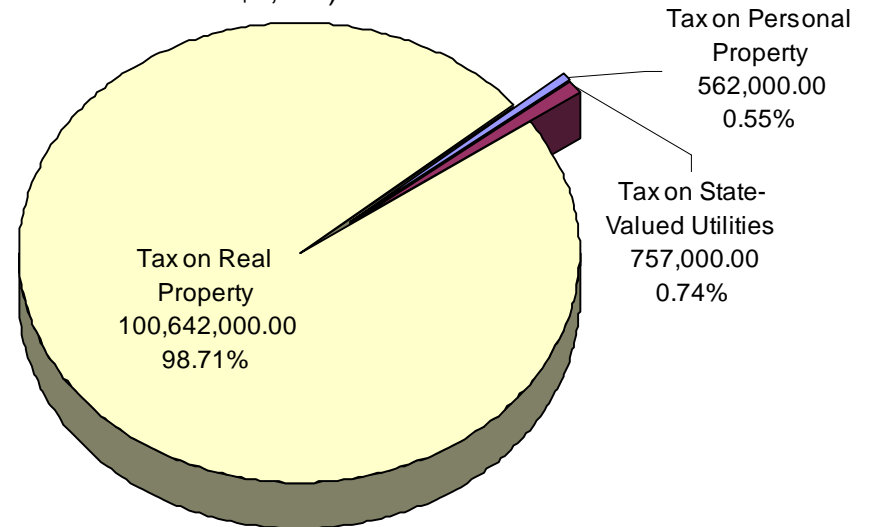
REAL PROPERTY – Land and anything under or attached thereto such as houses, garages, septic systems, driveways office buildings, minerals, etc.

PERSONAL PROPERTY – Property not attached to the land such as machinery and equipment, leases, or other property used in a business operation.

STATE-VALUED PROPERTY – May be Real Property, Personal Property, or a combination of the two. These properties include those owned by airlines, telephone companies, power companies, railroads, buslines, etc. that are located in more than one county. They are valued by the State Department of Revenue for all 39 counties.

Taxes Collected by Property Type - 2009 Tax Year

(Rounded to nearest \$1,000)



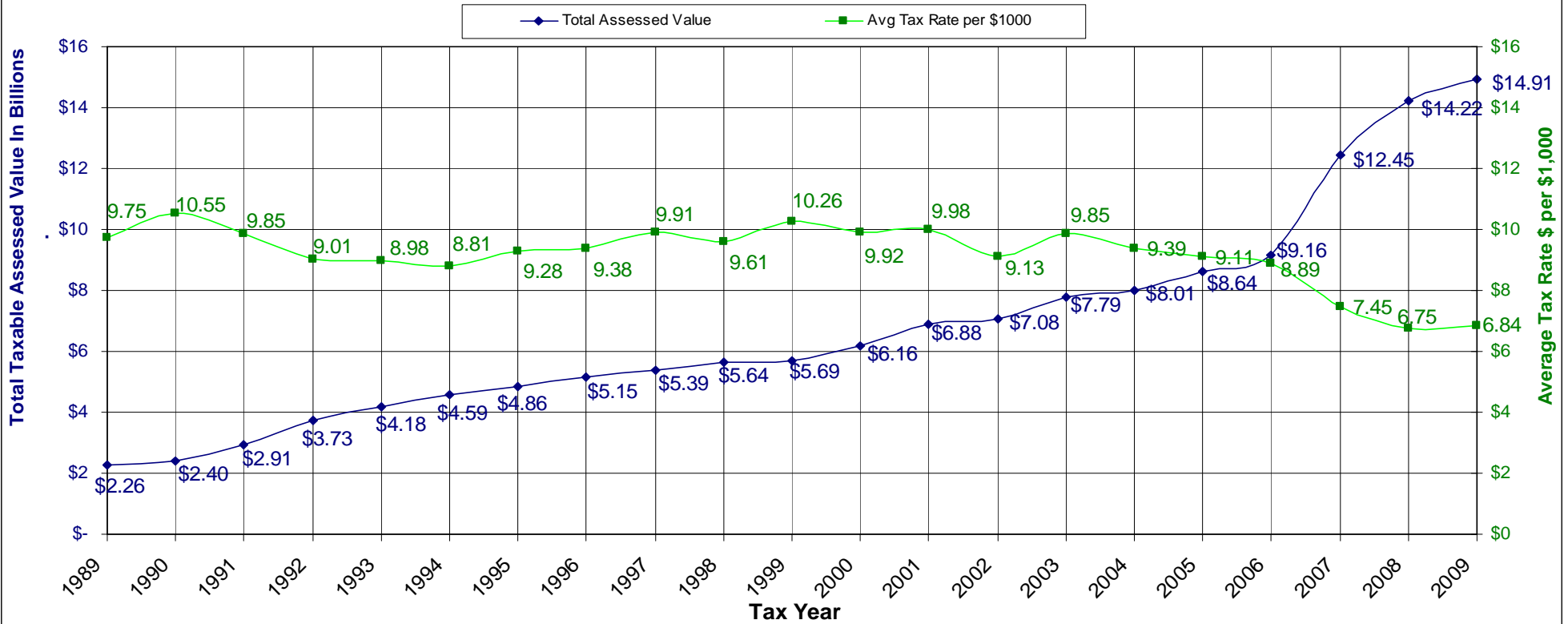
DISTRICT TAX CODES	RATES BY TAX YEAR								
	From 2007 through 2009								
	2007	2007 Farm M&E	2007 Seniors	2008	2008 Farm M&E	2008 Seniors	2009	2009 Farm M&E	2009 Seniors
Oak Harbor City	-		-	-		-	-		-
100-106	8.02797670 -11.06%	5.89201829 -9.18%	5.77462404 -16.62%	7.47304385 -6.91%	5.54666956 -5.86%	5.23800056 -9.29%	7.68454124 2.83%	5.83775418 5.25%	5.39135282 2.93%
Rural N. Whidbey									
110-112-114-120-122-140-150- 152-160-162	7.22737535 -9.03%	5.09141694 -5.82%	5.11937804 -15.32%	6.74227706 -6.71%	4.81590277 -5.41%	4.63775640 -9.41%	6.78684423 0.66%	4.94005717 2.58%	4.62457976 -0.28%
N. Whidbey Timber									
111-115-119-129-159-169	6.58020398 -7.41%			6.14010441 -6.69%			6.16770525 0.45%		
Coupeville City									
300-306	8.27124512 -19.50%	6.13528671 -20.70%	6.03838133 -17.13%	7.35421752 -11.09%	5.42784323 -11.53%	5.49210137 -9.05%	7.32524025 -0.39%	5.47845319 0.93%	5.47642123 -0.29%
Rural Central. Whidbey									
310-312-314-340-342-350-352- 370-372-380-382-390-392	7.70119078 -19.06%	5.56523237 -20.23%	5.46832699 -16.21%	6.80588775 -11.63%	4.87951346 -12.32%	4.94377160 -9.59%	6.75709353 -0.72%	4.91030647 0.63%	4.90827451 -0.72%
Lagoon Point Water									
320-322	7.70119078 -19.06%	5.56523237 -20.23%	5.46832699 -16.21%	6.80588775 -11.63%	4.87951346 -12.32%	4.94377160 -9.59%	6.75709353 -0.72%	4.91030647 0.63%	4.90827451 -0.72%
Lagoon Point Timber									
321-329	6.74198601 -18.27%			5.93095873 -12.03%			5.87924947 -0.87%		
Sierra/San de Fuca									
330-332	7.38915738 -18.68%	5.25319897 -19.79%	5.15629359 -15.45%	6.53313138 -11.58%	4.60675709 -12.31%	4.67101523 -9.41%	6.49838845 -0.53%	4.65160139 0.97%	4.64956943 -0.46%
Admirals Cove Water									
390-392	7.70119078 -19.06%	5.56523237 -20.23%	5.46832699 -16.21%	6.80588775 -11.63%	4.87951346 -12.32%	4.94377160 -9.59%	6.75709353 -0.72%	4.91030647 0.63%	4.90827451 -0.72%

DISTRICT TAX CODES	RATES BY TAX YEAR								
	From 2007 through 2009								
	2007	2007 Farm M&E	2007 Seniors	2008	2008 Farm M&E	2008 Seniors	2009	2009 Farm M&E	2009 Seniors
Central Whidbey Timber 311-315-319-331-335-339-349- 359-361-379-389	6.74198601 -18.27%			5.93095873 -12.03%			5.87924947 -0.87%		
Central Whidbey BLA 410,412	7.22737535 -9.03%	5.09141694 -5.82%	5.11937804 -15.32%	6.74227706 -6.71%	4.81590277 -5.41%	4.63775640 -9.41%	6.47339878 -3.99%	4.62661172 -3.93%	4.62457976 -0.28%
Central WhidbTimber BLA 419	6.58020398 -7.41%			6.14010441 -6.69%			5.85425980 -4.66%		
Camano Island 510-512-540-542-560-562-580	7.82831496 -19.15%	5.69235655 -20.32%	5.03687041 -19.54%	7.05921038 -9.82%	5.13283609 -9.83%	4.54760247 -9.71%	7.20421941 2.05%	5.35743235 4.38%	4.51334502 -0.75%
Camano Island Timber 511-515-519-549-569-589-591- 599-691-699	6.88772499 -20.10%			6.13022747 -11.00%			6.17041973 0.66%		
Cam. Is. Mosquito 570-590-592-670-690-692	7.82831496 -20.38%	5.69235655 -21.96%	5.03687041 -19.54%	7.05921038 -9.82%	5.13283609 -9.83%	4.54760247 -9.71%	7.20421941 2.05%	5.35743235 4.38%	4.51334502 -0.75%
Langley City 700-706	7.53159043 -17.40%	5.69235655 -13.49%	5.61912058 -14.97%	6.71484333 -10.84%	4.78846904 -15.88%	5.00138176 -10.99%	6.88399682 2.52%	5.03720976 5.19%	5.07097096 1.39%
Rural S. Whidbey 710-712-714-730-732-740-742- 750-752-760-762-770-772-780- 782-790	7.03624128 -17.92%	4.90028287 -18.80%	5.12377143 -15.49%	6.33026548 -10.03%	4.40389119 -10.13%	4.61680391 -9.89%	6.44366615 1.79%	4.59687909 4.38%	4.63064029 0.30%
Clinton Water Dist. 720-722-724	7.16624139 -18.39%	5.03028298 -19.42%	5.12377143 -15.49%	6.43664611 -10.18%	4.51027182 -10.34%	4.61680391 -9.89%	6.54505271 1.68%	4.69826565 4.17%	4.63064029 0.30%

DISTRICT TAX CODES	RATES BY TAX YEAR								
	From 2007 through 2009								
	2007	2007 Farm M&E	2007 Seniors	2008	2008 Farm M&E	2008 Seniors	2009	2009 Farm M&E	2009 Seniors
Clinton Timber 721-729	6.59762660 -17.90%			5.92688512 -10.17%			6.03223768 1.78%		
S. Whid. Timber 711-715-719-739- 749-759- 765-769-779-789-799-811-819- 859	6.46762649 -17.38%			5.82050449 -10.01%			5.93085112 1.90%		
Dike District 1 810-812-814-850-852	7.03624128 -17.92%	5.03028298 -16.65%	5.12377143 -15.49%	6.33026548 -10.03%	4.40389119 -12.45%	4.61680391 -9.89%	6.44366615 1.79%	4.59687909 4.38%	4.63064029 0.30%
High:	8.27124512 -19.50%	6.13528671 -20.70%	6.03838133 -17.13%	7.47304385 -9.65%	5.54666956 -9.59%	5.49210137 -9.05%	7.68454124 2.83%	5.83775418 5.25%	5.47642123 -0.29%
Low:	6.46762649 -9.00%	4.90028287 -9.36%	5.03687041 -16.69%	5.82050449 -10.01%	4.40389119 -10.13%	4.54760247 -9.71%	5.85425980 0.58%	4.59687909 4.38%	4.51334502 -0.75%
Wtd. Average:	7.44637365 -16.24%			6.74962418 -9.36%			6.83633827 1.28%		

- Taxes are based upon the value of the previous year. For example 2009 taxes are based upon the 2008 assessed value
- Tax rates are calculated by dividing the amount of tax authorized for a taxing district by the value of property in the district that is subject to that tax.
- Taxes are either authorized by voters, or the taxing districts' administrative bodies (commissioners or council members).
- Property taxes are not automatic. A district must request the taxes, regardless of how or when they were authorized.
- The Assessor has a duty to ensure that taxing districts do not exceed constitutional or statutory limits

Inverse Relationship between Total Assessed Value and the Avg Property Tax Rate In Island County 1989-2009 Tax Yr



Tax Rates are a function of the total amount of tax authorized and the assessed value of a taxing district.

When assessed values increase at a faster rate than the amount by which taxes are allowed to increase, the tax rate will decrease.

The taxes that you pay in 2009 are assessed against the 2008 assessed value.

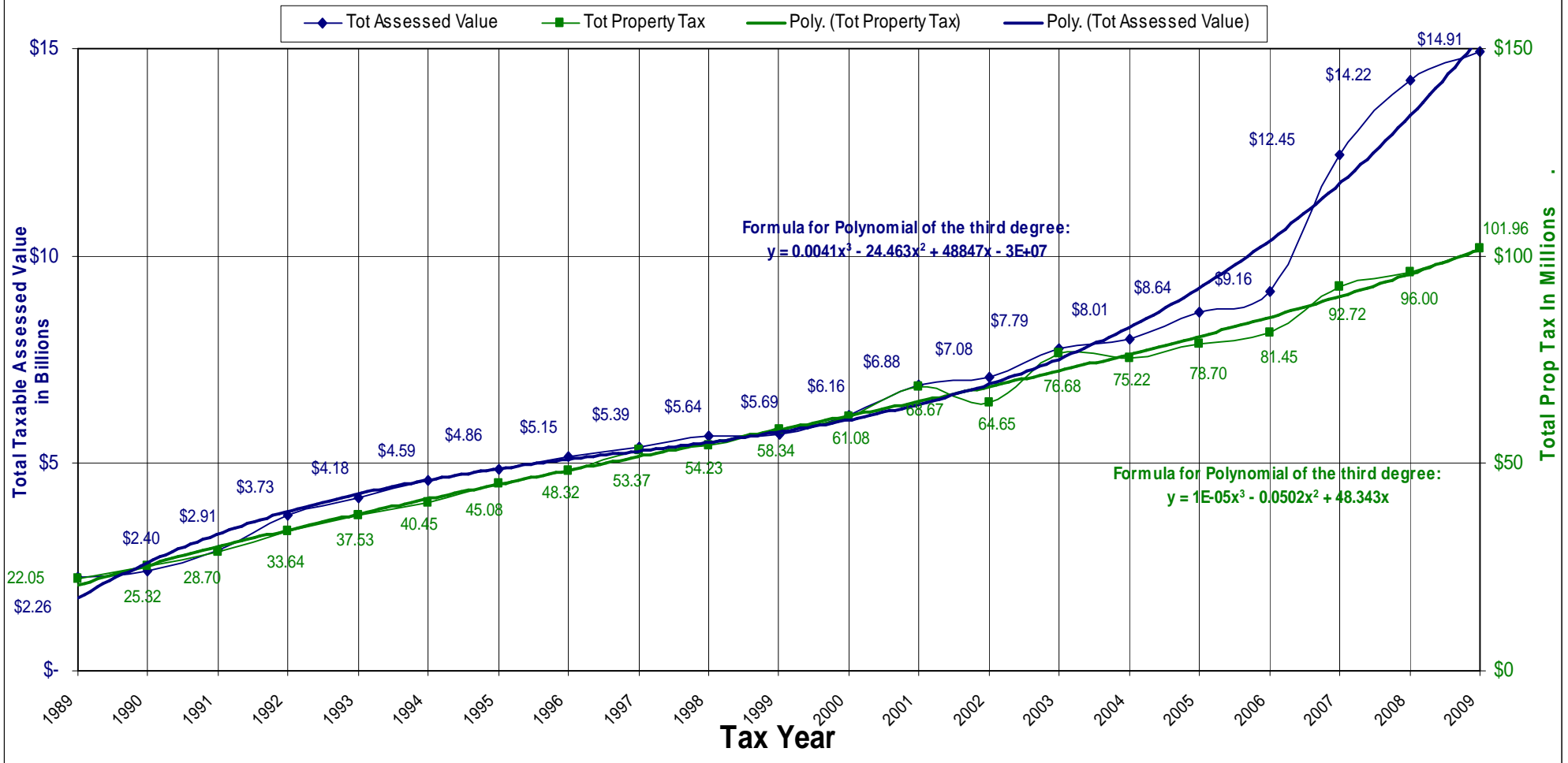
The tax rate for one year times the assessed value of the previous year provides an approximation of the total property taxes collected in Island County for that tax year.

For example:

Using the 2009 tax rate: $\$6.83/\$1000 \times$ the 2008 assessed value: $\$14.91$ Billion equals approximately $\$101.84$ Million in taxes for the 2009 tax year

Tax Rates are a function of the total amount of tax authorized and the assessed value of a taxing district. When assessed values increase at a faster rate than the amount by which taxes are allowed to increase, the tax rate will decrease. The assessments shown in the chart above were actually made in the prior year. For example, the 2009 tax rate was calculated by dividing the 2008 assessed value into the amount of tax authorized to be collected in 2009. The 2008 assessment is listed in the 2009 tax year in the above chart.

Growth in Total Assessed Value Compared to Total Property Taxes Levied from the 1989 through 2009 Tax Years



Tax rates are calculated by dividing the approved total levy for each district by the assessed value in that district. Actual rate may vary depending upon the tax code area in which a particular property is located.

Property values increased 560% (6.6 X) since 1989 and property taxes increased 360% (4.6 X).

Note: Assessment years are the year before the tax year. For example, the assessments used for the 2009 tax year were the assessments as of 1/1/2008. The assessments in the chart above are paired with the Tax Year in which the taxes were collected, even though the assessment was actually made the previous year.

REGULAR LEVY DISTRICTS WITH UNLEVIED BANKED CAPACITY AVAILABLE

Island County Current Expense	\$ 66,637.77
Island County Roads	\$ 270,349.25
Port of South Whidbey	\$ 54.19

TOTAL BANKED CAPACITY AVAILABLE \$ 337,041.21

Banked capacity occurs when a district chooses to levy less than the highest lawful levy for its regular levy. Banked capacity does not apply to special levies.

WHAT ARE THE LIMITS FOR REGULAR LEVIES?

Regular levies are limited each year to the lesser of:

- the statutory rate limit multiplied by the assessed (taxable) value of the district,
- a one percent (1%) increase in the highest lawful levy from the previous year plus additional amounts that could have been levied for
 - any new construction,
 - improvements to land,
 - aggregate increases in state valued utilities,
 - any new wind turbines, and
 - any annexations;
- the certified budget submitted by the district to the county;
- the amount specified in the annual ordinance or resolution to increase the levy; or
- a prorated amount when the sum of the regular levies for any tax area exceeds 1% of the assessed value or when the sum of the regular levies, excluding the state levy, exceeds \$5.90 per thousand of assessed valuation.

REFUNDS

Occasionally, refunds of taxes are made to taxpayers as a result of decisions made by the board of equalization or the state board of tax appeals, errors in assessments discovered and corrected by the assessor, court orders, etc. Generally, had the changes that resulted in the refund been made prior to the tax bills having been mailed, the affected taxing districts would have collected the correct amount of taxes, but the rates would have been slightly different and the taxes would have been distributed among the taxpayers in a slightly different way.

As a result, state law allows districts to collect any lost revenue as a result of these refunds in the following year.

Administrative refunds from the previous year may be added to the levy calculation, when requested by a district, provided that the newly calculated rate does not exceed the statutory levy rate.

Court ordered refunds must be added to the following year's levy, provided they do not exceed the statutory rate.

Administrative refunds totaling \$1,639,479.30 were applied to the regular levies of the taxing districts as shown in the chart on the following page. The amount of the administrative refunds for each district was provided by the Island County Treasurer.

Administrative refunds are taxes that districts were entitled to collect during previous years that (due to new exemptions, value adjustments by administrative bodies, error corrections, etc.) were refunded to taxpayers. Paying these refunds reduces the lawful taxes that otherwise would have been paid to the affected taxing districts. Administrative refunds may be collected in the following year at the request of the affected districts.

Court-ordered refunds are issued by courts for reasons similar to administrative refunds, but are required by law to be collected on behalf of the taxing district and paid from a refund fund established by the county treasurer. RCW 84.69.060 and WAC 458-19-085. Collection of these refunds is mandatory, and districts may not opt not to collect them.

**Administrative Refunds Requested
By Taxing Districts & Court-Ordered Refunds
FOR TAX YEAR 2009**

District	Administrative Refund Amount	Court-Ordered Refund Amount	Total Refunds 2009
Cemetery # 1 - North Whidbey	-		-
Cemetery #2 - Central Whidbey	1,248.27		1,248.27
City Of Langley	18,832.86		18,832.86
City Of Oak Harbor	236,437.31		236,437.31
City: Town of Coupeville	14,744.65		14,744.65
Conservation Futures	27,718.99		27,718.99
County Roads	292,783.34		292,783.34
EMS - Whidbey Hospital	206,927.47		206,927.47
EMS: Camano Fire & Rescue District # 1	35,626.36		35,626.36
Fire & Rescue Dist # 2 - North Whidbey	49,997.24		49,997.24
Fire & Rescue Dist #5 - Central Whidbey Island	71,565.58		71,565.58
Fire & Rescue District # 1 - Camano	99,838.02		99,838.02
Fire District # 3 - South Whidbey	104,373.82		104,373.82
Hospital District - Whidbey Island	102,782.94		102,782.94
County Current Expense	314,455.68		314,455.68
Library: Sno-Isle Regional Library	-		-
Park & Rec - North Whidbey	25,372.80		25,372.80
Park & Rec - South Whidbey	-		-
Port of Coupeville	14,504.86		14,504.86
Port of South Whidbey	22,269.11		22,269.11
Oak Harbor School 201	-		-
Coupeville School 204	-		-
Langley School 206	-		-
Camano Stanwood School 205/401	-		-
TOTAL	1,639,479.30	-	1,639,479.30

Taxes that were refunded in the prior year due to reasons listed in RCW 84.69.020 are eligible to be recovered by taxing districts in subsequent years.

TIMBER ASSESSED VALUE

Timber assessed value (TAV) is a method designed to reduce the tax rate for voted special levies, making up any loss in their budgeted values by adding the estimated timber tax to be collected in a district. For school maintenance and operation (M&O) levies, the law states that instead of the TAV, that the greater of 80% of the 1983 timber roll or one-half of the timber assessed value be used. The timber assessed value is shown in the chart below. *The total property tax savings to Island County taxpayers amounted to \$17,698.15 in 2009.*

FOREST LAND ASSESSED VALUE	Timber Assessed Value	FOREST LAND ASSESSED VALUE	Timber Assessed Value	FOREST LAND ASSESSED VALUE	Timber Assessed Value	80% 1983 Timber Roll (Schools Only)	FOREST LAND ASSESSED VALUE	Timber Assessed Value
Total Forest Land Assessed Value	11,542,276.06	Central Whidbey Island Fire & Rescue Dist #5	242,051.79	Oak Harbor Sch Dist 201	998,531.67	385,179.00	Juniper Beach Wtr	-
Island Co Cur Exp	11,542,276.06	Hospital	9,405,291.22	Coupeville Sch Dist 204	2,646,462.78	658,388.00	Lagoon Point Wtr	-
Conservation Futures Fund	11,542,276.06	Hospital Bonds	9,405,291.22	Stanwood Sch Dist 205	2,136,984.84	666,997.00	Lakeview Terr Wtr	-
Island County Roads	11,505,729.28	Hospital Ems	9,405,291.22	S Whidbey Schl Dist 206	5,760,296.78	1,453,621.00	Ledgewood Bch Wtr	-
Oak Harbor	-	North Whidbey Park & Rec	998,531.67	State Schools	11,542,276.06		Long Beach Wtr	-
Coupeville	36,546.78	North Whidbey Voted Bonds	998,531.67	Admiral Cove Wtr	-		N Whidbey WD	-
Langley	-	S Whidbey Park & Rec	5,760,296.78	Bayview Beach Water District	30,471.35		Penn Cove Wtr & Swr	-
Sno-Isle Library	11,542,276.06	S Whidbey P&R Voted Bonds	5,760,296.78	Bush Point Wtr	-		Rhodena Beach Wtr	-
Coupeville Library Bond	2,646,462.78	Port of Coupeville	2,646,462.78	Camano Vista Wtr	-		Saratoga Wtr	-
Camano Fire & Rescue District #1	536,367.60	Port of Mabana	583,947.89	Clinton Wtr	119,177.36		Scatchet Head Wtr	-
Fire & Rescue District # 1 Ems	2,136,984.84	Port of So Whidbey	5,760,296.78	Crockett Lake Wtr	-		Swantown Wtr	-
Fire & Rescue Dist # 2	139,105.33	Cemetery # 1	998,531.67	Freeland Wtr	8,135.90		Dike District # 1	-
Fire District # 3	743,249.98	Cemetery #2	2,646,462.78	Holmes Harbor Wtr	-		Mosquito Control #1	57,522.95

SALES ANALYSIS SINCE 2008 ASSESSMENT

Assessment to Sales Ratio: Jan 1, 2008 Assessment

Month	Median	Arith Mean	Wtd Mean	No of Sales
Jan 2008	99.85	97.99	90.64	75
Feb 2008	97.62	95.86	93.61	75
Mar 2008	99.60	97.61	97.42	76
Apr 2008	102.42	103.72	101.40	82
May 2008	99.60	104.09	97.11	93
Jun 2008	100.77	103.20	100.12	95
Jul 2008	101.35	99.50	97.63	80
Aug 2008	102.23	101.66	98.91	87
Sep 2008	102.81	102.05	99.75	66
Oct 2008	102.34	101.77	99.67	80
Nov 2008	101.11	104.34	101.92	28
Dec 2008	105.60	105.68	99.29	44
Jan 2009	106.22	99.94	92.81	19
Feb 2009	104.68	107.58	105.89	44
Mar 2009	109.34	107.58	105.33	59
Apr 2009	106.04	103.71	103.12	46

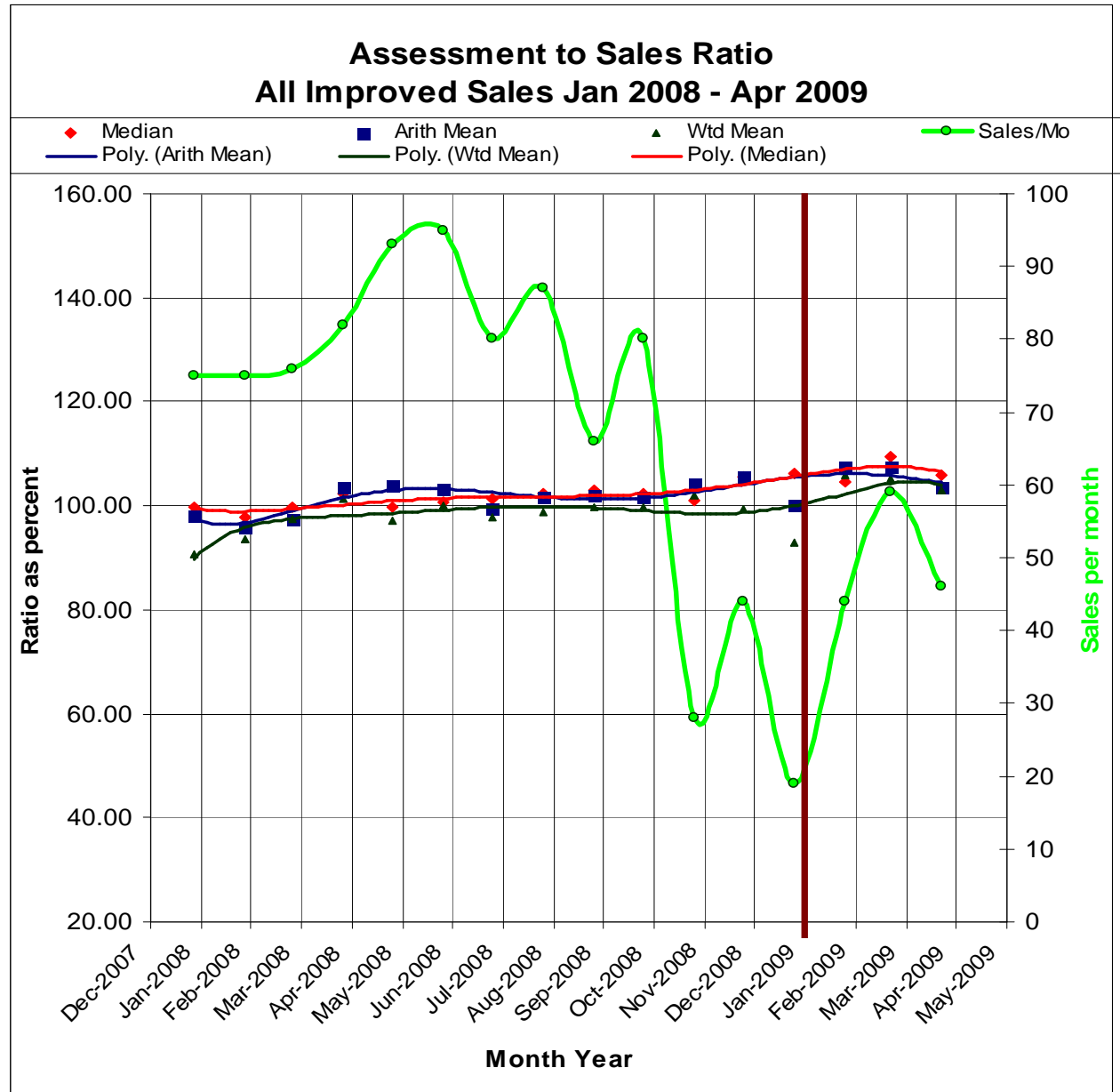
Definition of Assessment to Sales Ratios

Assessment to sales ratio divides a sale price into the assessed value. Ratios that are above 100% Indicate property is assessed above the sale price. Ratios below the assessed value indicate that the assessment is below the sales price.

Median is the middle ratio for an odd number of sales the average of the two middle ratios for an even number of sales when sales are arranged from highest to lowest.

Arithmetic mean is the average of all of the individual assessment to sales ratios.

Weighted mean is the total assessed value of the properties that sold divided by the total sales as of a particular assessment date.



POPULATION GROWTH:

Island County is the 5th most densely populated county in Washington State. It ranks 14th of the thirty-nine counties in overall population, but is next to the smallest in land mass.

Although the overall growth rate in Island County has about average for the state, the population of people 65 and older has increased by approximately 41% since the year 2000. That was the 6th highest increase among the thirty-nine counties in the state.

HOUSING GROWTH:

The increase in the number of residential housing units in Island County since the year 2000 exceeded the state average by 36%. Kittitas, Whatcom, Mason and Island Counties had about a 19% average growth in housing units since the year 2000. Only Franklin, Clark, and Thurston Counties had a higher percentage growth in housing units during that time period.

Increase in Housing Units in Island County Compared to the Average for the State of Washington			
	2000	2008	Percentage Increase
Total	32,378	38,446	19%
Unincorporated	23,250	27,646	19%
Incorporated	9,128	10,800	18%
Coupeville	814	924	14%
Langley	542	625	15%
Oak Harbor	7,772	9,251	19%
WASHINGTON STATE AVERAGE	2,451,081	2,805,340	14%

Source of Population, Growth, and Housing Statistics:

*Population Trends 2008
State of Washington
Office of Financial Management
Forecasting Division
Olympia, WA 98504-3113
September 1, 2008
www.ofm.wa.gov*

Additional Information can be found on the Island County Assessor's Website
<http://www.islandcounty.net/assessor/index.html>