

STATEMENT OF 2019
ASSESSMENTS

and taxes to be collected in 2020 for
SAN JUAN COUNTY



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County Assessor

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Melanie Correll	Chief Deputy
Richard Pederson	Appraiser
Oscar Rivera	Appraiser
Chelsea Parrott	Appraiser
Alex Oettinger	Appraiser
Chris Ledgerwood	Cartographer
Bill Shanks	Current Use/DFL Administrator
Annie Minich	Exemption Programs/Personal Property
Debbie Boyer	Office Administrator



Assessment Process

The Assessor's Office assigns taxable value and approves levy rates for calculating property taxes. The process is governed by state law and reviewed by the Department of Revenue to promote uniform taxation according to Article VII of the Washington State Constitution.

Real property in San Juan County is valued every year based on an annual analysis of sales and a physical inspection at least once every six years. Business personal property is valued every year based on the depreciated cost of business assets identified by the business owner.

Exemptions and deferrals are available for senior citizens and disabled persons, destroyed property, head of family, and farm equipment. Special tax classifications are available for land managed as open space according to statutory requirements for public benefit, farm and agricultural land, and commercial timber.

Tax levies are calculated for each taxing district established for a public purpose. The levy amount for each district is approved based on the lesser of the budget request by the district and certain levy limits imposed by statute. The levy rate for the district is the approved amount divided by the total taxable value of the district.

Tax code areas are created for each unique combination of taxing districts to determine a consolidated levy rate for each area. The consolidated levy rate is multiplied by the taxable value of each property in the area to calculate the property taxes due for each specific property.

Property taxes allow our community to benefit from services like schools, libraries, parks, health services, and law enforcement. The assessment process is administered so taxes are paid equitably according to law and the San Juan County Assessor's Office is committed to a process that is professional, fair and clearly understood.

2019 Assessed Value for 2020 Tax Year

Value of Real Property at Fair Market	\$8,151,237,023
Value of Current Use Land	\$51,716,990
Value of Designated Forest Land	\$1,038,100
Value of Personal Property	\$116,515,557
Value of Senior Taxable	\$60,963,261
Total Taxable Value	\$8,381,470,931

Real and Personal Property Count by Use

Parcels Valued at Fair Market	15,799
Current Use Parcels	557
Designated Forest Land Parcels	350
Parcels with Senior/Disabled Exemption	396
Business Personal Property Accounts	1,745
Total Taxable Property Count	18,847
Exempt Parcels	1,570
Total Property Count	20,417

Other Exemptions (included in above total counts)

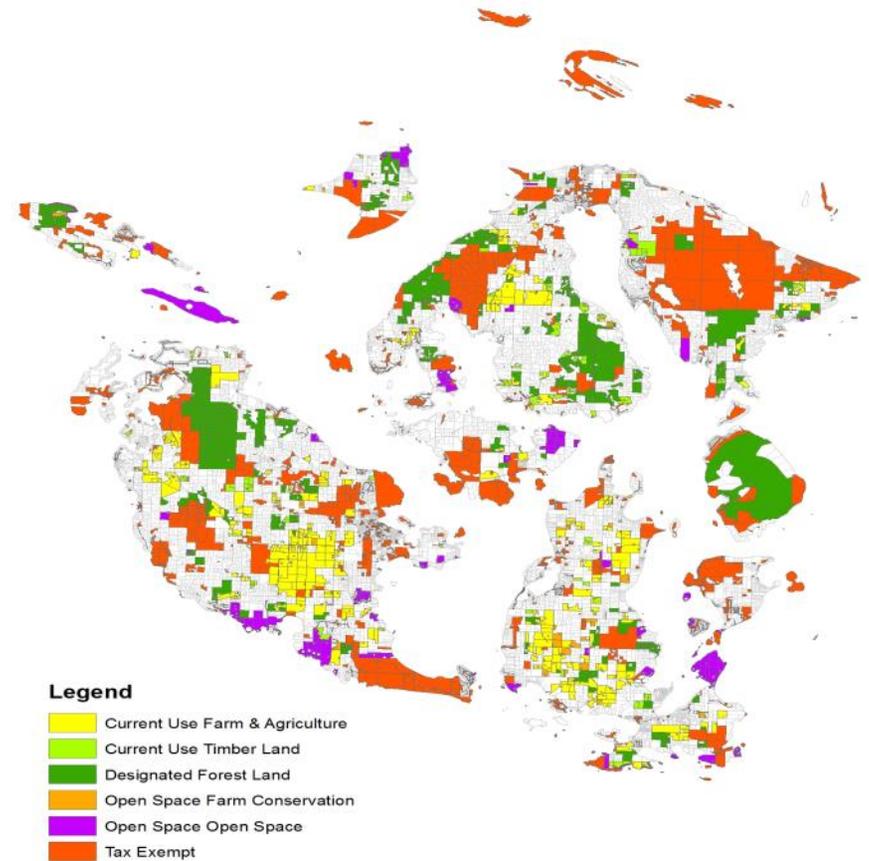
Business Personal Property Head of Family (HOF)	119
Business Personal Property Exempt	86
U500 (Property under \$500 taxable value)	328
Note: Some businesses qualify for multiple exemptions	

Inspections

Parcels in 2019 Inspection Area	3,218
Parcels Inspected for New Construction (315 new permits)	803
Value of New Construction Added	\$97,567,470

Acreage by Use

	Acreage	% of Total
Acres Valued at Fair Market Value	58,250	52.90%
Current Use Farm and Agriculture	8,250	7.49%
Open Space	3,417	3.10%
Open Space Farm Conservation	487	0.44%
Current Use Timber	1,386	1.26%
Designated Forest Land	12,646	11.48%
Exempt Acres	25,689	23.33%
Total Acres	110,125	100.00%



Legend

- Current Use Farm & Agriculture
- Current Use Timber Land
- Designated Forest Land
- Open Space Farm Conservation
- Open Space Open Space
- Tax Exempt

Tax Relief Programs

Exemption Program for Senior Citizens/Disabled Persons

The senior/disabled exemption program helps limited income senior citizens and/or disabled persons remain in their homes in spite of rising property taxes. The exemption “freezes” the assessed value of the applicant’s primary residence and reduces the taxes based on the applicant’s level of income.

Deferral Program for Senior Citizens/Disabled Persons

The deferral program for senior citizens and/or disabled persons allows a postponement of the taxes. Washington State pays the taxes for the applicant. The deferred amount, plus interest, becomes a lien in favor of the state until the total amount is repaid. This program is income-based and proof of income is part of the application process.

Deferral for Homeowners with Limited Income

The deferral program for homeowners with limited income provides a safe harbor for families in economic crisis and helps prevent homeowners from being driven from their homes because of rising property taxes. Washington State pays the taxes for the applicant and the deferred amount, plus interest, becomes a lien in favor of the state until the total amount is repaid.

Relief for Destroyed Property

The assessed value of a home can be reduced if the owner notifies the Assessor’s Office that property has been destroyed. The value is reduced as of the date of destruction if the application is submitted by the owner within three years from the date of destruction.

Temporary Exemption for Improvements to a Single Family Dwelling

Homeowners are exempt from taxes for improvements made to a single family dwelling for three years after the improvements are made. The exemption is allowed for up to thirty percent of the value of the home before the improvements are made, and includes additions, remodeling, or repairs to the dwelling or garages, carports, patios, or other improvements attached to the dwelling.

Head of Family Exemption (Business Personal Property)

One head of a family exemption per home is allowed for up to \$15,000 of the value of business personal property. The exemption is not available to corporations or partnerships.

Farm Equipment (Business Personal Property)

Farm equipment owned by an active farmer used in the business of farming is exempt from the state levy.

San Juan County Taxing Districts and Levies

San Juan County has 28 taxing districts with 32 levies. Some taxing districts are created by statute, others are created by voter approval. Each taxing district is authorized to collect certain levies by statute or voter approval.

State Levy

The state levy is also known as the state school levy because it is collected by the state and distributed to the local schools to fund basic education.

The state legislature added a second part to the state levy in 2018. Qualified senior citizens and disabled persons do not pay this part of the state levy.

School Levies

There are four local school districts with various levies. Enrichment levies fund daily operations not covered by the state levy. Enrichment levies replaced Maintenance & Operations levies when the legislature modified the state levy in 2018. Capital project and technology levies fund acquisition, improvement or maintenance of capital assets and technology. Bond levies fund long term facility planning and construction. A school district can have multiple capital project, technology, and bond levies. The San Juan, Orcas and Lopez School Districts each have an enrichment levy and a capital project or technology levy. The Orcas and Lopez School Districts have a bond levy. The Shaw School District does not currently have a levy.

County Levies

San Juan County has three taxing districts with three levies, one for general county expenses, one for roads (does not include Town of Friday Harbor), and one for conservation futures (land bank).

Town of Friday Harbor

The Town of Friday Harbor has one levy.

Fire, Port, Library, Cemetery, Hospital, and Park & Rec Districts

There are four fire districts, three port districts, three library districts, three cemetery districts (Stuart has not levied since 1992), three hospital districts (San Juan also has an EMS levy), and two park & rec districts.

Lopez Solid Waste Disposal

Lopez has a solid waste disposal district. Solid waste disposal districts are limited to one-year levies, so voters must approve this levy every year.

Levy Limits

The amount a taxing district can levy each year is limited by several levy limits. The Assessor's Office calculates and reviews the limits each year to determine the levy amount for each district. The approved levy amount is the lowest of all the limits.

Highest Lawful Levy

Taxing districts are limited to a 1% increase over the highest lawful levy allowed for the previous year (or the highest lawful levy allowed for the district since 1985, whichever is greater), plus new construction, improvements to property, newly constructed wind turbines, increases in the value of state-assessed property, and annexations. The Assessor's Office determines the highest lawful levy for each district.

Voter Approved Lid Lift

Voters can approve permanent or temporary "lid lift" increases over a taxing district's highest lawful levy as authorized by statute and the voted ballot. The ballot will state the levy rate for the first year of the term, with increases generally allowed according to the highest lawful levy calculations, until the lid lift expires.

Tax District Request

Each taxing district adopts an annual budget by resolution and submits a certified levy amount to the Assessor's Office on or before November 30. The approved levy amount for the district cannot exceed the amounts stated on the resolution or the certification, even if the district is otherwise allowed to receive a higher amount.

Statutory Limit

Each type of taxing district has a statutory maximum rate according to RCW 84.52.043. The combined maximum total rate is \$5.90 per \$1,000 of assessed value, excluding the state, school, conservation futures, port, and EMS district levies.

Constitutional Limit

The State Constitution limits the taxes on any parcel to 1% of its true and fair value. The limit applies to all regular levies except port levies, which includes the state, county current, road, conservation futures, fire, town, cemetery, library, park & rec, hospital, and EMS levies. Excess levies, the local school and solid waste disposal levies, are excluded. The constitutional limit is sometimes called the \$10 (per \$1,000 of assessed value) limit.

Highest Lawful Levy Amounts for 2020

Taxing District	Tax Limit
<u>County</u>	
Road	4,810,221.39
County Current	7,124,250.29
Conservation Futures	327,681.00
<u>Port Districts</u>	
Friday Harbor	503,648.81
Lopez	99,641.41
Orcas	253,961.32
<u>Fire Districts</u>	
District #2 - Orcas	2,211,287.30
District #2 - Orcas - Inactive	1,092,431.21
District #3 - San Juan	1,429,019.62
District #4 - Lopez	957,965.80
District #5 - Shaw	164,298.47
<u>Town of Friday Harbor</u>	522,637.91
<u>Cemetery Districts</u>	
District #1 - San Juan	83,625.22
District #3 - Orcas	31,632.53
District #2 - Stuart	3,296.81
<u>Library Districts</u>	
Lopez	612,474.50
San Juan	1,417,488.03
Orcas	934,580.51
<u>Park & Rec Districts</u>	
San Juan	1,095,455.66
Orcas	311,484.98
<u>Hospital Districts</u>	
District #1 - San Juan	1,358,357.47
District #1 - San Juan EMS	1,550,383.79
District #2 - Lopez	870,205.91
District #3 - Orcas	1,813,296.07

Statutory Limits per \$1,000 Valuation

State	3.6000
County*	1.8000
Road	2.2500
Town of Friday Harbor	3.1986
Fire	1.5000
Port	0.4500
Cemetery	0.1125
Library	0.5000
Hospital	0.7500
EMS	0.5000
Park & Rec	0.6000

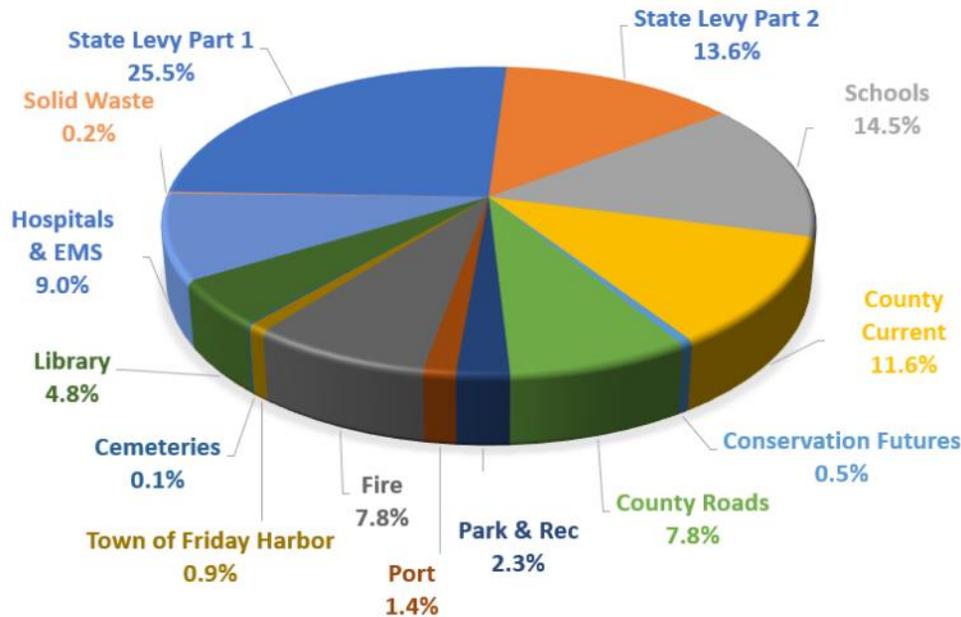
*RCW 84.52.043 allows counties to levy up to \$2.475 if the total county and road levies do not exceed \$4.05.

2020 Tax Levies by Tax Code Area
(district rates rounded to two decimals, total rate for senior citizens rounded to five decimals)

Tax Code Area & Description		State Levy	State Part 2	School Enrich	School Bond/CP	County Current	Conservation Futures	County Road	Town	Park & Rec	Fire Districts	Port Districts	Cemetery Districts	Library Districts	Hospitals & EMS	Solid Waste	TOTAL RATE	Senior Citizen
101	SHAW	1.87	1.00			0.85	0.04	0.62			0.83						5.2056924249	4.20256
211	WALDRON	1.87	1.00	0.71	0.68	0.85	0.04	0.62									5.7710260437	3.37425
372	ORCAS ISLANDS	1.87	1.00	0.71	0.68	0.85	0.04	0.62									5.7710260437	3.37425
373	ORCAS	1.87	1.00	0.71	0.68	0.85	0.04	0.62		0.12	0.83	0.09		0.35	0.65		7.8100471666	5.41327
374	ORCAS CEM	1.87	1.00	0.71	0.68	0.85	0.04	0.62		0.12	0.83	0.09	0.01	0.35	0.65		7.8198811365	5.42311
375	ORCAS ISLES	1.87	1.00	0.71	0.68	0.85	0.04	0.62							0.65		6.4244567003	4.02768
441	BLAKELY	1.87	1.00	0.71	0.68	0.85	0.04	0.62									5.7710260437	3.37425
442	LOPEZ	1.87	1.00	0.41	0.71	0.85	0.04	0.62			0.76	0.08		0.48	0.68	0.08	7.5751855894	5.37334
443	DECATUR	1.87	1.00	0.41	0.71	0.85	0.04	0.62									5.4928818372	3.37425
444	LOPEZ ISLANDS	1.87	1.00	0.41	0.71	0.85	0.04	0.62									5.4928818372	3.37425
445	LOPEZ SEWER	1.87	1.00	0.41	0.71	0.85	0.04	0.62			0.76	0.08		0.48	0.68	0.08	7.5751855894	5.37334
490	FRIDAY HARBOR	1.87	1.00	0.52	0.34	0.85	0.04		0.84	0.31		0.14	0.02	0.40	0.77		7.0882786231	5.22475
491	JOHNS-SPIEDEN	1.87	1.00	0.52	0.34	0.85	0.04	0.62							0.77		6.0030304056	4.13950
492	SJ ISLANDS	1.87	1.00	0.52	0.34	0.85	0.04	0.62							0.77		6.0030304056	4.13950
493	SAN JUAN	1.87	1.00	0.52	0.34	0.85	0.04	0.62		0.31	0.48	0.14	0.02	0.40	0.77		7.3510175639	5.48748
494	PEARL-BROWN	1.87	1.00	0.52	0.34	0.85	0.04	0.62			0.48				0.77		6.4799122575	4.61638
495	CAPE SAN JUAN	1.87	1.00	0.52	0.34	0.85	0.04	0.62		0.31	0.48	0.14	0.02	0.40	0.77		7.3510175639	5.48748
497	STUART CEM	1.87	1.00	0.52	0.34	0.85	0.04	0.62							0.77		6.0030304056	4.13950
498	SAN JUAN SOUTH	1.87	1.00	0.52	0.34	0.85	0.04	0.62		0.31	0.48	0.14	0.02	0.40	0.77		7.3510175639	5.48748
499	CATTLE POINT	1.87	1.00	0.52	0.34	0.85	0.04	0.62		0.31	0.48	0.14	0.02	0.40	0.77		7.3510175639	5.48748

2020 Tax Distribution

Taxing Districts	Tax Amount	% of Total
State Levy Part 1	\$15,627,857	25.5%
State Levy Part 2	\$8,345,778	13.6%
Schools	\$8,906,571	14.5%
County Current	\$7,124,250	11.6%
Hospitals and EMS	\$5,534,652	9.0%
County Road	\$4,810,222	7.8%
Fire Districts	\$4,767,754	7.8%
Library Districts	\$2,966,264	4.8%
Park & Rec Districts	\$1,406,855	2.3%
Port Districts	\$855,228	1.4%
Town of Friday Harbor	\$524,297	0.9%
Conservation Futures	\$327,681	0.5%
Lopez Solid Waste	\$105,000	0.2%
Cemetery Districts	\$80,175	0.1%
Total	\$61,382,584	100.0%



2020 Tax Distribution Detail

Taxing District	Assessed Value	Levy Rate	Levy Amount
<u>State Levy Part 1</u>	8,380,705,481	1.8647424176	15,627,857.00
<u>State Levy Part 2</u>	8,319,742,220	1.0031293974	8,345,778.00
<u>Schools (includes TAV)</u>			
Orcas Enrichment	2,901,668,343	0.7121330751	2,066,374.00
Orcas Bond	2,900,908,276	0.4308995256	1,250,000.00
Orcas Capital Project/Tech	2,900,908,276	0.2506111641	727,000.00
Lopez Enrichment	1,446,834,405	0.4047007715	585,535.00
Lopez Bond	1,446,725,359	0.6025747904	871,760.23
Lopez Capital Project/Tech	1,446,725,359	0.1082239964	156,570.40
San Juan Enrichment	3,776,697,941	0.5193870494	1,961,568.00
San Juan Capital Project/Tech	3,776,242,478	0.3410169653	1,287,762.75
<u>County Current</u>	8,381,470,931	0.8500000000	7,124,250.29
Veteran's Relief*		0.0112500000	94,291.55
Mental Health*		0.0084426708	70,762.00
<u>Conservation Futures</u>	8,381,470,931	0.0390958822	327,681.00
<u>County Road</u>	7,753,237,161	0.6204145817	4,810,221.39
Diverted County Road**			550,000.00
Marine Navigation/Moorage**		0.0038693515	30,000.00
<u>Port Districts</u>			
Friday Harbor	3,532,098,091	0.1426059999	503,698.38
Lopez	1,275,988,538	0.0783776946	100,009.04
Orcas	2,675,966,312	0.0939922147	251,520.00
<u>Fire Districts</u>			
District #2 - Orcas	2,675,966,312	0.8259796321	2,210,293.67
District #3 - San Juan	2,996,590,485	0.4768818519	1,429,019.62
District #4 - Lopez	1,275,988,538	0.7556042247	964,142.33
District #5 - Shaw	198,353,806	0.8283101460	164,298.47
<u>Town of Friday Harbor</u>	628,233,770	0.8345574928	524,297.20
<u>Cemetery Districts</u>			
District #1 - San Juan	3,532,098,091	0.0170366163	60,175.00
District #3 - Orcas	2,033,766,651	0.0098339699	20,000.00
<u>Library Districts</u>			
Lopez	1,275,988,538	0.4813396451	614,183.87
San Juan	3,532,098,091	0.4013196444	1,417,500.35
Orcas	2,675,966,312	0.3492496022	934,580.17
<u>Park & Rec</u>			
San Juan	3,532,098,091	0.3101430458	1,095,455.66
Orcas	2,675,966,312	0.1163690173	311,399.57
<u>Hospital</u>			
District #1 - San Juan	3,801,063,235	0.3573625025	1,358,357.47
District #1 - San Juan EMS	3,801,063,235	0.4078816095	1,550,383.79
District #2 - Lopez	1,275,988,538	0.6837612361	872,471.50
District #3 - Orcas	2,683,436,264	0.6534306566	1,753,439.52
<u>Lopez Solid Waste</u>	1,261,701,505	0.0832209517	105,000.00

* included in County Current levy rate and amount ** included in County Road levy rate and amount

Levy Highlights for 2020

There are three significant changes to the levies for tax year 2020. The state Legislature raised Part 2 of the state levy and voters approved a permanent lid lift for County Current and Lopez Library.

State Levy Part 2

San Juan County taxpayers will pay \$1.00 per \$1,000 of assessed value for the State Levy Part 2 in 2020. This is an increase of \$0.28 per \$1,000 of assessed value from the 2019 tax rate.

Qualified senior citizens and disabled persons are exempt from State Levy Part 2.

County Current

Voters approved a permanent lid lift for the primary source of tax funds for county government operations. The approved rate is \$0.85 per \$1,000 of assessed value, to be adjusted annually according to statutory levy limits. The levy rate increased \$0.0733 per \$1,000 of assessed value.

Lopez Library

Lopez voters approved a permanent lid lift for the library with a starting rate of \$0.48 per \$1,000 of assessed value, to be adjusted annually according to statutory levy limits. The levy rate increased \$0.0873 per \$1,000 of assessed value.

2020 Levy Changes

Taxing District	2020 Authorized Amount	2019 Authorized Amount	Dollar Change	% Change
<u>State Levy Part 1</u>	\$15,627,857	\$14,547,184	\$1,080,673	7.43%
<u>State Levy Part 2</u>	\$8,345,778	\$5,374,236	\$2,971,542	55.29%
<u>Schools (includes TAV)</u>				
Lopez	\$1,613,866	\$1,647,253	-\$33,387	-2.03%
Orcas	\$4,043,374	\$3,902,175	\$141,199	3.62%
San Juan	\$3,249,331	\$3,195,057	\$54,273	1.70%
<u>County Current</u>	\$7,124,250	\$5,856,231	\$1,268,019	21.65%
<u>Conservation Futures</u>	\$327,681	\$320,720	\$6,961	2.17%
<u>County Road</u>	\$4,810,221	\$4,706,556	\$103,665	2.20%
<u>Port Districts</u>				
Friday Harbor	\$503,698	\$491,574	\$12,124	2.47%
Lopez	\$100,009	\$96,933	\$3,076	3.17%
Orcas	\$251,520	\$248,077	\$3,443	1.39%
<u>Fire Districts</u>				
District #2 - Orcas	\$2,210,294	\$2,160,118	\$50,176	2.32%
District #3 - San Juan	\$1,429,020	\$1,394,654	\$34,366	2.46%
District #4 - Lopez	\$964,142	\$944,076	\$20,066	2.13%
District #5 - Shaw	\$164,298	\$163,715	\$583	0.36%
<u>Town of Friday Harbor</u>	\$524,297	\$511,880	\$12,417	2.43%
<u>Cemetery Districts</u>				
District #3 - Orcas	\$20,000	\$20,000	\$0	0.00%
District #1 - San Juan	\$60,175	\$59,579	\$596	1.00%
<u>Library Districts</u>				
Lopez	\$614,184	\$448,594	\$165,590	36.91%
Orcas	\$934,580	\$912,834	\$21,746	2.38%
San Juan	\$1,417,500	\$1,383,551	\$33,949	2.45%
<u>Park & Rec Districts</u>				
Orcas	\$311,400	\$304,219	\$7,181	2.36%
San Juan	\$1,095,456	\$1,069,518	\$25,938	2.43%
<u>Hospital Districts</u>				
District #1 - San Juan	\$1,358,357	\$1,326,657	\$31,700	2.39%
District #1 - San Juan EMS	\$1,550,384	\$1,514,833	\$35,551	2.35%
District #2 - Lopez	\$872,472	\$849,997	\$22,475	2.64%
District #3 - Orcas	\$1,753,440	\$1,535,192	\$218,248	14.22%
<u>Lopez Solid Waste</u>	\$105,000	\$105,000	\$0	0.00%
Total	\$61,382,584	\$55,090,413	\$6,292,170	11.42%

How to Calculate Property Tax

Tax Code Areas

To calculate property taxes you need 2 pieces of information:



Assessed Value of Property

& Tax Rate

Tax Rate

Formula:

$$(\text{Assessed Value} \div \$1,000) \times \text{Tax Rate} = \text{Tax Bill}$$

Example:

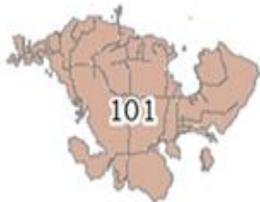
Assessed Value = \$400,000

Tax Rate = 8.00

Tax Bill = $(\$400,000 / \$1,000) \times 8.00 = \mathbf{\$3,200}$

How do I find my Tax Rate?

Your tax rate is based on the Tax Code Area (TCA) of your property. TCAs are geographical areas covered by different combinations of tax levies. There are 20 TCAs in San Juan County. Your TCA is printed on your Notice of Value and on your Tax Statement. The map on the opposite page shows the general boundaries of the TCAs in San Juan County.



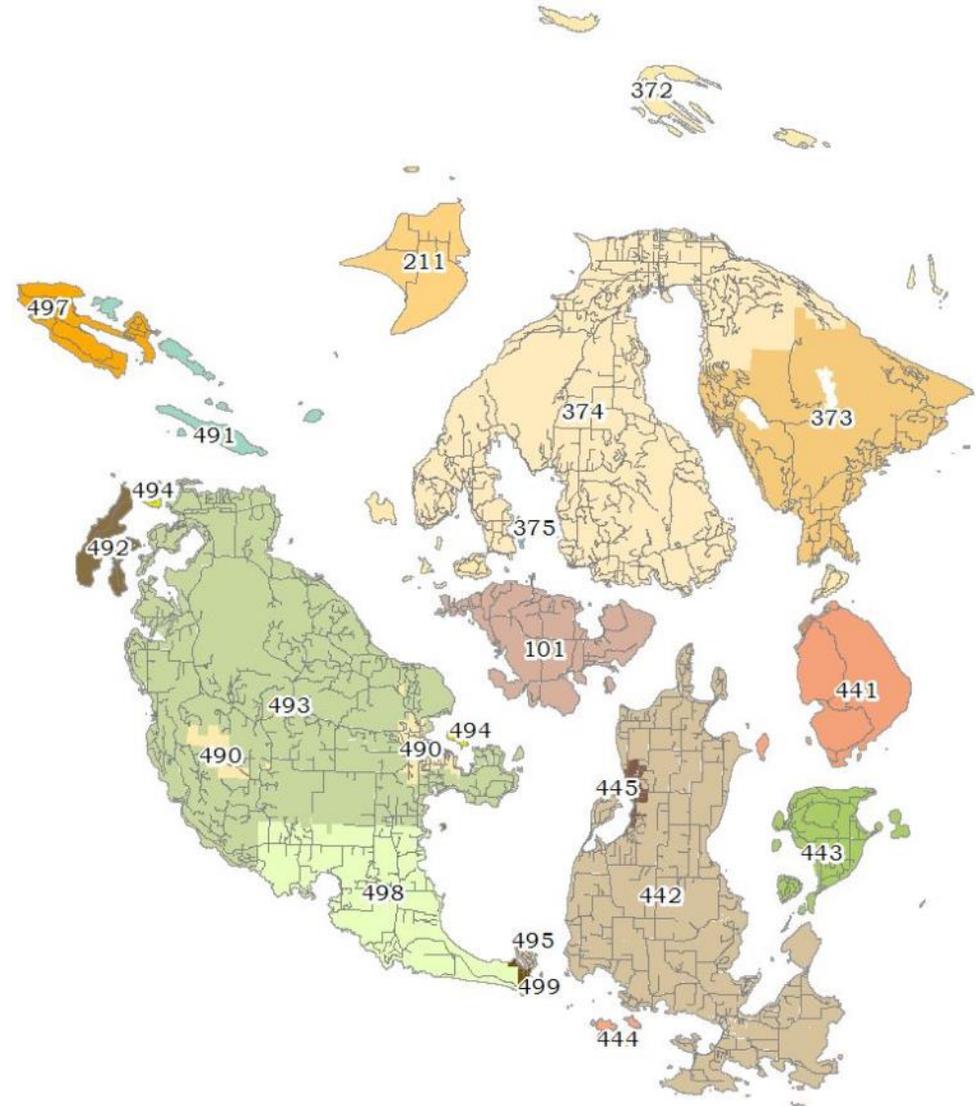
Example for Property on Shaw Island:

The TCA for Shaw Island is **101**. The Tax Rate for each TCA is listed on Pages 9-10.

Assessed Value = \$400,000

Tax Rate = 5.206

Tax Bill = $(\$400,000 / \$1,000) \times 5.206 = \mathbf{\$2,082}$



Historical Taxable Value and New Construction

Tax Year	Total Taxable Value	New Construction	Total Parcels
1988	\$1,082,953,755	\$19,514,945	15,023
1989	\$1,108,839,231	\$19,919,513	14,924
1990	\$1,156,889,288	\$24,578,892	15,460
1991	\$1,297,108,057	\$34,097,840	15,474
1992	\$1,473,812,492	\$38,491,067	15,627
1993	\$1,681,416,766	\$37,189,791	15,795
1994	\$2,078,499,365	\$37,319,557	15,983
1995	\$2,208,314,248	\$51,879,681	16,155
1996	\$2,447,129,382	\$38,546,922	16,360
1997	\$2,623,984,987	\$44,954,706	16,646
1998	\$2,733,338,974	\$45,612,790	16,850
1999	\$2,849,683,470	\$51,558,988	17,119
2000	\$3,069,101,150	\$52,394,152	17,274
2001	\$3,331,884,134	\$85,241,766	17,347
2002	\$3,664,026,906	\$67,371,348	17,458
2003	\$4,123,583,293	\$66,090,762	17,573
2004	\$4,580,194,246	\$74,593,395	17,205
2005	\$4,883,569,719	\$77,628,253	15,413
2006	\$5,338,149,553	\$99,576,839	15,575
2007	\$6,228,460,708	\$138,239,381	17,612
2008	\$7,049,637,923	\$117,457,035	18,505
2009	\$7,976,669,632	\$109,135,423	18,652
2010	\$8,165,507,354	\$77,835,061	20,113
2011	\$8,136,499,332	\$81,237,823	20,115
2012	\$8,006,914,034	\$63,830,050	20,037
2013	\$6,291,741,005	\$70,324,880	20,016
2014	\$6,240,452,645	\$46,630,248	19,899
2015	\$6,217,488,278	\$60,125,210	19,898
2016	\$6,418,361,745	\$60,937,859	19,978
2017	\$6,434,312,921	\$53,214,640	20,202
2018	\$7,011,578,410	\$54,200,935	20,350
2019	\$7,543,576,994	\$79,399,710	20,447

San Juan County Inspection Areas

