



THE CITY OF
PORT ANGELES
WASHINGTON

2017 PROPERTY TAX LEVY
November 1, 2016 – Public Hearing

PROPERTY TAX HIGHLIGHTS

- Levying the maximum 1% property tax increase as allowed under state law is recommended
 - Estimated value of 1% = \$44,100
- Levy rate decrease from \$2.98 to \$2.92
- Over \$9.6 million in new construction produced more than \$28,000 in property tax

PROPERTY TAX

PROPERTY TAX LIMITATIONS

- Constitutional limit of 1% of full, fair market value -- \$10.00 per \$1,000 of assessed value
- Statutory limit – levy rate per \$1,000 of assessed value
 - State \$3.60
 - Local Districts 5.90 Includes senior & junior districts
 - Other 0.50
 - Total \$10.00
- Senior Taxing Districts:
 - Counties regular levy
 - County Road District
 - Cities
 - The following are considered Senior Taxing Districts but are not subject to the \$5.90 limit but are subject to the 1% or \$10.00 limit
 - Public Utility Districts
 - Port Districts

PROPERTY TAX LIMITATIONS

■ City of Port Angeles levy limit:	
■ Regular limit	\$3.375 per \$1,000 of assessed value
■ Fire Pension	0.225
■ Sub-Total	\$3.60
■ Less:	
■ Library District Levy	0.50
■ CoPA Levy Limit	\$3.10
■ 2016 Levy	\$2.98
■ Available Capacity	\$0.12
■ 2017 Levy est.	\$2.92
■ Available Capacity est.	\$0.18

PROPERTY TAX

FINDING OF EXTRAORDINARY NEED

- State law allows for an increase up to the Implicit Price Deflator (IPD) or one percent, whichever is lower
 - Implicit Price Deflator for Personal Consumption Expenditures published by the Bureau of Economic Analysis
- Current IPD is 0.953% – without Finding of Extraordinary Need the Property Tax increase would be limited to 0.953% and not the 1% allowed under state law
 - Fourth time since 1998 that the IPD has fallen below 1%
- Finding of Extraordinary Need for the City of Port Angeles:
 - Cost of providing services to the public is increasing greater than the increase in the IPD
 - Further reduction of services would undermine the City's ability to balance Public Safety with Quality of Life issues

IMPLICIT PRICE DEFLATOR (IPD) HISTORY

IMPLICIT PRICE DEFLATOR



PROPERTY TAX

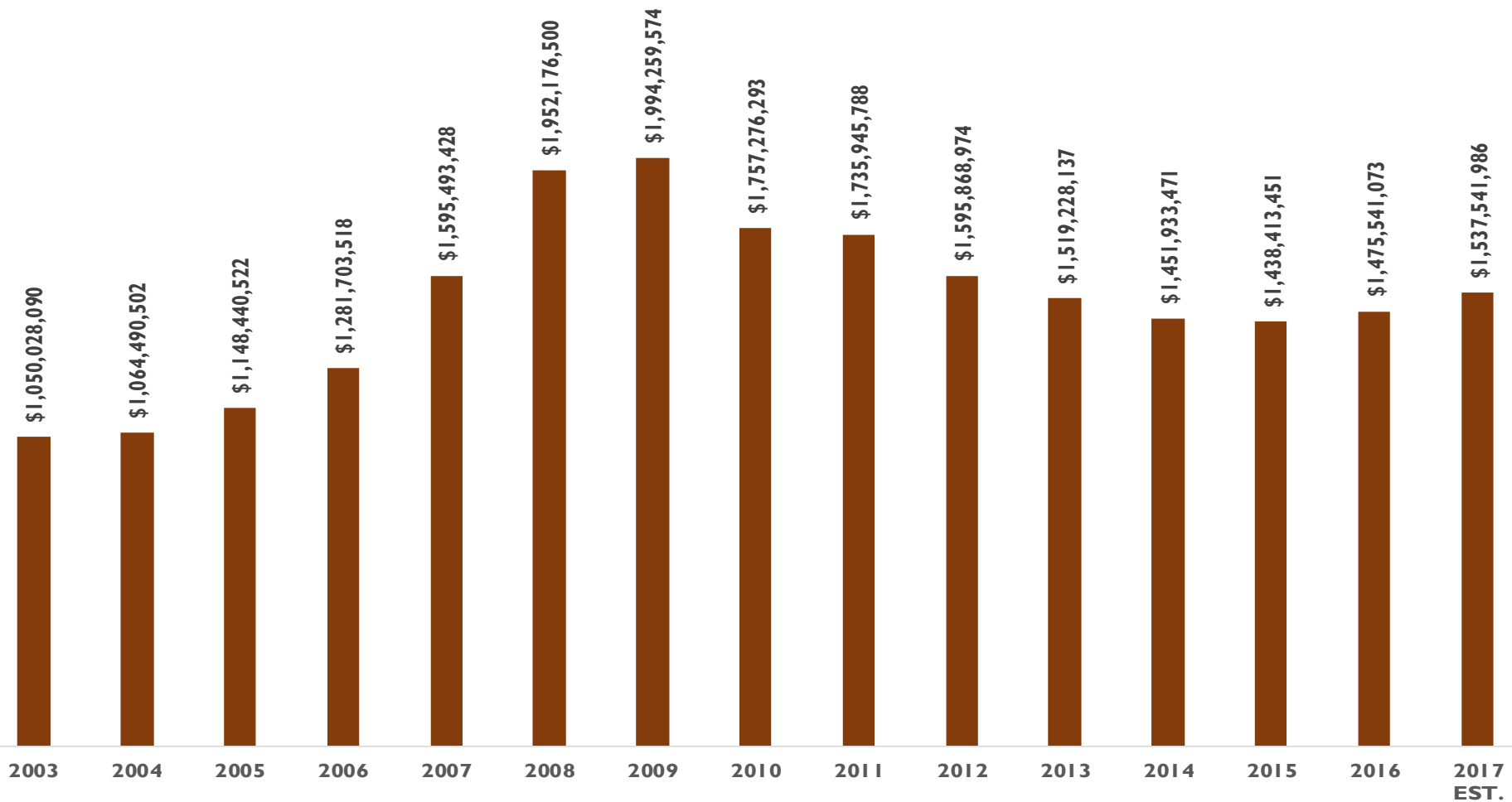
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1% INCREASE

- Value of 1% Increase
 - 2016 Property Tax
 - 1% increase = \$44,100 estimate
- Value of New Construction
 - Assessed value = \$9,617,693
 - Tax value = \$28,719
 - Taxes from New Construction are not tied to or included in the 1% increase

ASSESSED VALUE (AV) HISTORY BY TAX COLLECTION YEAR

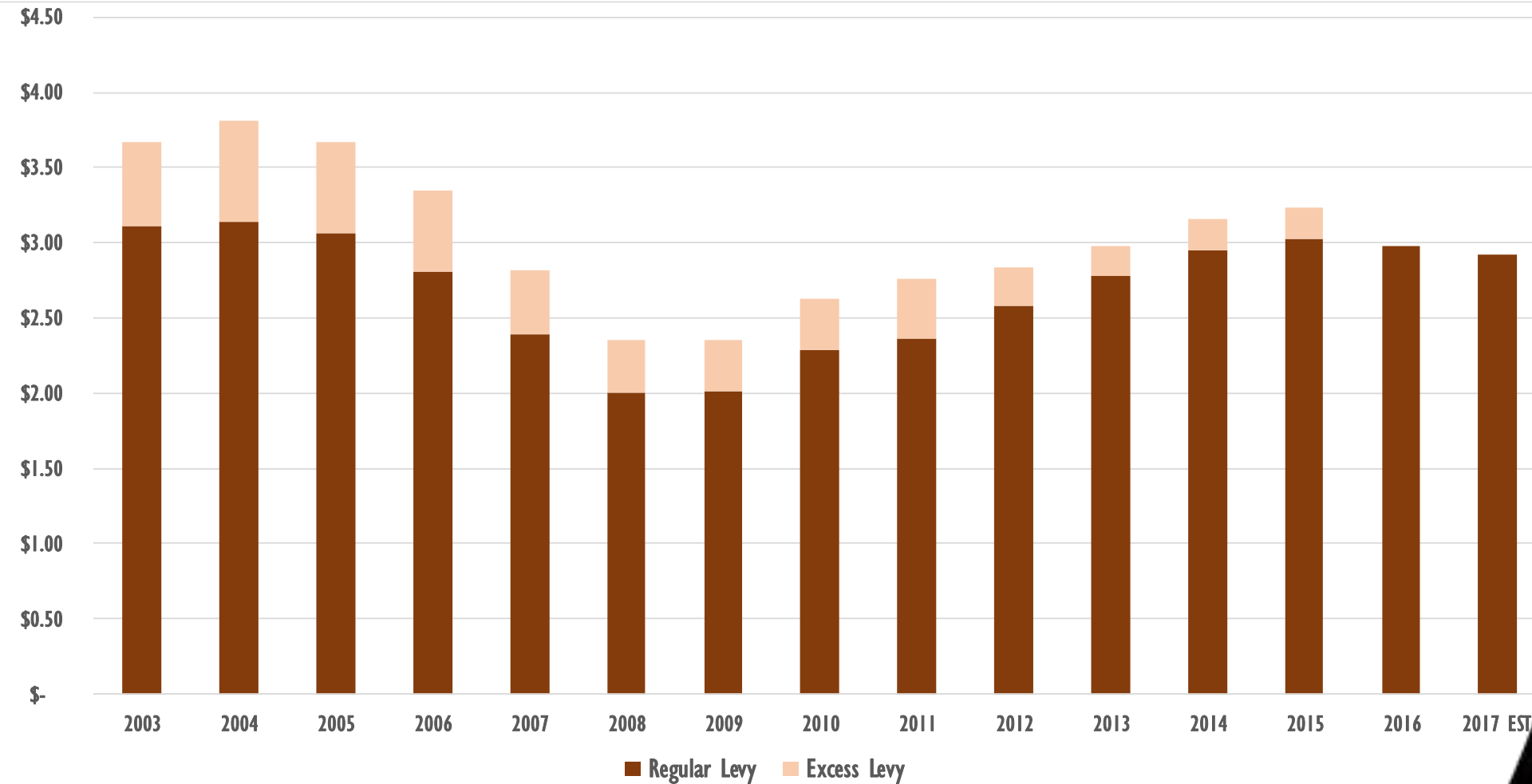


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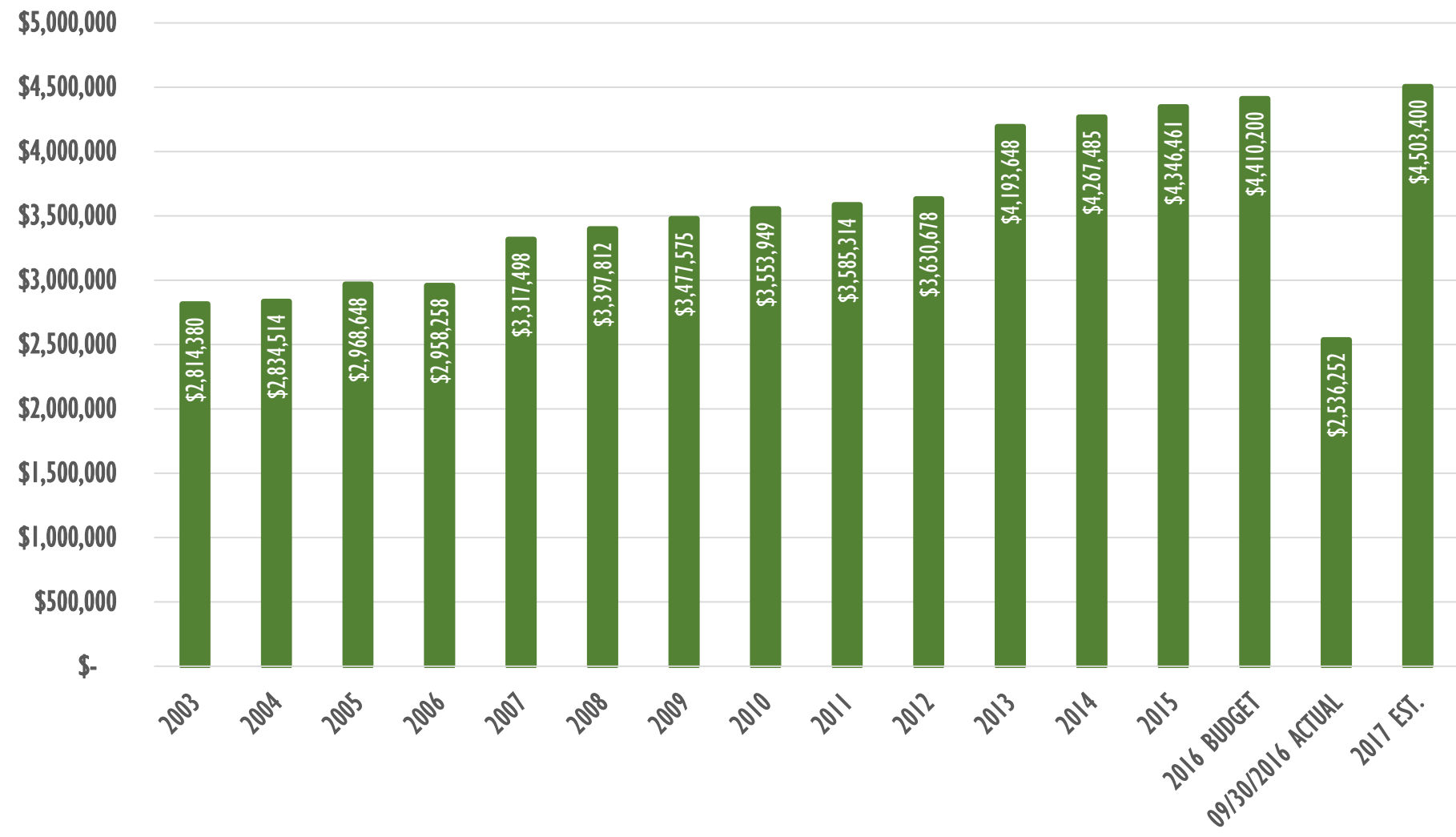
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LEVY RATE HISTORY PER \$1,000 OF ASSESSED VALUE



PROPERTY TAX

PROPERTY TAX COLLECTION HISTORY



PROPERTY TAX

LEVY HISTORY + TAX COST TO HOMEOWNER

CITY OF PORT ANGELES TAX ONLY

Tax Collection Year	Regular Levy	Excess Levy	Total Levy
2003	\$ 3.11	\$ 0.56	\$ 3.67
2004	3.14	0.67	3.81
2005	3.06	0.61	3.67
2006	2.81	0.54	3.35
2007	2.39	0.43	2.82
2008	2.00	0.35	2.35
2009	2.01	0.34	2.35
2010	2.29	0.34	2.63
2011	2.36	0.40	2.76
2012	2.58	0.26	2.84
2013	2.78	0.20	2.98
2014	2.95	0.21	3.16
2015	3.03	0.20	3.23
2016	2.98	0.00	2.98
2017 EST.	2.92	0.00	2.92

Taxes on a \$150,000 Home	Taxes on a \$200,000 Home	Taxes on a \$250,000 Home
\$ 550.77	\$ 734.36	\$ 917.95
\$ 570.78	\$ 761.05	\$ 951.31
\$ 549.26	\$ 732.34	\$ 915.43
\$ 501.03	\$ 668.04	\$ 835.05
\$ 421.99	\$ 562.65	\$ 703.31
\$ 352.03	\$ 469.37	\$ 586.72
\$ 353.15	\$ 470.87	\$ 588.58
\$ 395.16	\$ 526.88	\$ 658.60
\$ 412.85	\$ 550.47	\$ 688.08
\$ 425.51	\$ 567.34	\$ 709.18
\$ 446.66	\$ 595.54	\$ 744.43
\$ 473.87	\$ 631.83	\$ 789.79
\$ 483.89	\$ 645.18	\$ 806.48
\$ 447.00	\$ 596.00	\$ 745.00
\$ 438.00	\$ 584.00	\$ 730.00

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TONIGHTS PROCESS

PUBLIC HEARINGS, ORDINANCE & RESOLUTIONS

1. Open the Public Hearing for 2016 Property Tax Levy for Collection in 2017.
2. Continue the Public Hearing on 2016 Property Tax Levy for 2017 Collection to November 15th meeting
3. Conduct 1st Reading of the Ordinance on 2016 Property Tax Levy for 2017 Collection
5. Conduct first and final reading on the Resolution of Finding of Extraordinary Need
6. Conduct first and final reading on the Resolution Authorizing Increase of Property Tax by 1% as Authorized by State Law

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