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Washington Department of Revenue
Property Tax Division

2014 Skagit County Levy Audit
A Summary Report



November 2014

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Overview

Purpose

The primary purpose of a levy audit by the Department of Revenue (Department) is to assist the county assessor in successfully performing the duties associated with levying 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.

Method of Calculation

The Department calculated the levy limits and levy rate for several of the taxing district for the 2014 tax year. To determine whether an error occurred, the Department compared the amount levied for the district with 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

Below is the information that the Department reviewed for the 2014 tax year.

- Resolutions adopted by the districts
- Levy certificates (budgets)
- Administrative and adjudicated refunds
- Ballot measures
- Levy limit worksheets
- The State levy letter

We do not review every taxing district's levy. We audit approximately 40 percent of the taxing districts.

The scope of the audit did not include the review of earmarked funds.

Taxing Districts Selected

Below are the taxing districts that the Department reviewed for the 2014 tax year:

- Skagit County General Fund, Road, and Conservation Futures
 - Cities/Towns: Anacortes, Burlington, Concrete, and Lyman
 - Skagit Medic One Services
 - Fire Districts: 1, 3, 7, 9, 13, 15, and 19
 - Libraries: Central Skagit and Darrington
 - Hospital District No. 2
 - Cemeteries: 1, 3, and 5
 - Ports: 1 and 2
 - Fidalgo Park and Recreation
 - School Districts: Burlington, Anacortes, Conway, and Mount Vernon
-

Executive Summary

Introduction

This report contains the results of the Department’s audit of Skagit County Assessor’s (Assessor) levy calculations for the 2014 tax year.

The objectives of the audit are to assist the Assessor in the levy process, to ensure that taxing districts levy the correct amount of property tax revenues, and to ensure that limits have not been exceeded.

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, taxing districts, and the county legislative authority. A change is required to adhere to the law.
- For the items listed as “Recommendations,” the Department believes the Assessor could improve their current process by making voluntary changes in procedure.

The Department based the requirements and recommendations contained in this report 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 following items were discovered in the Department’s audit:

- The Assessor’s tax roll was not certified to the Skagit County Treasurer (Treasurer) on or before January 15, as required by RCW 84.52.080.
- The county legislative authority did not certify the budget amounts of each taxing district to the Assessor according to RCW 84.52.070.
- The Assessor overlevied \$5,317.26 for the Skagit County Road District.
- The Assessor overlevied \$22,283.55 for Hospital District No. 2 UTGO Bond payment.
- Three taxing districts’ highest lawful levy limits are incorrect, and must be revised for the 2015 tax-year levy process.
- The incorrect timber assessed value (TAV) was applied to the Anacortes and Mount Vernon School Districts’ maintenance and operation levy calculations.
- Several of the taxing districts’ levy certifications or budgets did not include the dollar amount for their administrative refunds.

The Department identified six requirements and one recommendation directed towards improving the accuracy of the levy process.

The items identified may be specific to the Assessor's duties, the taxing district duties, county legislative authority duties, or they may have shared components of responsibility. We have listed a summary of these items below.

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Tax Roll Certification, Continued

Requirements

1. The Assessor is required to certify the completed tax roll to the treasurer on or before January 15. (RCW 84.52.080 (4)) 8
2. The county legislative authority is required to certify to the Assessor the amount to be levied for each of the taxing districts. (RCW 84.52.070) 9
3. The Assessor is required to correct the Skagit County Road levy error in the succeeding year by reducing the taxing district’s 2015-levy amount. (RCW 84.52.085) 10
4. The Assessor is required to use the actual amount certified to him when calculating the levy rate for all taxing districts levies. (RCW 84.52.020)..... 11
5. When calculating a taxing district’s levy limit for a regular levy, the Assessor must apply the correct limit factor to the district’s highest lawful levy since 1985.(RCW 84.55.092, RCW 84.55.010, WAC 458-19-035 and WAC 458-19-020)..... 13
6. The Assessor is required to calculate school district maintenance and operations levy rates by adding either half-timber assessed value or 80 percent of the 1983 timber rolls, whichever is greater to the district’s taxable base. (RCW 84.33.081) 15

Recommendations

1. The Department recommends that the Assessor verify that the administrative refund is included in the taxing district’s levy certification. 18

Requirements

Introduction

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

Contents

This section contains the following requirement topics:

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Timber Assessed Value	15

Tax Roll Certification

Requirement **The Assessor is required to certify the completed tax roll to the treasurer on or before January 15. (RCW 84.52.080 (4))**

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. At the same time, the county assessor must provide the county auditor with an abstract of the tax rolls showing the total amount of taxes collectible in each of the taxing districts.

The tax roll prepared by the assessor's office contains both real and personal property values, the amount of taxes levied, and the levy rates.

What we found The Assessor certified the tax roll to the Treasurer on February 7, 2014. The tax roll was certified to the Treasurer after the statutory due date.

Action needed to meet requirement The Department recommends the Assessor take the following actions:

- Certify the completed tax roll to the Treasurer on or before January 15

Why it's important State law gives dates by which the assessor's office is expected to complete different tasks. If they are missed by a substantial amount of time, it adversely affects the property tax process and the other departments and entities that rely on the assessor's work.

Budget and Levy Certification

Requirement **The county legislative authority is required to certify to the Assessor the amount to be levied for each of the taxing districts. (RCW 84.52.070)**

What the law says RCW 84.52.070 requires that the county legislative authority certify the amount to be levied for each of the taxing districts, including the county, to the county assessor on or before November 30 of each year.

According to RCW 36.40.071, the board of county commissioners may meet on the first Monday in December for a budget hearing.

What we found The county legislative authority did not certify the amounts levied by the board of each taxing district within Skagit County to the Assessor.

The Assessor did receive a copy of each districts' budget from either the taxing district or the Skagit County Auditor. These budgets were made available to the Department for the audit.

Action needed to meet requirement The Assessor must take the following actions:

- Continue educating the county legislative authority of their requirement to certify the levy requests submitted by each taxing district to the Assessor.

Compiling a list of requests for the county legislative authority and having the county legislative authority certify that list back to the Assessor can also satisfy this requirement.

Why it's important To enhance the transparency in the governmental process of levying property tax.

Skagit County Road District

Requirement **The Assessor is required to correct the Skagit County Road levy error in the succeeding year by reducing the taxing district's 2015-levy amount. (RCW 84.52.085)**

What the law says RCW 84.52.085 states when a levy error is discovered that affects all taxpayers within a taxing district, the assessor is required to correct the error in the following year. If the amount of the adjustment causes a hardship for the district or taxpayers within the district, the adjustment may be made on a proportional basis over three years.

What we found For the 2014 tax year, the Assessor levied \$12,600,414, rather than \$12,595,096.74, a difference of \$5,317.26.

The Department discovered that the Road District's administrative refund was added twice. The administrative refund was added to the budget amount, than added again after the road shift occurred. The Road District was limited to their certified budget amount.

Action needed to meet requirement The Assessor must take the following actions:

- Contact the Skagit County Legislative Authority and notify them of the levy error.
- Reduce the Road District's 2015 levy amount by \$5,317.26. If the county legislative authority determines the correction amount causes a hardship, the adjustment may be made on a proportional basis of not more than three years.
- Encourage the taxing district to use the Department's current version of the Levy Certification form REV 64 0100.
- If the budget request is unclear, contact the taxing district and verify the actual certified levy amount.

Why it's important To ensure all taxpayers within the taxing district pays the correct amount of property tax.

Hospital District No. 2 Bond Budget Request

Requirement **The Assessor is required to use the actual amount certified to him when calculating the levy rate for all taxing districts levies. (RCW 84.52.020)**

What the law says RCW 84.52.020 requires most taxing districts to certify a budget(s) estimate to the county legislative authority on or before November 30, so that the assessor can determine the final levy amounts and rates.

What we found On November 14, 2013, Hospital District No. 2 certified a Budget/Levy Request Form, requesting two UTGO Bond Fund amounts. The 1996 UTGO bond displays \$1,225,426 and the 2012 UTGO Bond displays \$1,016,187. The districts total certified budget amount is \$2,241,613. The Assessor however, levied \$1,016,187 and 1,247,566.52, a total of \$2,263,753.52.

The following table lists the Department's concerns:

Hospital District No. 2 Bond Fund	Hospital's 2013 Budget Request	Hospital's Resolution No. 2013-1904	Assessor's 2014 Bond Tax Levy
2012 UTGO Bond	\$1,225,426		1,247,566.52
1996 UTGO Bond	\$1,016,187		1,016,187.00
Total	\$2,241,613	\$2,361,762	2,263,753.52

In addition, it is unclear why the Hospital District's individual certified bond amounts do not equal the amount of \$2,361,762 as listed in Resolution No. 2013-1904.

The following table displays the bond levy calculations.

	Taxable Value (less TAV)	Levy Rate	Levy Amount (excluding TAV)	Overlevy
Skagit Assessor	4,667,930,073	.4849587476	\$2,263,753.52	\$22,283.55
Department of Revenue	4,667,930,073	.4801849931	\$2,241,469.97	

Continued on next page

Hospital District No. 2 Bond Budget Request, **Continued**

Action needed to meet requirement

The Assessor must take the following actions:

- Notify the Hospital District of the bond overlevy error. The levy error must be corrected in the succeeding year. However, if the district determines the correction amount causes a hardship, the adjustment may be made on a proportional basis over three years.
- Include the actual levy amounts as certified by the taxing districts in your levy limit computation worksheets.
- When the budget request and resolution is unclear, contact the taxing district, and verify the intent of the documents.
- Encourage the Hospital District to use the Department's current version of the Levy Certification form REV 64 0100.
- Encourage the Hospital District to use the Department's current version of the Resolution for REV 64 0101e.

Why it's important

Taxing district officials must follow specific procedures in order to levy property tax. Thus, the assessor must acknowledge the taxing district's levy amount as specified in their budgets or levy certificate.

Levy Limit

Requirement **When calculating a taxing district's levy limit for a regular levy, the Assessor must apply the correct limit factor to the district's highest lawful levy since 1985.(RCW 84.55.092, RCW 84.55.010, WAC 458-19-035 and WAC 458-19-020)**

What the law says The limit factor means:

- (a) For taxing districts with a population of less than ten thousand in the calendar year prior to the assessment year, one hundred one percent;
- (b) For taxing districts for which a limit factor is authorized under RCW [84.55.0101](#), the lesser of the limit factor authorized under that section or one hundred one percent;
- (c) For all other districts, the lesser of one hundred one percent or one hundred percent plus inflation

For the 2014 tax year, if a taxing district adopts a resolution, the taxing district's highest lawful limit is increased by 1 percent, or a limit factor of 101 percent.

By adopting a resolution the purpose is twofold:

- First, by adopting a resolution, the district is allowed to increase its levy up to 1 percent from the highest lawful levy since 1985.
- Second, the resolution provides disclosure of the amount by which a taxing district is increasing its levy.

Taxing districts are not required to adopt a resolution; however, the resolution acknowledges the need for an increase in the levy and describes the increase in terms of dollars and percentage over the previous year's actual levy.

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Levy Limit, Continued

What we found

- City of Burlington and Hospital District No. 2
 The Assessor applied an incorrect limit factor. Both districts adopted resolutions, thus the highest lawful levy limit factor should have been 101 percent rather than 100. Even though a taxing district requests a zero percent increase over the prior year’s levy, by adopting the resolution the levy limit is increased by one percent.
- Skagit County General Fund:
 For the 2014 tax year, the Assessor should have used the 2013 highest lawful beginning amount of \$22,179,363.90, rather than \$21,965,298.

In these cases, the Assessor’s method of calculation did not result in the taxpayers paying an incorrect amount of tax.

Action needed to meet requirement

The Assessor must take the following actions:
 Calculate the district’s levy limit for the 2015-tax year based on the following highest lawful levy beginning amounts:

Taxing District	Highest Lawful Levy Since 1985
Skagit General Fund	\$22,900,813.15
City of Burlington	\$2,636,617.07
Hospital No. 2	\$928,716.55

Why it’s important

The highest lawful levy is used in the regular property tax levy limit calculation. This amount is the base used when beginning the levy limit calculation for the current tax year.

Timber Assessed Value

Requirement **The Assessor is required to calculate school district maintenance and operations levy rates by adding either half-timber assessed value or 80 percent of the 1983 timber rolls, whichever is greater to the district's taxable base. (RCW 84.33.081)**

What the law says RCW 84.52.080 (2) requires that for school districts maintenance and operations levies only one-half of the district's timber assessed value or eighty percent of the timber roll of such district in calendar year 1983 as determined under RCW 84.33, whichever is greater, shall be added.

The tax base for bonds, capital project funds, and transportation vehicle fund levies includes the full timber assessed value (TAV) (RCW 84.33.081 [2]). The tax base for school districts' maintenance and operation levies uses half of the TAV or 80 percent of the 1983 timber rolls, whichever is greater (RCW 84.33.081 [3]). The full TAV is added to the tax base for all other districts (RCW 84.33.081 [4]).

What we found During the levy audit, we discovered that the Assessor applied half TAV, to the tax base for two school district's maintenance and operation levies rather than the amount that equaled 80 percent of the 1983 timber rolls.

The reduced tax base used in the levy calculation process caused a higher levy rate to be calculated. The TAV error resulted in the overlevy for these two school districts.

For the 2014 tax year the following school districts maintenance and operations levies were calculated incorrectly:

- Anacortes overlevied \$73
 - Mt. Vernon overlevied \$302
-

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Timber Assessed Value, Continued

Action needed to meet requirement

The Assessor must take the following actions:

- Contact the school districts and notify them of the levy error.
- Reduce the Anacortes and Mt. Vernon maintenance and operation levies in the subsequent tax year. If the amount of the correction would cause a hardship for the taxing district or the taxpayers, the corrections may be made on a proportional basis over the next three years.

Why it's important

Property tax levy rates must be applied to the correct tax base to ensure the correct property owners are paying the correct amount of tax.

Recommendations

Introduction

For the items listed as “Recommendations,” the Department believes the Assessor, taxing district, and/or county legislative authority could improve by making voluntary changes in procedure.

Contents

This section contains the following topics:

Topic	See Page
Administrative Refunds	18

Administrative Refunds

Recommendation **The Department recommends that the Assessor verify that the administrative refund is included in the taxing district’s levy certification.**

What we found Several of the taxing districts did not include the administrative refund amount in the levy certificate or budget estimate. The Assessor however contacted the taxing districts verifying that the administrative refunds were to be added to their levy.

Action Recommended The Department recommends the Assessor take the following action:

- Verify with the taxing districts that the administrative refund is included in their levy certification or budget.
- If the refund amount is not included in the district’s levy certificate, then the Department suggests the Assessor document in writing the following:
 - ✚ Name of the contact, date, and time of the conversation
 - ✚ Administrative refund approval amount
 - ✚ Retain a copy of the refund request (an email or fax is ideal)

A taxing district must certify a specific dollar amount they wish to levy for refund levy purposes before the Assessor can include this in the levy calculations.

Why it’s important With the exception of voter approved levy lid lifts, all taxes must be levied or approved by the voters for a specific amount. Administrative refund levy requests must also be stated in a specific dollar amount, since they are part of the district’s levy.

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 follow up February 2015 to review the corrections made. This will give the Assessor an opportunity to make and document the corrections 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 contributing staff member listed below:

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Property Tax Division
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Appendix – General Information

Introduction General information is provided to assist all assessors and taxing districts.

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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 that can be levied by a taxing district, 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 component calculated by multiplying the increase in assessed value of the district from the previous year attributable to new construction, improvements to property, wind turbines and any increase in the 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.

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	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

Continued on next page

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 Operation 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 Levy 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).

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 new construction, improvements to property, newly constructed wind turbines, and 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>
-

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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 county 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 to be prorated, in the 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
-

Continued on next page

Regular Levy Limitations, Continued

1 Percent Constitution 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: When adding a refund to the levy, the statutory rate limit cannot be exceeded.

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.
-

Excess Levies This table lists types of excess levies:

Type of Levy	Taxing District	Duration
Bond	Most districts	Long term debt, usually 15 – 20 years
Maintenance & Operation (M&O)	School and Fire Districts	2 – 4 years
General	Most districts except school and fire districts	1 year
Technology	School	2 – 6 years
Transportation 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
 - DOR Publication: [Ballot Measure Requirements for Voted Levies](#)
-

Timber Assessed Value (TAV)

What is Timber Assessed Value

Timber assessed value is used both to determine 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 was 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

Once these calculations have been made, 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 <i>plus</i> any increase resulting from new construction, improvements to property, newly constructed wind turbines, and the 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 districts 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, newly constructed wind turbines, and the value of state-assessed property values, 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.

2014 Skagit County Levy Audit

Appendix

Levy Limit Calculation for District: Skagit Road												
Assmt Taxes	Highest	Limit	Highest	State Assd	Tax Added	Annexed	Tax Added	Levy	Assd	Stat	<input type="checkbox"/>	Annexed to Library?
Year Due	Lawful Levy	Factor	Lawful plus	New Const	for	Value	for	Limit	Value	Rate	<input type="checkbox"/>	Annexed to Fire?
	Since 1985*		Increase		State Assd		Annex.			Max.	<input type="checkbox"/>	Firemen's Pension?
					New Const						<input type="checkbox"/>	Lid Lift?
2013 2014	14,280,875.20	1.00%	14,423,683.95	193,959,243	340,533.95	0	0.00	14,764,217.90	7,182,433,089	2.250000000000		
Actual Levy:								Summary of Levy Limits:				
Assmt Taxes	Previous	Lesser of Resolution's	Previous Yr's	Tax Added	Tax Added	Authorized	Refund	Certified	Limit Per	Levy Limit	Authorized	
Year Due	Year's	\$ or % Increase	Levy plus	for	for	Levy by Res.		Budget	Stat. Rate	Plus Refund	Levy By Res.	
	Levy		Increase	State Assd	Annex.				Maximum		Plus Refund	
	Post-shift			New Const								
2013 2014	13,416,908.20	\$134,169.00	13,551,077.20	340,533.95	0.00	13,891,611.15	5,317.74	13,295,096.74	16,160,474.45	14,769,535.64	13,896,928.89	
Summary of Levy Rates Checks and Balances												
Assmt Taxes	Current Year's	Pre Shift Levy Rate	Shift Amount	Levy Amount After	Actual	Actual Levy	Correct Levy Rate	Post Shift Road &	Over			
Year Due	Max Levy			Shift	Amount	Rate	Post Shift	County General	Levy			
					Levied			Rate Limit Check				
2012 2013	includes refund					1.7556985028						
2013 2014	13,295,096.74	1.8510575143	700,000.00	12,595,096.74	12,600,414.00	1.7543300000	1.7535975043	3.3816400000	5,317.26			

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Levy Limit Calculation for District: Hospital 2												
Assmt Taxes	Highest	Limit	Highest	State Assd	Tax Added	Annexed	Tax Added	Levy	Assd	Stat	<input type="checkbox"/> Annexed to Library?	
Year Due	Lawful Levy	Factor	Lawful plus	New Const	for	Value	for	Limit	Value	Rate	<input type="checkbox"/> Annexed to Fire?	
	Since 1985*		Increase		State Assd		Annex.			Max.	<input type="checkbox"/> Firemen's Pension?	
					New Const						<input type="checkbox"/> Lid Lift?	
2013 2014	886,574.73	1.00%	895,440.48	176,072,030	33,276.07	0	0.00	928,716.55	4,718,658,263	0.750000000000		
Actual Levy:								Summary of Levy Limits:				
Assmt Taxes	Previous	Lesser of	Previous Yr's	Tax Added	Tax Added	Authorized	Refund	Certified	Limit Per	Levy Limit	Authorized	
Year Due	Year's	Resolution's \$ or %	Levy plus	for	for	Levy by Res.		Budget	Stat. Rate	Plus Refund	Levy By Res.	
	Levy		Increase	State Assd	Annex.				Maximum		Plus Refund	
				New Const								
2013 2014	877,541.57	\$0	877,541.57	33,276.07	0.00	910,817.64	0.00	885,000.00	3,538,993.70	928,716.55	910,817.64	
Assmt Taxes	Current Year's	Actual	Actual Levy	Correct	Over/Under							
Year Due	Max Levy	Amount	Rate	Levy Rate	Levy							
		Levied										
2012 2013			.1889912331									
2013 2014	885,000.00	885,000.00	.1875533151	.187553315	0.00							
Excess Levy Calculation: 1996 and 2012 UTGO BONDS												
Type & Yr	Budget	Refund	Total Levy	Real & Personal	TAV	Total Value	DOR	County AV x DOR	Skagit County	Skagit County	Over	
				Taxable Value			Levy Rate	Rate (less Tav)	Levy Rate Sheet	Levy Amount	Levy	
Bonds 1996	2,241,613.00	-	2,241,613.00	4,667,930,073.00	297,864.00	4,668,227,937.00	0.4801849931	2,241,469.97	0.4849587476	2,263,753.52	22,283.55	

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Levy Limit Calculation for District: Skagit General Fund												
Assmt Taxes	Highest	Limit	Highest	State Assd	Tax Added	Annexed	Tax Added	Levy	Assd	Stat	<input type="checkbox"/>	Annexed to Library?
Year Due	Lawful Levy	Factor	Lawful plus	New Const	for	Value	for	Limit	Value	Rate	<input type="checkbox"/>	Annexed to Fire?
	Since 1985*		Increase		State Assd		Annex.			Max.	<input type="checkbox"/>	Firemen's Pension?
					New Const						<input type="checkbox"/>	Lid Lift?
2013 2014	22,179,363.90	1.00%	22,401,157.54	308,168,780	499,655.61	0	0.00	22,900,813.15	14,370,022,271	1.800000000000		
Actual Levy:									Summary of Levy Limits:			
Assmt Taxes	Previous	Lesser of Resolution's \$	Previous Yr's	Tax Added	Tax Added	Authorized	Refund	Certified	Limit Per	Levy Limit	Authorized	
Year Due	Year's	or % Increase	Levy plus	for	for	Levy by Res.		Budget	Stat. Rate	Plus Refund	Levy By Res.	
	Levy		Increase	State Assd	Annex.				Maximum		Plus Refund	
	Pre-shift			New Const								
2013 2014	21,965,298.00	1%	22,184,950.98	499,655.61	0.00	22,684,606.59	0.00	23,513,204.00	25,866,040.09	22,900,813.15	22,684,606.59	
Summary of Levy Rates Checks and Balances												
Assmt Taxes	Current Year's	Pre Shift Levy Rate	Shift Amount	Levy Amount After	Actual	Actual Levy	Correct Levy Rate	Post Shift Road &	Over			
Year Due	Max Levy			Shift	Amount	Rate	Post Shift	County General	Levy			
					Levied			Rate Limit Check				
2012 2013						1.6213700000						
2013 2014	22,684,606.59	1.5786062235	700,000.00	23,384,606.59	23,384,610.09	1.6273100000	1.6273187437	3.3816400000	3.50			

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Levy Limit Calculation for District: City of Burlington												
Assmt Taxes	Highest	Limit	Highest	State Assd	Tax Added	Annexed	Tax Added	Levy	Assd	Stat	<input type="checkbox"/>	Annexed to Library?
Year Due	Lawful Levy	Factor	Lawful plus	New Const	for	Value	for	Limit	Value	Rate	<input type="checkbox"/>	Annexed to Fire?
	Since 1985*		Increase		State Assd		Annex.			Max.	<input type="checkbox"/>	Firemen's Pension?
					New Const						<input type="checkbox"/>	Lid Lift?
2013 2014	2,587,425.88	1.00%	2,613,300.14	11,180,393	23,316.93	0	0.00	2,636,617.07	1,185,667,655	3.375000000000		
Actual Levy:									Summary of Levy Limits:			
Assmt Taxes	Previous	Lesser of	Previous Yr's	Tax Added	Tax Added	Authorized	Refund	Certified	Limit Per	Levy Limit	Authorized	
Year Due	Year's	Resolution's \$ or %	Levy plus	for	for	Levy by Res.		Budget	Stat. Rate	Plus Refund	Levy By Res.	
	Levy		Increase	State Assd	Annex.				Maximum		Plus Refund	
				New Const								
2013 2014	2,430,067.68	\$0	2,430,067.68	23,316.93	0.00	2,453,384.61	0.00	2,469,719.00	4,001,628.34	2,636,617.07	2,453,384.61	
Assmt Taxes	Current Year's	Actual	Actual Levy	Correct	Over/Under							
Year Due	Max Levy	Amount	Rate	Levy Rate	Levy							
		Levied										
2012 2013			2.0855200000									
2013 2014	2,453,384.61	2,453,384.00	2.0692000000	2.0692009262	(0.61)							

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Excess Levy Calculation: Burlington School District 100													
Ballot Data		Department Calculations											
Type & 1st Year		Budget	Total Levy	Real & Personal Taxable Value	TAV	Total Value	Levy Rate	Total County AV x Rate	Skagit County Levy Rate	Skagit County Levy	Over/Under		
Bond	na	5,500,000	5,500,000	2,748,859,027	4,159,951	2,753,018,978	1.9978067873	5,500,000	1.9978067874	5,500,000	0		
Cap Projects	2013	400,000	400,000	2,748,859,027	4,159,951	2,753,018,978	0.1452950390	400,000	0.1452950391	400,000	0		
M & O	2013	9,363,884	9,363,884	2,748,859,027	2,079,796	2,750,938,823	3.4038866737	9,363,884	3.4038864511	9,363,884	0		
Excess Levy Calculation: Anacortes School District 103													
Ballot Data		Department Calculations										Overlevy	
Type & 1st Year		Budget	Total Levy	Real & Personal Taxable Value	TAV	Total Value	Levy Rate	Total County AV x Rate	Skagit County Levy Rate	Skagit County Levy	TAV	TAV Difference	
Bond	na	2,625,000	2,625,000	4,668,931,373	328,053	4,669,259,426	0.5621876534	2,625,000	0.5621876534	2,625,000	328,053	6,819,760	Skagit
M & O	2011	6,820,000	6,820,000	4,668,931,373	214,614	4,669,145,987	1.4606525517	6,820,000	1.4606683770	6,820,000	164,027	6,819,687	DOR
Excess Levy Calculation: Conway School District 317													
Ballot Data		Department Calculations										Overlevy	
Type & 1st Year		Budget	Total Levy	Real & Personal Taxable Value	TAV	Total Value	Levy Rate	Total County AV x Rate	Skagit County Levy Rate	Skagit County Levy	Over/Under		
Bond	2014	650,000	650,000	373,037,247	4,623,578	377,660,825	1.7211210615	650,000	1.7211210615	650,000	0		
Cap Projects	2013	100,000	100,000	373,037,247	4,623,578	377,660,825	0.2647878556	100,000	0.2647878556	100,000	0		
M & O	2013	1,325,000	1,325,000	373,037,247	2,311,789	375,349,036	3.5300476967	1,325,000	3.5300476967	1,325,000	0		
Excess Levy Calculation: Mount Vernon School District 320													
Ballot Data		Department Calculations										Overlevy	
Type & 1st Year		Budget	Total Levy	Real & Personal Taxable Value	TAV	Total Value	Levy Rate	Total County AV x Rate	Skagit County Levy Rate	Skagit County Levy	TAV	TAV Difference	
Bond	na	6,000,000	6,000,000	3,063,170,247	86,381	3,063,256,628	1.9586997528	6,000,000	1.9346512233	6,000,000	86,381		
Technology	2013	1,250,000	1,250,000	3,063,170,247	86,381	3,063,256,628	0.4080624485	1,250,000	0.4080624485	1,250,000	86,381	12,693,946	Skagit
M & O	2013	12,694,125	12,694,125	3,063,170,247	116,186	3,063,286,433	4.1439562632	12,694,125	4.1440550118	12,694,125	43,191	12,693,644	DOR