



August 2010

Volume 11, Issue 2

Annual Revaluation Grant Program Begins

By Marilyn O'Connell, Grant Administrator

Inside this issue:

<i>Annual Revaluation Grant Program</i>	1-2
<i>Valuation Advisory Assistance</i>	2
<i>Helping Veterans Find Property Tax Relief</i>	3
<i>Ballot Measure Requirements</i>	4
<i>Trends in Property Tax Relief Programs</i>	5
<i>2010 Legislation — Implementation</i>	6-7
<i>Property Tax Faces & Places</i>	8
<i>Blast From the Past</i>	9
<i>Property Tax Special Notices</i>	10
<i>What is Frozen Value?</i>	11

The Department of Revenue's Property Tax Division is pleased to announce the Annual Revaluation Grant Program which began July 1, 2010. This program provides grant funding to assist cyclical revaluation counties in converting to annual revaluation. Amendments to RCW 84.41.041 and 82.45.180 mandate that cyclical counties begin doing annual revaluation by January 1, 2014, and perform physical inspections of every parcel at least once every six years. The Annual Revaluation Grant Program will assist counties in complying with the new requirements. The Department has also been directed to provide guidance to counties in achieving the goal of annual revaluation in areas such as appropriate data collection methods and coding, neighborhood and market delineation, statistical analysis, valuation guidelines, and training.

Cyclical counties currently only update assessed values on properties during the inspection year, typically every four years. Transitioning to annual revaluation will require that assessed values be reviewed

each year on all parcels throughout the county. Changes in value may be determined by costs of new construction and doing a statistical analysis of sales data and market factors to determine the current true and fair value of properties. The advantages to this method are more equitable valuations, an increased ability to respond to a changing real estate market, and greater uniformity of assessments.

The annual revaluation grant funding is designed to help those



counties that are still doing cyclical revaluations to meet some of the challenges they face in transitioning to annual revaluation. This includes funding for items such as upgrades to computer systems, conversion of data to an electronic format, and staff training related to computer software used in mass appraisal and statistical analysis.

As part of the Department's commitment to helping cyclical counties successfully make the transition to annual revaluation, the Annual Revaluation Team has produced numerous tools and educational seminars to address some of these challenges. They have provided seminars on STARS (Statistical Tool for Analytics and Ratio Studies), MARS (Modeling Analysis Resource), Annual Revaluation Techniques, and Neighborhood Delineation. More classes are planned for the Fall of 2010. They have also provided samples for counties to use in developing public relations materials to explain the advantages of annual revaluation as well as templates of forms to use within the assessor's office.

The Grant Application packet was sent to all assessors in the state, and the Department began reviewing applications after July 1, 2010. The grant is a reimbursement program which continues until the end of 2013 and is predicated on the number of Real Estate Excise Tax (REET) transactions which take place in

(Continued on page 2)

Special points of interest:

- **Quarterly Reminders (see page 2)**
- **Upcoming Training (see page 3)**

This Quarter's Reminders

August 1

Most taxing district boundaries established for levy collection next year. (RCW 84.09.030)
Nonprofit property tax exemption determination completed by DOR. (RCW 84.36.830)

August 9

(On or before the second Monday) Estimated budgets from county officials and local taxing districts must be submitted to county auditor or, if in charter county, chief financial officer. (RCW 36.40.010)

August 20

Final values of state assessed properties issued.

August 30

DOR estimates the number of acres of public forest land that are available for timber harvest for each county and for each taxing district.

August 31

(On or before) DOR notifies county assessors of properties exempt from property tax. (RCW 84.36.835) New construction placed on current assessment roll at the valuation assessed July 31. (RCW 36.21.070 through 36.21.090)

September 1

Applications for limited income deferrals are due.

September 6

(Before the first Monday in September) DOR determines the preliminary indicated ratio for each county. (RCW 84.48.075)

September 7

(On or before the first Tuesday in September) County auditors' preliminary budgets are due to Boards of County Commissioners. (RCW 36.40.050)

September 15

County assessors give DOR Forest Tax section the composite property tax rate on designated forest land in the county.

(Continued on page 4)

Annual Revaluation Grant Program Begins *(cont.)*

(Continued from page 1)

this time period (the fund will get \$5 from each REET transaction). As the number of real estate transactions has trended downward this past year, the projected funding may be less than originally anticipated. For additional information about the Grant Program, contact Marilyn O'Connell at (360) 570-5881 or MarilynO@dor.wa.gov. ♦

RCW 84.41.180

Annual property revaluation grant program administration. (Expires July 1, 2014.)

(1) The department of revenue shall administer a grant program to assist counties with, in priority order: (a) Converting to an annual revaluation system for property tax valuation; (b) replacing computer software used for revaluations in counties where the software was purchased from commercial vendors and will not be supported by the vendor or others after January 1, 2010; or (c) the acquisition of software and integral hardware in counties currently administering an annual revaluation program where the assessor's property records are not stored in an electronic format or where the current software does not have the capacity to store, manage, and process property record components used in the valuation process. A county may use grant money to purchase computer hardware or software, repair or upgrade existing computer hardware or software, or provide necessary training related to computer hardware or software. No county is eligible for grants under this section totaling more than five hundred thousand dollars.

(2) This section expires July 1, 2014. [2009 c 308 § 4.]

Valuation Advisory Assistance in 2011

By Howard Hubler, Valuation Advisory Supervisor

Solicitations for county Valuation Advisory Assistance for the 2011 assessment year were emailed to assessors on June 2. Some assessors have already responded with their requests; we appreciate the quick response. It is our hope that all assessor's offices respond by August 31 so the Department's Valuation Advisory Team can process the requests and dedicate resources where they are most needed. The team is at full strength, and we have ability to complete 60 or more appraisals. Our team not only performs real property appraisals of complex properties, but we also do personal property audits. In addition, we are available to provide general consultation and advice on county valuation issues. Assessors should not hesitate to ask for assistance. We plan to respond to the requests by September 30 and confirm the assistance we will be able to provide for the 2011 assessment year.

In October, the Team will begin their appraisal work with a goal to complete their appraisals by the counties' tax roll closure date in 2011. The appraisers are required to study several different industries, understand the economics of their subjects, analyze property financials, coordinate inspections, and then write a narrative summary report. The difficulty of the process is juggling many bits and pieces of several properties at one time. Team members are well seasoned and up to the task.

If you have any questions about the program or wish to discuss a specific valuation issue, please contact me at (425) 356-4850 or howardh@dor.wa.gov. Neal Cook is our Program Manager and our appraisal team includes Carl Klingeman, Chuck Boyce, Omar Medina, Linda Thomas, Dean Ando, Phillip Pinkstaff, Vicky Carr, and Lynn Hilton. ♦

~ 2010 ~ Upcoming Training

(State/County Personnel ONLY)

September 8-9

- ▶ **Basic Levy Training**
Wenatchee — *FREE*
- ▶ **STARS & MARS — Lab**
Tumwater — *FREE*

September 14-15

- ▶ **Basic Levy Training**
Tumwater — *FREE*
- ▶ **STARS & MARS — Lab**
Ellensburg — *FREE*

September 22

- ▶ **Interpreting Legal Documents**
Olympia — \$100

October 4-8

- ▶ **WACO Annual Conference**
Cle Elum

October 6

- ▶ **Neighborhood Delineation**
WEBINER — *FREE*

October 11-15

- ▶ **IAAO 310: Applications of Mass Appraisal Fundamentals**
Ellensburg — \$300

October 12

- ▶ **Senior Levy Training**
WEBINER — *FREE*

October 18-22

- ▶ **IAAO 101: Fundamentals of Real Property Appraisal**
Dupont

October 27

- ▶ **Assessment Applications of GIS**
WEBINER — *FREE*

November 1-4

- ▶ **Principles of Industrial Valuation**
Olympia — \$300

For further information, contact:

Patty Concepcion
Education Coordinator
Washington Department of Revenue
Property Tax Division
P.O. Box 47471
Olympia, WA 98504-7471
Phone: (360) 570-5866
E-Mail: PattyC@dor.wa.gov

Property Tax Staff Help Veterans Find Property Tax Relief

By Beulah Holman and Linda Smith, Property Tax Specialists

On May 14th we represented the Department of Revenue's Property Tax Division at the Joint Base Lewis-McChord Retiree Appreciation Day. The event was attended by approximately 2,000 people. Attendees included retired military personnel, disabled veterans, spouses, widows, and other family members. The event provided a wide variety of information and services by many vendors. There were booths set up for wellness checks, medical advice, benefit information, and various support network opportunities.

There was a surprising amount of interest in property tax relief programs. We answered questions and provided information and technical advice on the property tax exemption, property tax deferral and property tax assistance for widows and widowers of veteran programs. Many attendees commented that they were excited to learn that they may qualify for one or more of the property tax relief programs. We were well-prepared for the event, but due to the overwhelming turnout we eventually ran out of publications and other promotional materials.

At the end of the day, we felt our time was well spent by talking to many nice people, answering their questions, shaking their hands and helping them with their specific property tax relief needs. ♦



This Quarter's Reminders

(Continued from page 2)

September 30

(Prior to October 1) Timber Assessed Value (TAV) calculated for each county. (RCW 84.33.035)

Also in September:

- DOR equalizes taxes to be collected for state purposes. (RCW 84.48.080)
- Assessors' send certification of assessed valuations to taxing districts. (RCW 84.48.130)
- DOR certifies its assessments of public utility operating properties to county assessors after final ratios have been certified. (RCW 84.12.370)

October 1

Applications for special valuations on historic properties for 2011 are due. (RCW 84.26.040)

October 4

Boards of County Commissioners begin hearings on county budgets. (RCW 36.40.070) However, budget hearings may be held on first Monday in December. (RCW 36.40.070)

October 14

(Prior to October 15) Counties' annual reports on revaluation progress are due. (RCW 84.41.130)

October 31

Second half of property taxes due. (RCW 84.56.020)

Also in October

- County Legislative Authority adopts budget by resolution after budget hearing is concluded. (RCW 36.40.080); Board of County Commissioners fix necessary levies. (RCW 36.40.090)

For a complete version of the *Property Tax Calendar*, visit the Department of Revenue's website at this link: http://dor.wa.gov/Docs/Pubs/Prop_Tax/PropCal.pdf ♦

Ballot Measure Requirements for Voted Property Tax Levies

We are pleased to announce a comprehensive web guide to voted property tax levies is now available on our website. [Ballot Measure Requirements for Voted Property Tax Levies](#) details the requirements for all types of voted property tax levies to appear on a ballot. The web guide also incorporates information from our discontinued *Levy Lid Lift* brochure. The web guide includes sections on:

- Voted regular levies, the levy limit, levy lid lifts, and general obligation bonds for port districts
- Excess levies and general obligation bonds
- Seeking voter approval, writing concise descriptions for ballot measures, timing of ballot measure, and election dates
- List of voter approved levies by taxing district type
- References and sample ballot measures

Taxing district staff might use the guide as a tool when considering submitting a property tax levy to the voters in their district. *County staff* might use the guide to assist taxing districts in meeting the requirements for submitting ballot measures to appear on the ballot. Whichever part of the process you're involved in, we hope the guide is a useful, at your fingertips, tool.

The guide is a living document that may spark discussions that lead to revisions or the inclusion of additional information. We welcome your comments about the guide. If you have questions or comments, please contact Diann Locke, Levy Specialist, (360) 570-5885, diannl@dor.wa.gov. ♦

We appreciate the efforts of all who participated in the development and review of the guide. The web guide was developed with the cooperation and feedback from a variety of stakeholders, including:

- Department of Revenue staff
- County Assessor's levy staff
- County Auditor's elections staff
- Municipal Research & Services Center staff

Thank You

Be the first to know when



- the next edition of the Property Tax Newsletter is published,
 - a new Property Tax Special Notice is issued,
 - revisions are made to Property Tax WAC Rules,
 - the latest Property Tax Valuation Guidelines are released
- . . . simply visit the link below and join any of our e-mail distribution lists. While you're there, check out the other distribution lists available from the Department of Revenue. You might find other topics of interest. ♦

<https://fortress.wa.gov/dor/efile/SecureForms/content/contactus/email/listservemail.aspx>

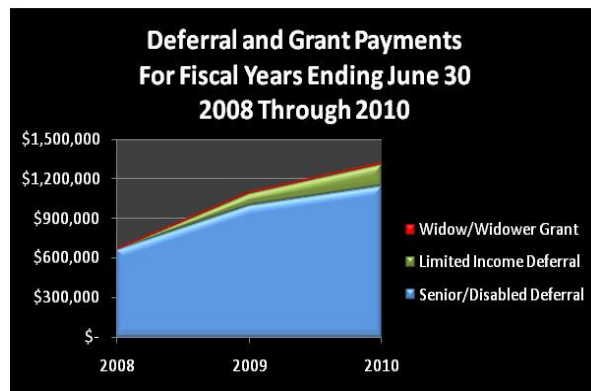
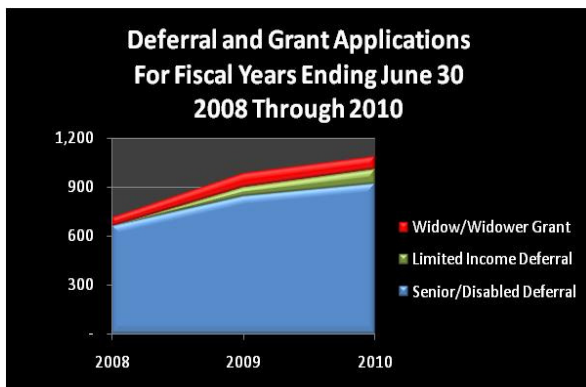
Trends in Property Tax Relief Programs

By Peggy Davis, Exemption Specialist

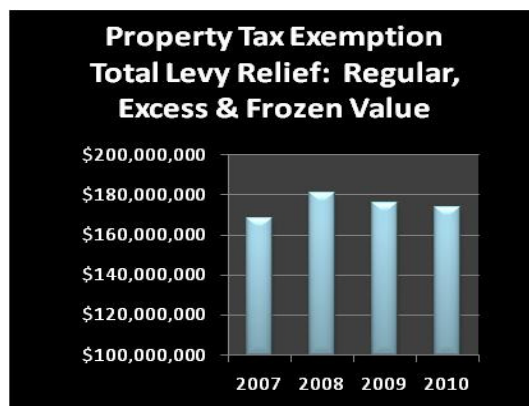
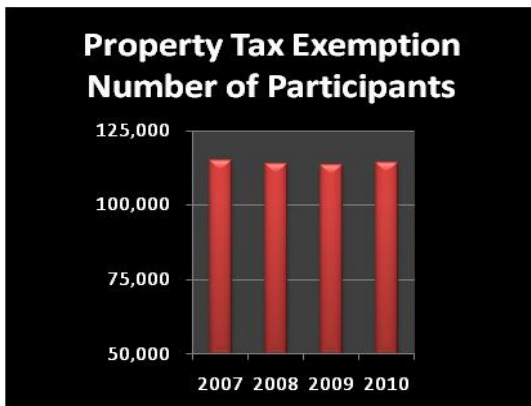
The Property Tax Division is partnered with county assessors and their staff to administer four major programs that offer property tax relief to individual taxpayers.

- **Grant Assistance Program for Widows & Widowers of Veterans**
(76 grants in FY 2010)
- **Deferral Program for Senior Citizens and Disabled Persons**
(894 deferrals approved in FY 2010)
- **Deferral Program for Homeowners with Limited Income**
(90 deferrals approved in FY 2010)
- **Exemption Program for Senior Citizens and Disabled Persons**
(est. 114,356 exemptions approved by counties in 2010)

A Picture Really IS Worth a Thousand Words!



As these graphs show, combined participation and assistance dollars expended for the Grant Program and the two Deferral Programs has almost doubled over the past three years.



The Exemption Program is administered entirely at the local level. Although participation and total property tax relief under the Exemption Program has remained relatively stable, local staff in both Assessor’s and Treasurer’s Offices experienced an increase in workload this past year.

In addition to administering property tax relief programs in the Assessor’s Office and making the necessary adjustments to property tax billings in the Treasurer’s Office, staff in both offices dealt with layoffs, furloughs, and additional duties assigned. They also dealt first hand with taxpayer concerns about current economic trends, property values, and the resulting property taxes.

We at Property Tax salute the hard work and dedication of the staff in each county office. They continue to get the job done when taxpayers need them the most! ♦

Implementation Moves Forward for 2010 Legislation

By Mike Braaten, Exemption & Deferral Supervisor

By all accounts, the 2010 Legislative Session was one of the most challenging and unpredictable in recent memory. While the budget situation was clearly the dominant issue, a significant number of property tax related bills were introduced and considered. In 2010, there were 1,536 new bills introduced by the Legislature, and Property Tax Staff reviewed every one to determine its potential impact on property tax administration. We tracked 315 bills and provided detailed analysis on 183 bills — the highest number since at least 2003. The overwhelming majority of these bills did not make it to final passage. When the Legislature adjourned on April 12, 2010, we had 16 bills to implement.

What does it take to implement legislation?

The answer depends on the provisions of each bill, and can range from simply updating forms and publications to complex, coordinated communication plans, and stakeholder meetings.

Here are some highlights of our implementation efforts:

E2SHB 1597 (Chapter 106, Laws of 2010) makes technical corrections to many taxes and programs administered by the Department of Revenue, including several property tax statutes. This was one of the most significant bills for the Department and amended numerous tax statutes, however, only a few of the property tax related changes require significant implementation.

Current Use: Several grammatical corrections are made to the current use program, and references to surviving domestic partners are included. We are currently revising WAC 458-30-275 to accommodate changes and corrections, so stay tuned for updates about the rule

making process. For information about the technical changes, please contact Leslie Mullin, Current Use & Education Specialist, at (360) 570-5865 or LeslieMu@dor.wa.gov.

Nonprofit Exemptions: The bill corrected an outdated cross reference for public hospital districts to ensure the exemption for Harborview Hospital in Seattle will continue. We have worked closely with Harborview on this issue and contacted them within days after the bill was signed by the Governor. For more information, please contact Sindy Armstrong, Exemption Specialist, at (360) 570-5870 or SindyA@dor.wa.gov.

Senior Exemptions and Deferrals: We are now able to update the definitions of “Disability” and “Service Connected Disability” through the administrative rule process when federal

“...there were 1,536 new bills introduced by the Legislature, and Property Tax Staff reviewed every one...”

definitions change. Additionally, the renewal requirement for senior/disabled exemptions is changed from every four years to every six years to allow more flexibility by the assessors in how frequently exemptions are reviewed. We are currently revising several sections of WAC 458-16A to accommodate these changes, and have updated our forms, publications, and training materials. We will be discussing legislative changes at our upcoming Senior Exemption and Deferrals Administrators Webinar on July 28. For more information, please contact Peggy Davis, Exemption and Deferral Specialist, at (360) 570-5867 or PeggyD@dor.wa.gov.

Levies, Collections and Appeals: This bill makes several technical changes such as removing incorrect references and updating

cross references. These changes will be discussed at our upcoming Levy classes in September. If you have questions in the meantime, please contact Diann Locke, Levies, Collections, and Appeals Specialist at (360) 570-5885 or DiannL@dor.wa.gov.

SHB 2402 (Chapter 102, Laws of 2010) allows the use of property exempt as a church or public assembly hall for qualified farmer’s markets. Property exempt as a church or as a public assembly hall can be used for activities related to a qualifying farmer’s market up to 53 days per year without losing the exemption. The changes are effective for taxes levied for collection in 2011 and continue until 2020. We are currently notifying affected taxpayers, updating forms and publications, and revising rules to accommodate these changes. For more information, please contact Sindy Armstrong, Exemption Specialist, at (360) 570-5870 or SindyA@dor.wa.gov.

SHB 2962 (Chapter 200, Laws of 2010) allows county Treasurers to offer a service in which electronic payments can be made to pay property taxes, assessments, fees, rates, and charges. Electronic bill presentment and payment is optional for Treasurers and taxpayers. More information about this bill is included in our 2010 Legislation Updates Special Notice, issued July 1st. If you have additional questions, please contact Diann Locke, Levies, Collections, and Appeals Specialist at (360) 570-5885 or DiannL@dor.wa.gov.

ESSB 6241 (Chapter 7, Laws of 2010) allows for the creation of community facilities districts to finance community facilities and infrastructure. Because

(Continued on page 7)

Implementation Moves Forward for 2010 Legislation (cont.)

(Continued from page 6)

Community Facilities Districts are a new taxing district, we are updating our levy manual and are including new details in our Levy classes being held this September. We are also providing additional information in our 2010 Legislation Updates Special Notice, issued July 1st. For more information, please contact our Levies, Collections, and Appeals Specialist Diann Locke at (360) 570-5885 or DiannL@dor.wa.gov.

SSB 6271 (Chapter 19, Laws of 2010)

provides that when an area outside a Regional Transit Authority is annexed to a city or code city located within the boundaries of an RTA, the annexed area is simultaneously included within the boundaries of the RTA. We will be providing additional information in our Levy classes being held this September, and will include updates to our levy manual. This bill is also included in our 2010 Legislation Updates Special Notice, which provides several examples of how the various effective dates of different types of taxes affect how levies are determined. If you have questions, please contact Diann Locke, Levies, Collections, and Appeals Specialist at (360) 570-5885 or DiannL@dor.wa.gov.

ESB 6287 (Chapter 63, Laws of 2010)

creates an exemption from any pre-existing fire district levy for fire protection facilities, if a city is annexed to a fire district and property in the city is subject to a pre-existing city levy for fire protection facilities. We will be discussing the changes from this bill in our upcoming Levy classes in September. More details are provided in our 2010 Legislation Updates Special Notice. If you have questions, please contact Diann Locke, Levies, Collections, and Appeals Specialist at (360) 570-5885 or DiannL@dor.wa.gov.

SB 6418 (Chapter 136, Laws of 2010)

changes the population limitation of a city or town being annexed into a fire district to 300,000, and increase from the current limit of 100,000. The bill removes limitations as to where a fire protection district can be established. We will discuss this bill at our September Levy training, and more details are also provided in our 2010 Legislation Updates Special Notice. If you have questions, please contact Diann Locke, Levies, Collections, and Appeals Specialist at (360) 570-5885 or DiannL@dor.wa.gov.

E2SSB 6609 (Chapter 164, Laws of 2010)

makes changes for local revitalization financing (LRF) and local infrastructure financing tool (LIFT). The bill modifies current property tax provisions to allow qualifying taxing districts to either fully participate or partially participate in LRF, clarifies which taxing districts can participate in LIFT and LRF, and requires sponsoring local governments proposing an ordinance to create a revitalization area to provide a 60 day notification prior to the public hearing. A more detailed explanation is provided in our 2010 Legislation Updates Special Notice, and we will explain the property tax provisions of this bill in our September & October Levy classes. For more information, please contact Leslie Mullin, Current Use & Education Specialist, at (360) 570-5865 or LeslieMu@dor.wa.gov, or Diann Locke, Levies, Collections, and Appeals Specialist at (570) 570-5885 or DiannL@dor.wa.gov.

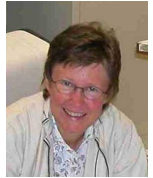
SB 6855 (Chapter 281, Laws of 2010)

creates a new exemption for surplus school district property that is acquired by a nonprofit organization and converted to community facilities for the delivery of nonresidential coordinated services for community members. Lessees of community center properties are subject to state and local leasehold excise taxes. We are updating our forms, publications, and procedure manuals, and we are coordinating several rule revisions with the Department's Special Programs Division. We have been working closely with key stakeholders throughout the implementation process. For further information, please contact Cindy Armstrong, Exemption Specialist, at (360) 570-5870 or SindyA@dor.wa.gov. ♦



Faces & Places at Property Tax

Jane Ely predicted that she would be sleeping in today. After 8 years of GIS & cartography work with the Department of Revenue’s Property Tax Division, Jane has retired. She pledges now to *use* maps (not *make* them) to help her meet up with thousands of her Finnish relatives in Ontario, do some hiking in the Cascades and Olympics, and lay out her container garden in her back yard. She is sure to spend a lot of time with her new grandson Crosby. We know that Jane will take lots of photographs and bring them in to share with her envious friends here at Property Tax.



Jane Ely

Susan Ragland joined the Property Tax Division on July 1, 2010 as our new Cartographer 3. She has assumed the cartographer responsibilities in our Utilities, Advisory & GIS Program recently held by Jane Ely. Susan comes to us from the Washington State Department of Natural Resources where she served as a Cartographer and a Property & Acquisition Specialist. Susan can be contacted by phone at (360) 570-5894 or via e-mail at SusanRa@dor.wa.gov.



Susan Ragland

After more than 20 years of state service, **Jim Winterstein** retired at the end of May. In recent years, Jim was Policy Counsel and advisor to the Property Tax Division. Jim was the recognized legal expert in virtually every property tax issue. He trained or mentored all of us in levies, appeals, exemptions, current use, valuation issues, and more. Jim began a career of public service by joining the Peace Corp and working in SE Asia. In between his tours at the Department of Revenue, Jim served on the State Board of Tax Appeals. His retirement will include a lot of travel with his wife, Kathy, as they check up on the five sons and their families.



Jim Winterstein

After many years with the Property Tax Division, **Kevin Timson** has retired as our Tax Information Specialist. “Kev” was the first voice heard by nonprofit organizations seeking a property tax exemption. During his years with the Department, we estimate that Kevin helped to process over 10,000 applications and nearly a bazillion annual renewals. We will miss Kev, but his wife Joyce plans to keep him busy working on the honey-do list at the Timson homestead.◆



Kevin Timson

Department of Revenue Property Tax Division Richland Field Office **NEW PHONE NUMBERS EFFECTIVE 8/16/2010**	
Employee Name	New Phone Number
Brewer, Lisa	(509) 987-1234
Krupka, Adele	(509) 987-1235
Mains, TJ	(509) 987-1236
Stamey, Steve	(509) 987-1237
Thomas, Linda	(509) 987-1238
FAX Machine	(509) 987-1220

A Blast from the Personal Property Past

Listing and properly valuing personal property for taxation has always been interesting. As we were reviewing files for imaging, staff came upon a fascinating guide to assessing personal property in Grays Harbor County from 90 years ago. "Instructions to Deputies 1920" appears quaint now, but after thinking about it, we concluded that even in 1920, the assessment of personal property was an administrative challenge. ♦

INSTRUCTIONS TO DEPUTIES 1920.

To conform to the ruling of the Attorney General, all personal property must be listed at its full cash value in 1920, from which the \$300 exemption is allowed by law, must be given to those entitled to an exemption. 50% of the balance after the exemption has been deducted, shall be listed for assessment. When no exemption is allowed under Section 5 of Revenue Laws, write "NONE" in space provided.

Write first name in full of party assessed. Insist upon this in case of names like Smith, Anderson, etc.

Give exact location of property. If outside of town, give Section, Township and range.

If working outside of Aberdeen or Hoquiam assess or make note of and notify office of new buildings and improvements made since March 1st, 1919. Also make notations of buildings burned or destroyed since March 1st, 1919.

Give make, number and age of automobiles and motorcycles.

In assessing live stock make notation of all registered animals and value such one-third higher.

Make all valuations end in 5 or 0.

Make all totals end in 0.

Do not number the detail Sheets.

Leave duplicate of Detail Sheet with person listing property.

Be sure and give Street number or Rural Route Number.

Be sure and give Road District and School District.

Average State Values of Live Stock full 100 per cent values.

Horses:	(One year old	30
	(Two years old	50
	(Three years old and over	75
	(Work horses	100
	(Stallions.	280
Mules and Asses		100
Stock Cattle	(Yearlings	20
	(Two years old	35
	(Three years old and over	50
Milch Cows		60
Bulls, kept for breeding purposes		70
Stock, Sheep and Goats		12
Hogs		12

R. A. WILEY

Property Tax Special Notices

Property Tax Special Notices are generally sent to assessors, treasurers, and those stakeholders that we can identify with a specific interest in the particular topic. Prior to being issued, each Special Notice will go through an internal review process. Special Notices are posted on the Department's website at www.dor.wa.gov under Property Tax Publications. You may also receive a copy of a Special Notice by adding your name to the ListServ. This can be done by going to www.dor.wa.gov, clicking "Find Taxes and Rates," then clicking "Property Tax," and one more click to "Join E-mail Service." A notice will usually provide a contact for more information on the topic. ♦

June 30, 2010

2010 Legislative Updates

Provides information about the implementation of property tax related legislation that was passed in the 2010 legislative sessions. The measures discussed include: **SHB 2962**, Allowing county treasurers to use electronic bill presentment and electronic payments; **ESSB 6241**: Creating community facility districts; **SSB 6271**, Annexations by cities within the boundaries of a Regional Transit Authority; **ESB 6287**, Disposition of voter-approved indebtedness when cities or towns are annexed to a fire protection district; **SB 6418**, Annexation of cities or towns to fire protection districts; **E2SSB 6609**, Changes to local revitalization financing (LRF) and local infrastructure financing tool (LIFT).

http://dor.wa.gov/Docs/Pubs/SpecialNotices/2010/sn_10_2010LegUpdates.pdf

June 8, 2010

Land Containing Historical Sites Classified as Open Space Land

Provides guidance to county legislative authorities and assessors regarding open space applications for parcels containing a historical site. The notice clarifies how buildings and the land under them are valued when present on an open space parcel.

http://dor.wa.gov/Docs/Pubs/SpecialNotices/2010/SN_10_OpenSpaceLand.pdf

May 17, 2010

Distribution of Additional Tax and Compensating Tax

Provides guidance about Additional Tax and Compensating Tax imposed when property is removed from classification as current use or designated forest land. The notice clarifies how interest and penalties are applied on delinquent amounts owing from removals and how those taxes, once collected, are distributed to the tax districts in the affected tax code area.

http://dor.wa.gov/Docs/Pubs/SpecialNotices/2010/sn_10_DistribAddCompTax.pdf

April 27, 2010

Aircraft Excise Tax and Property Tax Exemption for Aircraft Used for Air Ambulance Services

Provides information about the implementation of Substitute Senate Bill 6737. Passed in 2010 session, the measure provides exemption from both aircraft excise tax and property tax for aircraft owned by a nonprofit and used exclusively for air ambulance services.

http://dor.wa.gov/Docs/Pubs/SpecialNotices/2010/sn_10_PUD.pdf

April 13, 2010

Public Utility District (PUD) Privilege Tax

Provides notice of legislation enacted to clarify that basic service charges billed on PUD accounts are included in the definition of "Gross Revenue" and thereby subject to the PUD privilege tax imposed under chapter 54.28 RCW. This issue was at the center of the dispute in a recent appellate court case, Clark County Public Utility District No. 1 v. the Department of Revenue.

http://dor.wa.gov/Docs/Pubs/SpecialNotices/2010/sn_10_PUD.pdf ♦



Got a Property Tax Question?



Please send in that “Nuts & Bolts” question that you might have to harolds@dor.wa.gov. We'll reply to any question you submit. If it's a question that might be of interest to other readers, we'll share it here. We'll try to answer these in layman's terms and take a little of the mystery out of property tax. A reader asked the following question. ♦

What is Frozen Value?

The quick answer . . . it's the assessor's value used to calculate the property tax bills of some senior citizens and disabled persons.

Many senior citizens or disabled persons qualify for a property tax exemption depending on their household's disposable income. While some are totally exempt, the program usually provides a partial reduction of property taxes at one of three levels. Most qualifying participants still pay a significant percentage of the property taxes they would pay otherwise.

When senior citizens and disabled persons first meet the requirements for the Property Tax Exemption Program, their assessed value (the assessor's estimate of market value) is “frozen” as of January 1 of that assessment year. That same “frozen value” is used to calculate the reduced property tax bill for all future years for as long as the taxpayer continues to qualify for the program. This makes the senior citizen or disabled person's property tax bill much more predictable than if the bill was based on the assessor's current market value, especially during those years when values were climbing quickly. Since the program participants are often on a fixed income, this added benefit can be just enough to keep some senior citizens and disabled persons in their homes. ♦

Washington Department of Revenue
Property Tax Division



Attn: Newsletter Editor
PO Box 47471
Olympia, WA 98504-7471

Phone: 360-570-5864
Fax: 360-586-7602
E-mail: harolds@dor.wa.gov

The Property Tax Review is published by the Department of Revenue's Property Tax Division. Comments and suggestions for featured topics should be forwarded to our newsletter editor.

DESCRIPTION OF PROGRAM OR SERVICE	CONTACT	PHONE NUMBER	E-MAIL ADDRESS
Property Tax Administration/Policy	Brad Flaherty Assistant Director	(360) 570-5860	BradF@dor.wa.gov
Property Tax Program Coordinator	David Saavedra	(360) 570-5861	DavidS@dor.wa.gov
General Information FAX	Receptionist	(360) 570-5900 (360) 586-7602	
SPECIFIC TOPICS			
Accreditation	Leslie Mullin	(360) 570-5865	LeslieMu@dor.wa.gov
Accreditation Testing	Patty Concepcion	(360) 570-5866	PattyC@dor.wa.gov
Advisory Appraisals	Howard Hubler	(425) 356-4850	HowardH@dor.wa.gov
Appraisals & Audits for Ratio Study	Rick Bell Dave McKenzie	(509) 663-9748 (360) 256-2125	RickB@dor.wa.gov DaveM@dor.wa.gov
Annexation/Boundary Change Rules	Diann Locke	(360) 570-5885	DiannL@dor.wa.gov
Boards of Equalization	Diann Locke	(360) 570-5885	DiannL@dor.wa.gov
County Performance & Admin. Program	Kathy Beith	(360) 570-5868	KathyB@dor.wa.gov
Current Use/Open Space Assessment	Leslie Mullin	(360) 570-5865	LeslieMu@dor.wa.gov
Designated Forest Land	Leslie Mullin	(360) 570-5865	LeslieMu@dor.wa.gov
Destroyed Property	Kathy Beith	(360) 570-5868	KathyB@dor.wa.gov
Education & Training for County Personnel	Patty Concepcion	(360) 570-5866	PattyC@dor.wa.gov
Exemption & Deferral Program	Harold Smith	(360) 570-5864	HaroldS@dor.wa.gov
Forest Tax General Information		1-800-548-8829	
Forms	Leslie Mullin	(360) 570-5865	LeslieMu@dor.wa.gov
Governmental & Miscellaneous Exemptions	Mike Braaten	(360) 570-5862	MichaelB@dor.wa.gov
Industrial Property Valuation	Howard Hubler	(425) 356-4850	HowardH@dor.wa.gov
Legislation	Mike Braaten	(360) 570-5862	MichaelB@dor.wa.gov
Levy Assistance	Diann Locke	(360) 570-5885	DiannL@dor.wa.gov
Mobile Homes	Pete Levine	(360) 570-5884	PeteL@dor.wa.gov
Nonprofit/Exempt Organizations	Sindy Armstrong	(360) 570-5870	SindyA@dor.wa.gov
Personal Property	Pete Levine	(360) 570-5884	PeteL@dor.wa.gov
Railroad Leases	Bill Johnson	(360) 570-5882	BillJ@dor.wa.gov
Ratio Study	Deb Mandeville	(360) 570-5863	DebM@dor.wa.gov
Real Property	Howard Hubler	(425) 356-4850	HowardH@dor.wa.gov
Revaluation	Cindy Boswell	(509) 663-9747	CindyB@dor.wa.gov
Revaluation <input type="checkbox"/> Annual Revaluation Project <input type="checkbox"/> County Revaluation Plans	Cindy Boswell R. C. Cavazos	(509) 663-9747 (425) 356-4848	CindyB@dor.wa.gov RC@dor.wa.gov
Senior Citizens/Disabled Homeowners, Exemption/Deferral	Peggy Davis	(360) 570-5867	PeggyD@dor.wa.gov
Utilities Management <input type="checkbox"/> Certification of Utility Values to Counties <input type="checkbox"/> Code Area/Taxing District Boundary Changes & Maps <input type="checkbox"/> Public Utility Assessment <input type="checkbox"/> PUD Privilege Tax	Neal Cook Ha Haynes Susan Ragland Jay Fletcher Paul Hutt	(360) 570-5877 (360) 570-5879 (360) 570-5894 (360) 570-5876 (360) 570-5869	NealC@dor.wa.gov HaH@dor.wa.gov SusanRa@dor.wa.gov JayF@dor.wa.gov PaulHu@dor.wa.gov