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Washington Department of Revenue Property Tax Division

2017 Adams County Levy Audit A Summary Report



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Overview

Purpose

The primary purpose of this review by the Department of Revenue (Department) is to assist the Adams County Assessor (Assessor) in their processes and procedures to ensure compliance with state statutes and regulations.

Method of Calculation

The Department calculated the levy limitations and levy rate for several of the taxing districts for the 2017 tax year. To determine whether an error occurred, the Department compared the amount levied for the district with the lesser of the levy limit, the statutory rate limit, the amount authorized by each district's resolution, and the levy amount certified by the district.

Information Reviewed

The Department reviewed the following information:

- Resolutions/Ordinances adopted by the districts
- Levy certificates (budgets)
- Administrative and adjudicated refunds
- Ballot measures
- Levy limit worksheets
- \$5.90 aggregate and 1 percent constitutional limits

We do not review every taxing district's levy. We audited approximately 40 percent of the taxing districts. The scope of the audit did not include the review of earmarked funds.

Taxing Districts Selected

The Department reviewed the following taxing district levies:

- Adams County General and Road
- Cities: Othello and Ritzville
- Fire Districts: Ritzville No. 1, Lind No. 2, Othello No. 5, and Benge No. 6
- Ritzville Hospital District No. 2
- Cemetery Districts: Washtucna No. 1 and Lind No. 3
- Othello Library District No. 1
- School Districts: Benge No. 122, Lind No. 158, and North Franklin No. 162
- Lind Park and Recreation District No. 3

Executive Summary

Introduction

The primary purpose of a levy audit by the Department is to assist the county assessor in successfully performing the duties associated with levying property taxes for the districts within the county.

An effective audit of levy calculations consists of gathering information from the assessor's office to determine the level of compliance with laws and rules, the accuracy of levy calculations, and the effectiveness of record keeping.

Categories of Results

The Department has completed its review and grouped the results into two categories:

- The first category, *Requirements*, is of the greatest urgency for effective administration by the assessor. A change is required to adhere to the law.
- The second category, *Recommendations*, requires the attention of the assessor. The Department believes the assessor could improve their performance and service to the public by making voluntary changes in procedures.

The Department bases requirements and recommendations in our reports on our review of the administrative procedures employed, existing state statutes and regulations, and areas we saw opportunities to improve processes, procedures, and communication.

Results

The Department identified four requirements and two recommendations directed toward improving the accuracy of the levy process.

We have listed a summary of these items in the Requirements section.

Executive Summary, continued

Requirements

1. The Assessor is required to levy a uniform rate throughout a taxing district, including districts with boundaries that include more than one county. The county with the greater amount of assessed value in the taxing district will calculate the levy rate and certify that rate to all the counties in the taxing district.
2. The Assessor is required to certify the completed tax roll to the Treasurer on or before January 15. The Assessor is also required to provide the county auditor with an abstract of the tax rolls showing the total amount of taxes collectible for each taxing district. (RCW 84.52.050)
3. The Assessor is required to determine each taxing district's levy limit based on the district's highest lawful levy since 1985 for collection in 1986. (RCW 84.55.010 and 84.55.092)
4. The Assessor is required to determine each taxing districts levy limit based on the documents adopted by the taxing district. When a taxing district adopts a resolution or ordinance authorizing an increase over the prior year's levy the districts highest lawful levy is increased by the appropriate limit factor. (RCW 84.55.120)

Recommendations

1. The Department recommends the Assessor not round the levy rate as this may result in a levy amount in excess of what the district may legally levy.
2. The Department recommends the Assessor calculates the levy limit for the districts regular levy even when they do not actually levy in that year.

Requirements

For the items listed as “Requirements,” the Assessor must make changes in procedure to comply with law.

This section contains the requirements we identified.

North Franklin School District No. 162/51

Requirement

The Assessor is required to levy a uniform rate throughout a taxing district, including districts with boundaries that include more than one county. The county with the greater amount of assessed value in the taxing district will calculate the levy rate and certify that rate to all the county assessors in the taxing district.

What the law says

The Washington State Constitution states in Article VII, Section 2, *all taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax.* (Article VII Section 1 Washington State Constitution and WAC 458-19-010)

What we found

The North Franklin District School District No. 162/51 (SD) boundaries include Adams and Franklin counties. Franklin is responsible for certifying a uniform levy rate to be applied to all property within the district. Franklin County certified levy rates to the Assessor consisting of eight digits past the decimal point. The Assessor applied the rates using only six digits past the decimal point. This resulted in a non-uniform rate within the SD.

Action needed to meet requirement

The Assessor is required to take the following actions:

- Levy a uniform rate throughout the district.
- If your computer system cannot accommodate eight digits past the decimal, notify Franklin County of this limitation and request they certify a rate with only six digits past the decimal point.

Why it's important

The Constitution requires fair and equitable taxation for all taxpayers within a taxing district, and a uniform levy rate within a taxing district ensures taxpayers are paying the correct amount of property tax.

Tax Roll Certification

Requirement

The Assessor is required to certify the completed tax roll to the Treasurer on or before January 15. The Assessor is also required to provide the county auditor with an abstract of the tax rolls showing the total amount of taxes collectible for each taxing district.

What the law says

The county assessor must deliver the tax rolls to the county treasurer, on or before the fifteenth day of January, taking a receipt from the treasurer and provide an abstract of the roll to the county auditor. (RCW 84.52.050)

What we found

The Assessor did not have documentation stating when the 2017 tax roll was certified to the Adams County Treasurer (Treasurer). It is unclear if the Assessor certified the tax roll to the Treasurer or an abstract of the rolls to the Adams County Auditor.

Action needed to meet requirement

The Assessor is required to take the following actions:

- Certify the completed tax roll to the Treasurer on or before January 15 and retain a copy in the file.
- Deliver an abstract of the tax roll to the county auditor on or before January 15.

Why it's important

Per state law, the Assessor is expected to complete different tasks by specific dates. These dates are important for the property tax process and the other departments and entities that rely on the Assessor's work.

Highest Lawful Levies

Requirement

The Assessor is required to determine each taxing district's levy limit based on the district's highest lawful levy since 1985 for collection in 1986.

What the law says

The highest lawful levy since 1985 can be increased by the district's levy limit factor and additional funds for increases due to new construction, increases in assessed value due to construction of wind turbines, biomass, and geothermal facilities, increases in state assessed utility values, and improvements to property. (RCW 84.55.010 and 84.55.092)

What we found

The Assessor did not use the correct highest lawful levy to calculate the levy limit for the taxing districts listed below:

Taxing District	Highest Lawful Levy Used By The Assessor	Highest Lawful Levy That Should Have Been Used
City of Othello	\$1,563,277	\$1,562,765
Fire No. 2 Lind	\$226,675	\$221,028

It is unclear where the Assessor obtained the highest lawful levy amounts used on the 2016 levy for 2017 tax year limitation worksheets. Neither of these errors resulted in an over or under levy error for the districts.

Action needed to meet requirement

The Assessor is required to take the following actions:

Use the correct highest lawful levy amounts for the 2018 levy calculations as listed in the table below:

Taxing District	Highest Lawful Levy
City of Othello	\$1,610,227.67
Fire No. 2 Lind	\$216,288.45

Why it's important

The Assessor must determine the levy limit as required by statute to provide fair and equitable taxation for taxing districts and taxpayers.

Hospital District No. 2 Ritzville

Requirement

The Assessor is required to determine each taxing districts levy limit based on the documents adopted by the taxing district. When a taxing district adopts a resolution or ordinance authorizing an increase over the prior year's levy, the districts highest lawful levy is increased by the appropriate limit factor.

What the law says

Taxing districts are required to hold a public hearing when discussing increases in property tax revenues. They must adopt a separate document stating the dollar increase and percentage increase compared to the districts prior year's levy amount. Without this document the district's highest lawful levy cannot be increased by the limit factor. (RCW 84.55.120, RCW 84.55.010, and RCW 84.55.092)

What we found

The Assessor increased the district's highest lawful levy using a 101 percent limit factor and increased the district's prior year's levy by 2.820 percent without having a resolution or ordinance authorizing an increase. This resulted in an overlevy in the amount of \$11,749.96.

The Assessor determined the lesser of the district's levy limitation to be \$437,737. This represents the district's prior year's levy plus an additional 2.802 percent and additional funds due to increases related to new construction and state assessed utility value increases.

The Assessor did not provide the Department with documentation from the district authorizing the 2.802 percent increase upon request. Without this documentation, there is an \$11,749.96 overlevy for the 2017 tax year.

Action needed to meet requirement

The Assessor is required to make the following action:

- Correct the overlevy of \$11,749.96.
- Notify the taxing district of the levy error. If the correction in the succeeding year will cause a hardship for the taxing district or taxpayers, the district may request the correction be made on a proportional basis over a period of no more than three years.
- Use the corrected levy rate, provided in Appendix C, for the 2018 levy calculation as if the error had not occurred.

Why it's important

To ensure the taxing districts do not levy more than or less than their maximum levy amount allowable by law.

Recommendations

For the items listed as “Recommendations,” the Department believes the Assessor could improve by making voluntary changes in procedure.

This section contains the recommendations we identified.

Truncating Levy Rates

Recommendation

The Department recommends the Assessor not round the levy rate as this may result in a levy amount in excess of what the district may legally levy.

What we found

The Assessor is rounding the levy rate based on the seventh digit past the decimal instead of truncating the rate at the sixth digit past the decimal.

Action recommended

The Department recommends the Assessor truncate the levy rate at the sixth decimal as shown in the following example:

District	Rate 11 digits past decimal point	Rate used by Assessor	Rate six digits past decimal point
County General Levy	1.79999999999	1.800000	1.799999
County Road	1.29988591967	1.299886	1.299885
Fire No. 2 Lind	0.54001993213	0.540020	0.540019

Why it's important

When the levy rate is rounded this could result in the district levying more or less than the levy limitations allow.

Cemetery 1 Washtucna

Recommendation

The Department recommends the Assessor calculates the levy limit for the districts regular levy even when they do not actually levy in that year.

What we found

The Assessor did not calculate the levy limitation for Cemetery 1 Washtucna, they are carrying forward the highest lawful levy amount from 1998.

Action recommended

The Assessor should:

- Determine the amount of new construction, state assessed utility value, etc. from 1999 to present, or as far back as your retention schedule permits.
- Use the rate last levied by the district to determine the yearly increases for new construction, state assessed utility value, etc. (WAC 458-19-005(2)(i)).
- Add this amount to the district's 1998 highest lawful levy.

Why it's important

Keeping accurate levy limitation records ensures the district is able to levy the correct amount of tax in the future.

Next Steps

Follow-up

The Department is committed to the success of the Assessor by ensuring the levies comply with state statutes and regulations.

The Department will conduct a follow-up review in 2018. This will give the Assessor an opportunity to implement the required changes, recommended changes, and to provide information to the Department about any issues they encountered during the implementation process.

Questions

For questions about specific requirements or recommendations in our report, please contact the Property Tax Division at (360) 534-1400.

For additional information contact:

Washington State Department of Revenue
Property Tax Division
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Olympia, WA 98504-7471
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Appendix – General Information

Introduction

General information provided to assist all assessors and taxing districts.

Contents

This section contains the following topics:

- Regular Levy Limitation
- Refunds
- Excess Levy
- Timber Assessed Value (TAV)
- Assessor Guidelines

Regular Levy Limitations

What are the statutory limitations?

Regular property tax levies are generally considered to be those levies that are subject to several statutory limitations.

The assessor must adhere to the following statutory limitations:

- Levy limit (a.k.a., 101 percent)
- Statutory dollar rate limit
- Amount authorized by resolution/ordinance
- District budget
- \$5.90 aggregate limit
- 1 percent constitutional limit

Levy Limit

The amount of regular property taxes a taxing district can levy, other than the state, is limited to an amount that will not exceed the amount resulting from the following calculation:

- The highest amount that could have been lawfully levied by the taxing district in any year since 1985 for 1986 collection, multiplied by the limit factor; plus
- A dollar compensation calculated by multiplying the increase in assessed value of the district from the previous year attributable to:
 1. New construction
 2. Increases in assessed value due to wind turbine, solar, biomass, and geothermal facilities (if the facilities generate electricity)
 3. Improvements to property
 4. Any increase in assessed value of state assessed property, by the actual regular property tax levy rate of that district for the preceding year, or the last year the taxing district levied taxes. If an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred

The limit factors used in calculating the levy limit are defined in RCW 84.55.005 and WAC 458-19-005.

If the district's population is...	Then the limit factor is...
less than 10,000	101 percent.
greater than 10,000 and a finding of substantial need was made	the lesser of the substantial need factor or 101 percent.
for all other taxing districts	the lesser of 101 percent or 100 percent plus inflation.

Reference:

- RCW 84.55.010
- RCW 84.55.0101
- WAC 458-19-020

Regular Levy Limitations, continued

Statutory Rate Limit

The statutory rate limit varies by district. These limits are found in the various statutes for each type of district and in the *Property Tax Levies Operations Manual*. The levy amount for each district cannot exceed the statutory maximum rate. The statutory dollar rate limits for senior taxing districts can be found in RCW 84.52.043(1) and in the levy manual, chapter 3.

Reference:

- RCW 84.52.043
- Property Tax Levies Operation Manual,
http://dor.wa.gov/Docs/Pubs/Prop_Tax/LevyManual.doc, chapter 3

Truncating Levy Rates

The final certified levy rate cannot result in a levy amount that exceeds the statutory limitations. To ensure that the final levy rate results in a levy amount at or below the statutory levy limit for each taxing district the assessor must truncate the rate at the last digit (not round).

If truncating the levy rate for a bond levy results in a levy amount less than the amount requested by the district, the levy rate must be rounded up to ensure sufficient funds are levied for the repayment of the debt.

Resolutions/Ordinances

The amount authorized by a district in its resolution or ordinance is another limitation on taxation. If a district does not adopt a resolution, the district cannot levy more than it received in the previous year, other than the amount resulting from the following:

1. New Construction
2. Improvements to property
3. Wind turbines
4. Solar, biomass, and geothermal facilities (if the facilities generate electricity)
5. Increases in state-assessed property

The resolution or ordinance must state the increase over the previous year's levy in terms of percentage and dollars. The resolution is separate from the budget certification.

Reference:

- RCW 84.55.120
- <http://dor.wa.gov/docs/forms/PropTx/Forms/OrdinanceResolution.doc>

Regular Levy Limitations, continued

Levy Certification (Budget)

Taxing districts that wish to levy must certify a budget or budget estimate to the county legislative authority by November 30 of the assessment year. (**Note:** this does not apply if the assessor has not certified assessed values to the taxing district at least twelve working days prior to November 30).

The county legislative authority must certify the amount to levy for each of the taxing districts, including the county, to the assessor on or before November 30 of each year. However, the county legislative authority may elect to conduct its budget hearing on the first Monday in December, as permitted by RCW 36.40.071.

Reference:

- RCW 84.52.020
- RCW 84.52.070
- <http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc>

\$5.90 Limit

The \$5.90 limit applies to the total of most regular levies in each tax code area. The aggregate of the junior and senior taxing districts (excluding the state levy and a few others) cannot exceed \$5.90 per \$1,000 of assessed value.

RCW 84.52.010 provides the order in which taxing districts rates are prorated, in order to bring the aggregate rate down to \$5.90. The \$5.90 limitation does not apply to levies made by or for:

- The support of common schools (state levy)
- Port Districts
- Public Utility Districts
- Conservation Futures
- Criminal Justice
- Emergency Medical Services
- Affordable Housing
- Metropolitan Parks (if voters protect a portion of the levy from this limit)
- County Ferry Districts
- County Transit purposes

Reference:

- RCW 84.52.043

Regular Levy Limitations, continued

1 Percent Constitutional Limit

The 1 percent constitutional limit is based on true and fair value, unlike the \$5.90 limit, which is based on assessed value.

In 1972, the voters adopted a constitutional limit of 1 percent. This limits the amount of property taxes that may be imposed on an individual parcel (real or personal) of property without voter approval of 1 percent of its true and fair value.

The 1 percent limit applies to all regular levies (except port and PUD levies). It does not apply to excess levies approved by the voters.

Reference:

- RCW 84.52.050
- RCW 84.52.010
- Article 7, Section 2 of Washington Constitution

Refunds

Types of Refunds

There are two types of refunds:

- Adjudicated (court ordered)
- Administrative

Use this table to decide how to levy for a refund

If the refund is an...	Then...	And...
Adjudicated refund	the district is required to levy the refund	the refund is added to the district's levy.
Administrative refund	the refund levy is optional	the refund may be added to the levy only if the district requests the refund in its levy certification or budget.

Note: the statutory limit cannot be exceeded when adding a refund to the levy.

Reference:

- RCW 84.68.040 (adjudicated refund)
- RCW 84.69.180 and RCW 84.69.020 (administrative refund)
- WAC 458-19-085 (adjudicated and administrative refunds)

Excess Levy

What is an Excess Levy

Excess levies are over and above the regular property tax levies.

- Excess levies require voter approval
- Duration of excess levies is subject to limitations
- Excess levies are not subject to the statutory limitations placed on regular levies

Type of Levy	Taxing District	Duration
Bond	Most districts	Long term debt, usually 15-20 years
Maintenance & Operational (M&O)	School and fire districts	2-4 years
General	Most districts except school and fire districts	1 year
Technology	School	2-6 years
Transport Vehicle	School	2 years
Construction/Modernization/Remodeling	School and fire districts	2-6 years

Reference:

- RCW 84.52.052
- RCW 84.52.053
- RCW 84.52.056
- RCW 84.52.130
- <http://dor.wa.gov/content/GetAFormOrPublication/PublicationBySubject/PropertyTax/BallotMeasures/>

Timber Assessed Value (TAV)

What is Timber Assessed Value?

Timber assessed value determines each taxing district's share of the timber excise tax revenue and in setting property tax levy rates. It serves as a substitute for the value that would be carried on the assessment roll if timber were taxable as real property for all bond and excess levy calculations.

Components of TAV

Based on taxes levied, acreage and assessed value of property in the Designated Forest Land Program (DFL) from the prior tax year, and the estimated public acreage available for timber harvesting (RCW 84.33.089), the assessor calculates the following values:

- Composite tax rate
- Forest land assessed value (FLAV)
- Average assessed value per acre on privately owned DFL

After making these calculations, the assessor has all the information necessary to complete the Timber Tax Distribution Priority 1, 2, and 3 worksheets. The priority worksheets list the individual taxing district's TAV that is to be added to the district's taxable value for levy calculations.

Tax Base

The assessor should ensure that the appropriate amount of TAV is included in the tax base for calculating excess levies.

If the levy type is...	Then use this percentage of TAV in the tax base...
Bond	100 percent
Capital Project	100 percent
Transportation Vehicle	100 percent
School M&O	50 percent of TAV or 80 percent of the 1983 timber roll, whichever is greater
All other excess levies	100 percent

Reference:

- RCW 84.52.080(2)

Assessor Guidelines

Introduction

The assessor generally calculates the property tax levy rate necessary to collect the amount of taxes levied for each district, within the limitations provided by law (WAC 458-19-010). Listed below are some of the guidelines for the assessor based on the taxing district's adopted documentation.

Determine the authorized levy amount

Use the table below to determine the authorized levy amount given certain situations.

When the taxing district submits...	Then...
a certified budget but no resolution	the district's levy is the lesser of the following: <ol style="list-style-type: none"> 1. Previous year's levy plus <i>any</i> increase resulting from new construction, improvements to property, wind turbines, solar, biomass, and geothermal facilities (if the facilities generate electricity), and the increased value of state-assessed property. 2. Current year's certified budget. 3. Levy limit (zero percent increase). 4. Statutory maximum amount.
a resolution, but no budget or levy certificate	the assessor does not have the statutory authority to levy on behalf of the taxing district.
a certified budget and resolution	the district's levy is the lesser of the following: <ol style="list-style-type: none"> 1. Previous year's levy <i>plus</i> the percentage increase authorized by the resolution <i>plus</i> any increase resulting from new construction, improvements to property, wind turbines, solar, biomass, and geothermal facilities (if the facilities generate electricity), and the increased value of state-assessed property. 2. Current year's certified budget. 3. Levy limit (up to 1 percent depending on the population of the district). 4. Statutory maximum amount.
neither a certified budget nor a resolution	the assessor does not have the statutory authority to levy on behalf of a taxing district.

Appendix A

The following worksheet contains regular levy calculations for a district with errors in this audit.

Levy Limit Calculation for District: City of Othello											
Assmt Taxes Year Due	Highest Lawful Levy Since 1985*	Limit Factor	Highest Lawful plus Increase	State Assd New Const	Tax Added for State Assd New Const	Annexed Value	Tax Added for Annex.	Levy Limit	Assd Value	Stat Rate Max.	<input checked="" type="checkbox"/> Annexed to Library? <input type="checkbox"/> Annexed to Fire? <input type="checkbox"/> Firemen's Pension? <input type="checkbox"/> Lid Lift?
2016 2017	1,562,765.00	1.00000%	1,578,392.65	22,188,827	69,660.42	0	0.00	1,648,053.07	511,513,353	3.147968000000	
Actual Levy:							Summary of Levy Limits:				
Assmt Taxes Year Due	Previous Year's Levy	Lesser of Resolution's \$ or % Increase	Previous Yr's Levy plus Increase	Tax Added for State Assd New Const	Tax Added for Annex.	Authorized Levy by Res.	Refund	Certified Budget	Limit Per Stat. Rate Maximum	Levy Limit Plus Refund	Authorized Levy By Res. Plus Refund
2016 2017	1,559,063.00	\$90,937.00	1,650,000.00	69,660.42	0.00	1,719,660.42	0.00	1,650,000.00	1,610,227.67	1,648,053.07	1,719,660.42
Assmt Taxes Year Due	Current Year's Max Levy	Levy Correction	Total Levy w/ Correction	Actual Amount Levied	Actual Levy Rate	Correct Levy Rate	Over/Under Levy				
2015 2016 2016 2017	1,610,227.67	\$0.00	1,610,227.67	1,610,228.00	3.139437 3.147968	3.147968	0.33				
Excess Levy Calculation:											
Type & Yr	Budget	Refund	Total Levy	Real & Personal Taxable Value	TAV	Total Value	DOR Levy Rate	Total County AV x DOR Rate	County Levy Rate	County Levy	Over/Under Levy
0 0	0.00	0.00	0.00	508,181,053.00	0.00	508,181,053.00	0	0.00	0.000000000000	0.00	0.00

Appendix B

The following worksheet contains regular levy calculations for a district with errors in this audit.

Levy Limit Calculation for District: Fire No. 2 Lind											
Assmt Taxes Year Due	Highest Lawful Levy Since 1985*	Limit Factor	Highest Lawful plus Increase	State Assd New Const	Tax Added for State Assd New Const	Annexed Value	Tax Added for Annex.	Levy Limit	Assd Value	Stat Rate Max.	<input type="checkbox"/> Annexed to Library? <input type="checkbox"/> Annexed to Fire? <input type="checkbox"/> Firemen's Pension? <input type="checkbox"/> Lid Lift?
2016 2017	211,975.00	0.00000%	211,975.00	7,854,838	4,313.45	0	0.00	216,288.45	333,321,030	1.000000000000	
Actual Levy:							Summary of Levy Limits:				
Assmt Taxes Year Due	Previous Year's Levy	Lesser of Resolution's \$ or % Increase	Previous Yr's Levy plus Increase	Tax Added for State Assd New Const	Tax Added for Annex.	Authorized Levy by Res.	Refund	Certified Budget	Limit Per Stat. Rate Maximum	Levy Limit Plus Refund	Authorized Levy By Res. Plus Refund
2016 2017	180,000.00	\$0.00	180,000.00	4,313.45	0.00	184,313.45	0.00	180,000.00	333,321.03	216,288.45	184,313.45
Assmt Taxes Year Due	Current Year's Max Levy	Levy Correction	Total Levy w/ Correction	Actual Amount Levied	Actual Levy Rate	Correct Levy Rate	Over/Under Levy				
2015 2016 2016 2017	180,000.00	\$0.00	180,000.00	180,000.00	.549146 .54002	.540019	0.00				
Excess Levy Calculation:											
Type & Yr	Budget	Refund	Total Levy	Real & Personal Taxable Value	TAV	Total Value	DOR Levy Rate	Total County AV x DOR Rate	County Levy Rate	County Levy	Over/Under Levy
0 0	0.00	0.00	0.00	333,190,230.00	0.00	333,190,230.00	0	0.00	0.000000000000	0.00	0.00

Appendix C

The following worksheet contains regular levy calculations for a district with errors in this audit.

Levy Limit Calculation for District: Hospital No. 2 Ritzville												
2016	2017	424,676.00	0.00000%	424,676.00	15,177,461	9,004.04	0	0.00	433,680.04	724,128,198	0.750000000000	
Actual Levy:								Summary of Levy Limits:				
Assmt Year	Taxes Due	Previous Year's Levy	Lesser of Resolution's \$ or % Increase	Previous Yr's Levy plus Increase	Tax Added for State Assd New Const	Tax Added for Annex.	Authorized Levy by Res.	Refund	Certified Budget	Limit Per Stat. Rate Maximum	Levy Limit Plus Refund	Authorized Levy By Res. Plus Refund
2016	2017	416,983.00	\$0.00	416,983.00	9,004.04	0.00	425,987.04	0.00	445,000.00	543,096.15	433,680.04	425,987.04
Assmt Year	Taxes Due	Current Year's Max Levy	Levy Correction	Total Levy w/ Correction	Actual Amount Levied	Actual Levy Rate	Correct Levy Rate	Over/Under Levy				
2015	2016					.593251						
2016	2017	425,987.04	\$0.00	425,987.04	437,737.00	.604502	.588275	11,749.96				
Excess Levy Calculation:												
Type & Yr	Budget	Refund	Total Levy	Real & Personal Taxable Value	TAV	Total Value	DOR Levy Rate	Total County AV x DOR Rate	County Levy Rate	County Levy	Over/Under Levy	
Bond 2014	387,205.00	0.00	387,205.00	722,513,998.00	0.00	722,513,998.00	.535913	387,204.64	0.000000000000	0.00	-387204.64	