

STATEMENT OF 2020
ASSESSMENTS

and taxes to be collected in 2021 for
SAN JUAN COUNTY



John Kulseth
Assessor

PO Box 1519
Friday Harbor, WA 98250
360-378-2172
assessor@sanjuanco.com
www.sanjuanco.com/assessor/

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PO Box 1519
Friday Harbor, WA 98250

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Assessor

Melanie Correll	Chief Deputy
Richard Pederson	Appraiser
Chelsea Parrott	Appraiser
Alex Oettinger	Appraiser
Suzanne Walker	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.

Change of Value notices for real property are mailed to owners late in the year, usually in October. Notices of Value for business personal property are mailed to owners in mid-summer. Owners have thirty days to review and appeal values before the values are certified for the following year taxes.

Exemptions and deferrals are available for senior citizens and people with disabilities, 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.

Taxing districts established for a public purpose may levy taxes as authorized by statute or the voters. 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.

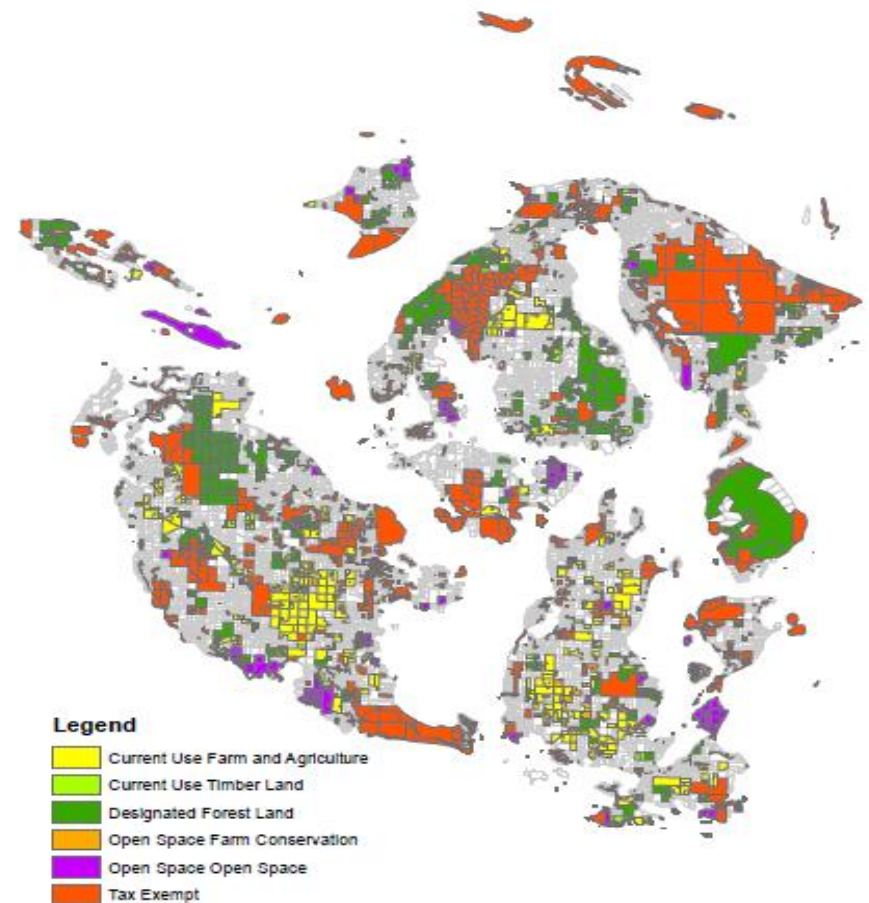
2020 Assessed Value for 2021 Tax Year	
Value of Real Property at Fair Market	\$8,613,789,163
Value of Current Use Land	\$49,688,640
Value of Designated Forest Land	\$1,068,600
Value of Personal Property	\$117,038,009
Value of Senior Taxable	\$61,678,330
Total Taxable Value	\$8,843,262,742

Real and Personal Property Count by Use	
Parcels Valued at Fair Market	15,876
Current Use Parcels	524
Designated Forest Land Parcels	338
Parcels with Senior/Disabled Exemption	379
Business Personal Property Accounts	1,689
Total Taxable Property Count	18,806
Exempt Parcels	1,600
Total Property Count	20,406

Other Exemptions (included in above total counts)	
Business Personal Property Head of Family (HOF)	123
Business Personal Property Exempt	91
U500 (Property under \$500 taxable value)	345
Note: Some businesses qualify for multiple exemptions	

Inspections	
Inspection Area Parcels	2,764
New Construction Parcels (281 new permits)	777
Value of New Construction Added	\$112,212,510

Acreage by Use		
	Acreage	% of Total
Acres Valued at Fair Market Value	58,729	53.33%
Current Use Farm and Agriculture	8,173	7.42%
Open Space	3,324	3.02%
Open Space Farm Conservation	429	0.39%
Current Use Timber	1,062	0.96%
Designated Forest Land	12,700	11.53%
Exempt Acres	25,711	23.35%
Total Acres	110,128	100.00%



Tax Relief Programs

Property Tax Exemption for Senior Citizens and People with Disabilities

The exemption program provides tax relief for senior citizens and people with disabilities. The exemption program benefits you in two ways. It reduces the amount of property taxes you are responsible for paying and it freezes the taxable value of the property the first year you qualify. This program is income-based and proof of income is required. The maximum household income is \$40,000.

Property Tax Deferral for Senior Citizens and People with Disabilities

The deferral program for senior citizens and people with disabilities allows a postponement of the taxes. Washington state pays the taxes for the participant. 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 required. The maximum household income is \$45,858.

Property Tax Deferral for Homeowners with Limited Income

Washington state has a property tax relief program for homeowners with limited income. Washington state pays one-half of the annual property taxes on your behalf. 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 required. The maximum household income is \$57,000.

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. A physical change is an actual, material, and permanent change that increases value of 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 33 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. 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 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.

Aggregate Limit

The combined rates of all levies except the state, school, conservation futures, port, and EMS district levies cannot exceed \$5.90 per \$1,000 of assessed value. If the limit is exceeded, the rates are adjusted according to a strict proration schedule.

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 2021	
Taxing District	Tax Limit
<u>County</u>	
Road	4,917,472.88
County Current	7,292,434.77
Conservation Futures	335,416.67
<u>Port Districts</u>	
Friday Harbor	516,753.35
Lopez	101,379.77
Orcas	260,500.34
<u>Fire Districts</u>	
District #2 - Orcas	2,268,546.00
District #2 - Orcas - Inactive	1,138,501.35
District #3 - San Juan	1,461,434.63
District #4 - Lopez	974,698.23
District #5 - Shaw	166,584.26
<u>Town of Friday Harbor</u>	543,844.96
<u>Cemetery Districts</u>	
District #1 - San Juan	85,425.33
District #3 - Orcas	32,301.35
District #2 - Stuart - Inactive	3,329.78
<u>Library Districts</u>	
Lopez	623,155.74
San Juan	1,454,367.88
Orcas	958,787.06
<u>Park & Rec Districts</u>	
San Juan	1,123,956.80
Orcas	319,551.38
<u>Hospital Districts</u>	
District #1 - San Juan	1,392,331.24
District #1 - San Juan EMS	1,589,160.33
District #2 - Lopez	885,380.65
District #3 - Orcas	1,859,383.78

Statutory Limits per \$1,000 Valuation	
State	3.6000
County*	1.8000
Road	2.2500
Conservation Futures	0.0625
City	3.6000
Fire	1.5000
Port	0.4500
Cemetery	0.1125
Library	0.5000
Hospital	0.7500
EMS	0.5000
Park & Rec	0.6000

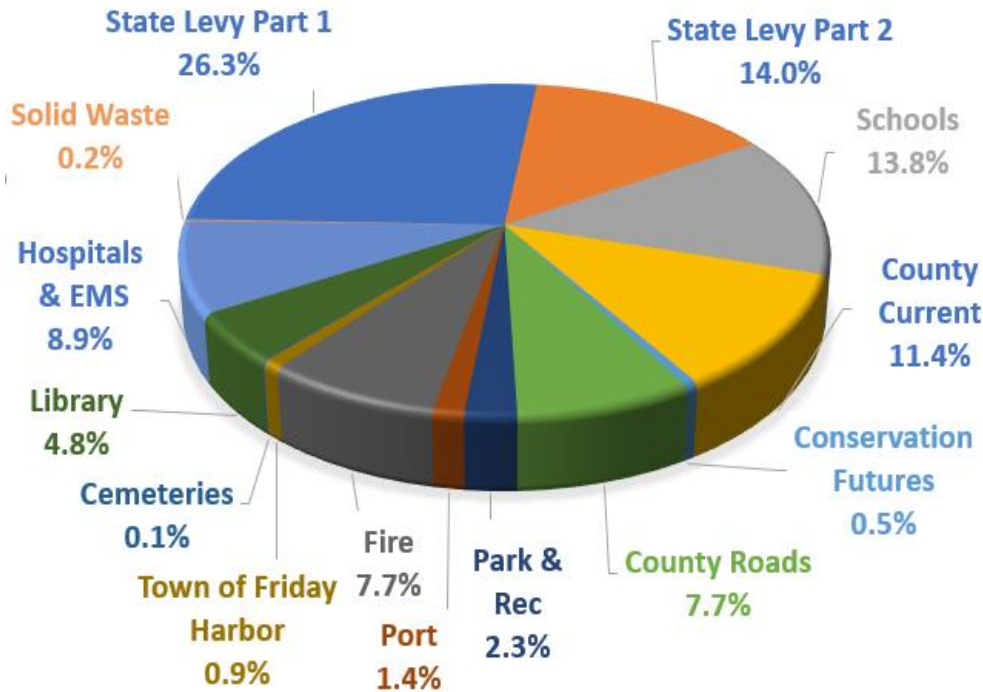
*RCW 84.52.043 allows counties to levy up to \$2.475 if the total county and road levies do not exceed \$4.05.

2021 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	1.89	1.02			0.83	0.04	0.60			0.84						5.2187117467	4.19997
211	WALDRON	1.89	1.02	0.69	0.51	0.83	0.04	0.60									5.5814480326	3.35820
372	ORCAS ISLANDS	1.89	1.02	0.69	0.51	0.83	0.04	0.60									5.5814480326	3.35820
373	ORCAS	1.89	1.02	0.69	0.51	0.83	0.04	0.60		0.12	0.82	0.09		0.35	0.65		7.6094788468	5.38623
374	ORCAS CEM	1.89	1.02	0.69	0.51	0.83	0.04	0.60		0.12	0.82	0.09	0.01	0.35	0.65		7.6189546088	5.39571
375	ORCAS ISLES	1.89	1.02	0.69	0.51	0.83	0.04	0.60							0.65		6.2314717168	4.00822
441	BLAKELY	1.89	1.02	0.69	0.51	0.83	0.04	0.60									5.5814480326	3.35820
442	LOPEZ	1.89	1.02	0.42	0.78	0.83	0.04	0.60			0.75	0.08		0.48	0.68	0.08	7.6393071603	5.33608
443	DECATUR	1.89	1.02	0.42	0.78	0.83	0.04	0.60									5.5802262596	3.35820
444	LOPEZ ISLANDS	1.89	1.02	0.42	0.78	0.83	0.04	0.60									5.5802262596	3.35820
445	LOPEZ SEWER	1.89	1.02	0.42	0.78	0.83	0.04	0.60			0.75	0.08		0.48	0.68	0.08	7.6393071603	5.33608
490	FRIDAY HARBOR	1.89	1.02	0.50	0.33	0.83	0.04		0.81	0.29		0.13	0.02	0.38	0.72		6.9495796535	5.09959
491	JOHNS-SPIEDEN	1.89	1.02	0.50	0.33	0.83	0.04	0.60							0.72		5.9282316095	4.07824
492	SJ ISLANDS	1.89	1.02	0.50	0.33	0.83	0.04	0.60							0.72		5.9282316095	4.07824
493	SAN JUAN	1.89	1.02	0.50	0.33	0.83	0.04	0.60		0.29	0.44	0.13	0.02	0.38	0.72		7.1898914484	5.33990
494	PEARL-BROWN	1.89	1.02	0.50	0.33	0.83	0.04	0.60			0.44				0.72		6.3726289808	4.52264
495	CAPE SAN JUAN	1.89	1.02	0.50	0.33	0.83	0.04	0.60		0.29	0.44	0.13	0.02	0.38	0.72		7.1898914484	5.33990
497	STUART CEM	1.89	1.02	0.50	0.33	0.83	0.04	0.60							0.72		5.9282316095	4.07824
498	SAN JUAN SOUTH	1.89	1.02	0.50	0.33	0.83	0.04	0.60		0.29	0.44	0.13	0.02	0.38	0.72		7.1898914484	5.33990
499	CATTLE POINT	1.89	1.02	0.50	0.33	0.83	0.04	0.60		0.29	0.44	0.13	0.02	0.38	0.72		7.1898914484	5.33990

2021 Tax Distribution

Taxing Districts	Tax Amount	% of Total
State Levy Part 1	\$16,746,064	26.3%
State Levy Part 2	\$8,945,491	14.0%
Schools	\$8,803,575	13.8%
County Current	\$7,292,434	11.4%
Hospitals and EMS	\$5,666,488	8.9%
County Road	\$4,917,473	7.7%
Fire Districts	\$4,874,156	7.7%
Library Districts	\$3,037,421	4.8%
Park & Rec Districts	\$1,443,400	2.3%
Port Districts	\$869,698	1.4%
Town of Friday Harbor	\$542,000	0.9%
Conservation Futures	\$335,416	0.5%
Lopez Solid Waste	\$105,000	0.2%
Cemetery Districts	\$80,780	0.1%
Total	\$63,659,396	100.0%



2021 Tax Distribution Detail

Taxing District	Assessed Value	Levy Rate	Levy Amount
<u>State Levy Part 1</u>	8,842,569,242	1.8938007203	16,746,064.00
<u>State Levy Part 2</u>	8,780,890,912	1.0187452605	8,945,491.00
<u>Schools (includes TAV)</u>			
Orcas Enrichment	2,988,381,885	0.6905399241	2,063,597.00
Orcas Bond	2,987,358,529	0.4374400653	1,306,790.31
Orcas Capital Project/Tech	2,987,358,529	0.0765223651	228,599.74
Lopez Enrichment	1,481,793,847	0.4223947894	625,902.00
Lopez Bond	1,481,650,725	0.5952819954	882,000.00
Lopez Capital Project/Tech	1,481,650,725	0.1856037967	275,000.00
San Juan Enrichment	4,116,556,544	0.5019644399	2,066,365.00
San Juan Capital Project/Tech	4,116,004,324	0.3292808543	1,355,321.42
<u>County Current</u>	8,843,262,742	0.8246316414	7,292,434.27
Veteran's Relief*			0.00
Mental Health*		0.0081906421	72,432.00
<u>Conservation Futures</u>	8,843,262,742	0.0379289714	335,415.86
<u>County Road</u>	8,170,743,304	0.6018390845	4,917,472.67
Diverted County Road**			350,000.00
Marine Navigation/Moorage**		0.0036716366	30,000.00
<u>Port Districts</u>			
Friday Harbor	3,861,741,931	0.1338251621	516,798.24
Lopez	1,306,760,200	0.0775810053	101,379.77
Orcas	2,759,162,400	0.0911580993	251,520.00
<u>Fire Districts</u>			
District #2 - Orcas	2,759,162,400	0.8232348882	2,271,438.75
District #3 - San Juan	3,288,576,226	0.4443973713	1,461,434.63
District #4 - Lopez	1,306,760,200	0.7458891310	974,698.23
District #5 - Shaw	197,898,521	0.8417660686	166,584.26
<u>Town of Friday Harbor</u>	672,519,438	0.8059246609	542,000.00
<u>Cemetery Districts</u>			
District #1 - San Juan	3,861,741,931	0.0157390113	60,780.00
District #3 - Orcas	2,110,648,204	0.0094757620	20,000.00
<u>Library Districts</u>			
Lopez	1,306,760,200	0.4768707679	623,155.74
San Juan	3,861,741,931	0.3766379333	1,454,478.50
Orcas	2,759,162,400	0.3478543742	959,786.71
<u>Park & Rec</u>			
San Juan	3,861,741,931	0.2910603609	1,124,000.00
Orcas	2,759,162,400	0.1157597683	319,400.00
<u>Hospital</u>			
District #1 - San Juan	4,141,681,158	0.3361753807	1,392,331.24
District #1 - San Juan EMS	4,141,681,158	0.3838652565	1,589,847.50
District #2 - Lopez	1,306,760,200	0.6775387328	885,380.65
District #3 - Orcas	2,767,481,730	0.6500236842	1,798,928.67
<u>Lopez Solid Waste</u>	1,293,083,325	0.0812012637	105,000.00

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

Levy Highlights for 2021

There are three significant changes to the levies for tax year 2021. The state legislature raised Part 2 of the state levy and voters approved two school levies to fund technology and capital projects.

State Levy Part 2

Property owners started paying taxes for State Levy Part 2 in 2018. This state tax comes from the legislative obligation to fund the state's basic education program. San Juan County taxpayers will pay \$1.02 per \$1,000 of assessed value. This is an increase of \$0.02 per \$1,000 of assessed value from the 2020 tax rate.

San Juan Island Schools Technology and Capital Projects - Prop No. 1

The voters of the San Juan Island School District approved a capital levy for school facilities and technology in the amount of \$1,353,750 per year for the next four years (2021 - 2024). The capital and technology levy provides funding for capital improvements, major facility repairs, and technology equipment, implementation, and support. The tax impact to property owners of the San Juan Island School District is \$0.33 per \$1,000 assessed value.

Lopez Schools Technology and Capital Projects - Prop No. 1

The voters of the Lopez School District approved a technology and capital projects levy in the amount of \$275,000 per year for the next four years (2021 - 2024). The funding will keep Lopez school technology facilities up to date to meet the current and future educational needs of students and will also cover salaries of technology staff. The tax impact to property owners of the Lopez School District is \$0.19 per \$1,000 assessed value.

2021 Levy Changes

Taxing District	2021 Authorized Amount	2020 Authorized Amount	Dollar Change	% Change
<u>State Levy Part 1</u>	\$16,746,064	\$15,627,857	\$1,118,207	7.16%
<u>State Levy Part 2</u>	\$8,945,491	\$8,345,778	\$599,713	7.19%
<u>Schools (includes TAV)</u>				
Lopez	\$1,782,902	\$1,613,866	\$169,036	10.47%
Orcas	\$3,598,987	\$4,043,374	-\$444,387	-10.99%
San Juan	\$3,421,686	\$3,249,331	\$172,355	5.30%
<u>County Current</u>	\$7,292,434	\$7,124,250	\$168,184	2.36%
<u>Conservation Futures</u>	\$335,416	\$327,681	\$7,735	2.36%
<u>County Road</u>	\$4,917,473	\$4,810,221	\$107,252	2.23%
<u>Port Districts</u>				
Friday Harbor	\$516,798	\$503,698	\$13,100	2.60%
Lopez	\$101,380	\$100,009	\$1,371	1.37%
Orcas	\$251,520	\$251,520	\$0	0.00%
<u>Fire Districts</u>				
District #2 - Orcas	\$2,271,439	\$2,210,294	\$61,145	2.77%
District #3 - San Juan	\$1,461,435	\$1,429,020	\$32,415	2.27%
District #4 - Lopez	\$974,698	\$964,142	\$10,556	1.09%
District #5 - Shaw	\$166,584	\$164,298	\$2,286	1.39%
<u>Town of Friday Harbor</u>	\$542,000	\$524,297	\$17,703	3.38%
<u>Cemetery Districts</u>				
District #3 - Orcas	\$20,000	\$20,000	\$0	0.00%
District #1 - San Juan	\$60,780	\$60,175	\$605	1.00%
<u>Library Districts</u>				
Lopez	\$623,156	\$614,184	\$8,972	1.46%
Orcas	\$959,787	\$934,580	\$25,207	2.70%
San Juan	\$1,454,478	\$1,417,500	\$36,978	2.61%
<u>Park & Rec Districts</u>				
Orcas	\$319,400	\$311,400	\$8,000	2.57%
San Juan	\$1,124,000	\$1,095,456	\$28,544	2.61%
<u>Hospital Districts</u>				
District #1 - San Juan	\$1,392,331	\$1,358,357	\$33,974	2.50%
District #1 - San Juan EMS	\$1,589,847	\$1,550,384	\$39,463	2.55%
District #2 - Lopez	\$885,381	\$872,472	\$12,909	1.48%
District #3 - Orcas	\$1,798,929	\$1,753,440	\$45,489	2.59%
<u>Lopez Solid Waste</u>	\$105,000	\$105,000	\$0	0.00%
Total	\$63,659,396	\$61,382,584	\$2,276,812	3.71%

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.



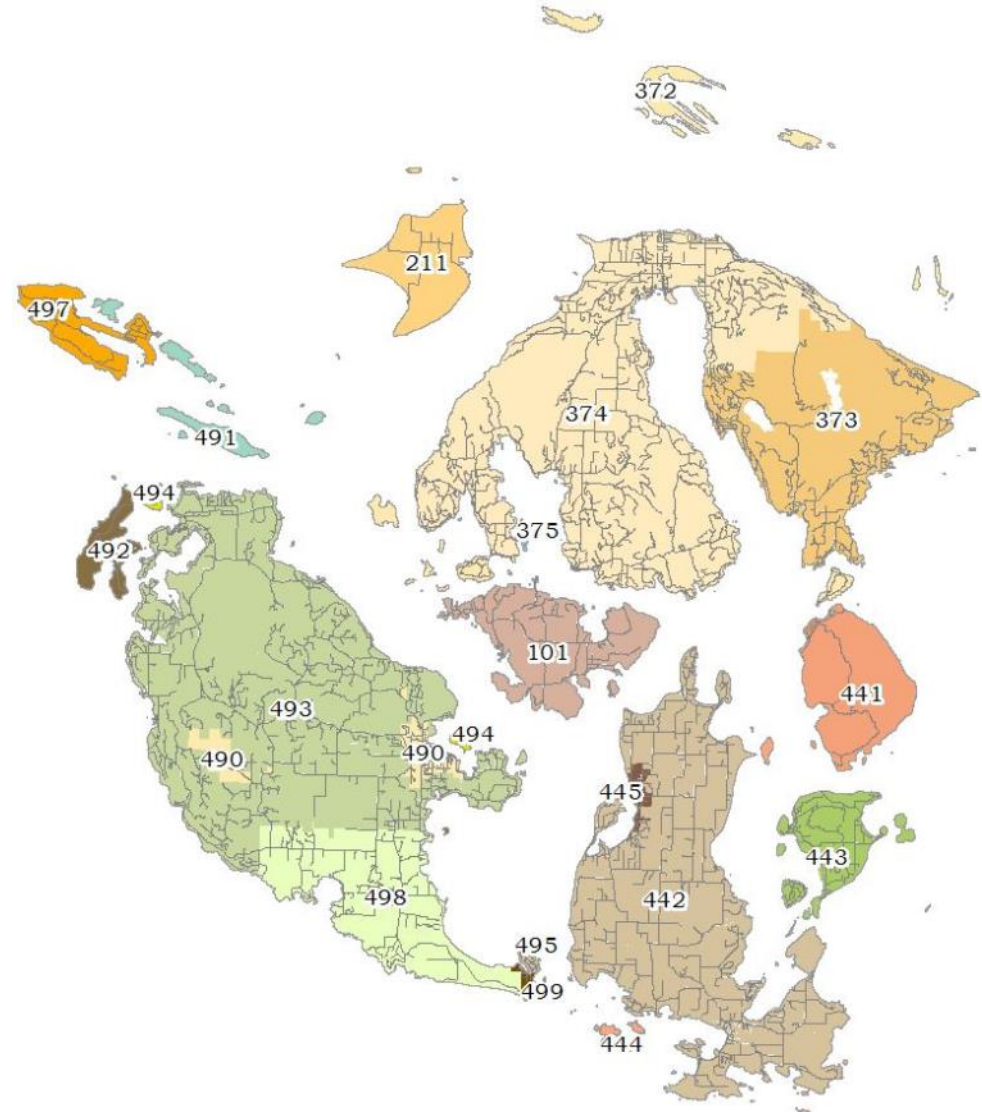
Example for Property on Shaw Island:

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 = 5.219

Tax Bill = $(\$400,000 / \$1,000) \times 5.219 = \mathbf{\$2,088}$



Historical Taxable Value and New Construction

Tax Year	Total Taxable Value	New Construction	Total Parcels
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
2020	\$8,381,470,931	\$97,567,470	20,417

San Juan County Inspection Areas

