

2010 PROPERTY TAXES

City Council Study Session

November 3, 2009

Agenda

- Historical Trends
- Overview of Current Levy
- Property Tax on Average Tacoma Home
- Next Steps

Tax Levy Consideration for General Fund and EMS Fund

- 2010 adopted budget includes a 1% increase in property tax revenues
- 2010 property taxes may be increased by the lesser of 1% or the Implicit Price Deflator (IPD)
- For 2010 the IPD is a negative 0.848%

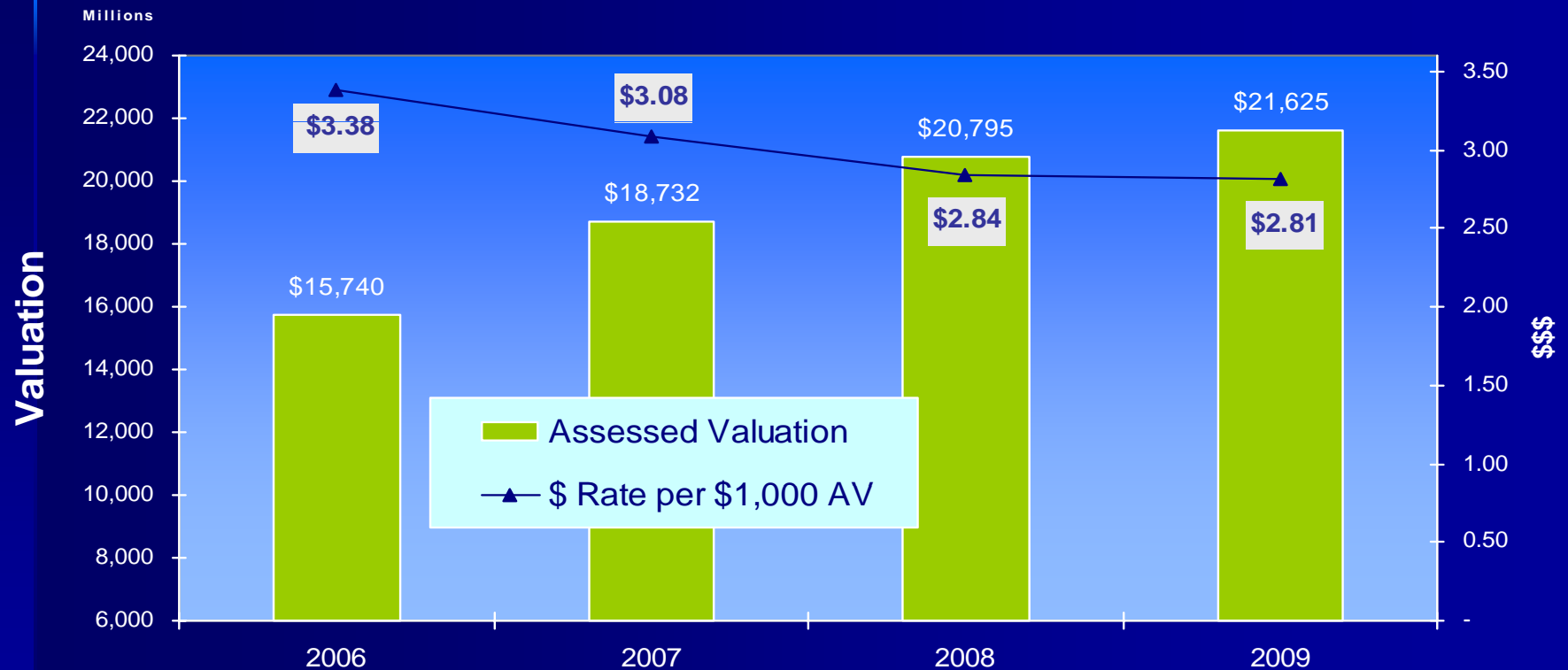
Tax Levy Consideration for General Fund and EMS Fund

- Impact of negative IPD for 2010 would be \$(1,071,000)
- By finding substantial need, the Council can continue with the 1% increase in property tax revenues

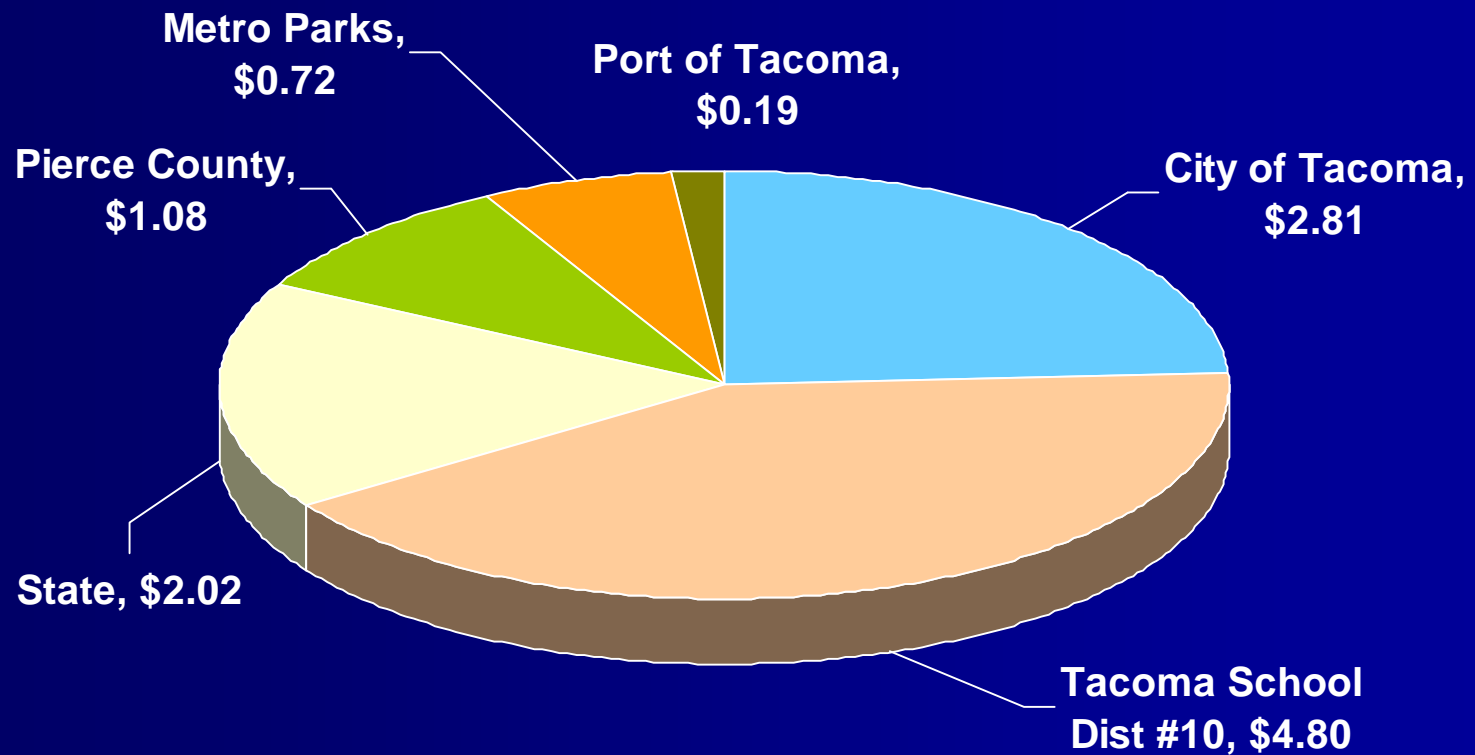
Historical Trend - Levy Rates

	2007	2008	2009
Voted Debt	0.1580	0.1408	0.1353
EMS Levy	0.5000	0.4639	0.4589
General Fund	1.9720	1.8119	1.8010
Fire Pension	0.2250	0.2250	0.2250
Non-Voted Debt	0.2252	0.1980	0.1904
Tacoma Subtotal	\$ 3.0802	\$ 2.8396	\$ 2.8106
Other Jurisdictions	9.9223	8.8353	8.8099
TOTAL	\$ 13.0025	\$ 11.6749	\$ 11.6205

Historical Trend - Assessed Valuation (City of Tacoma and EMS Only)

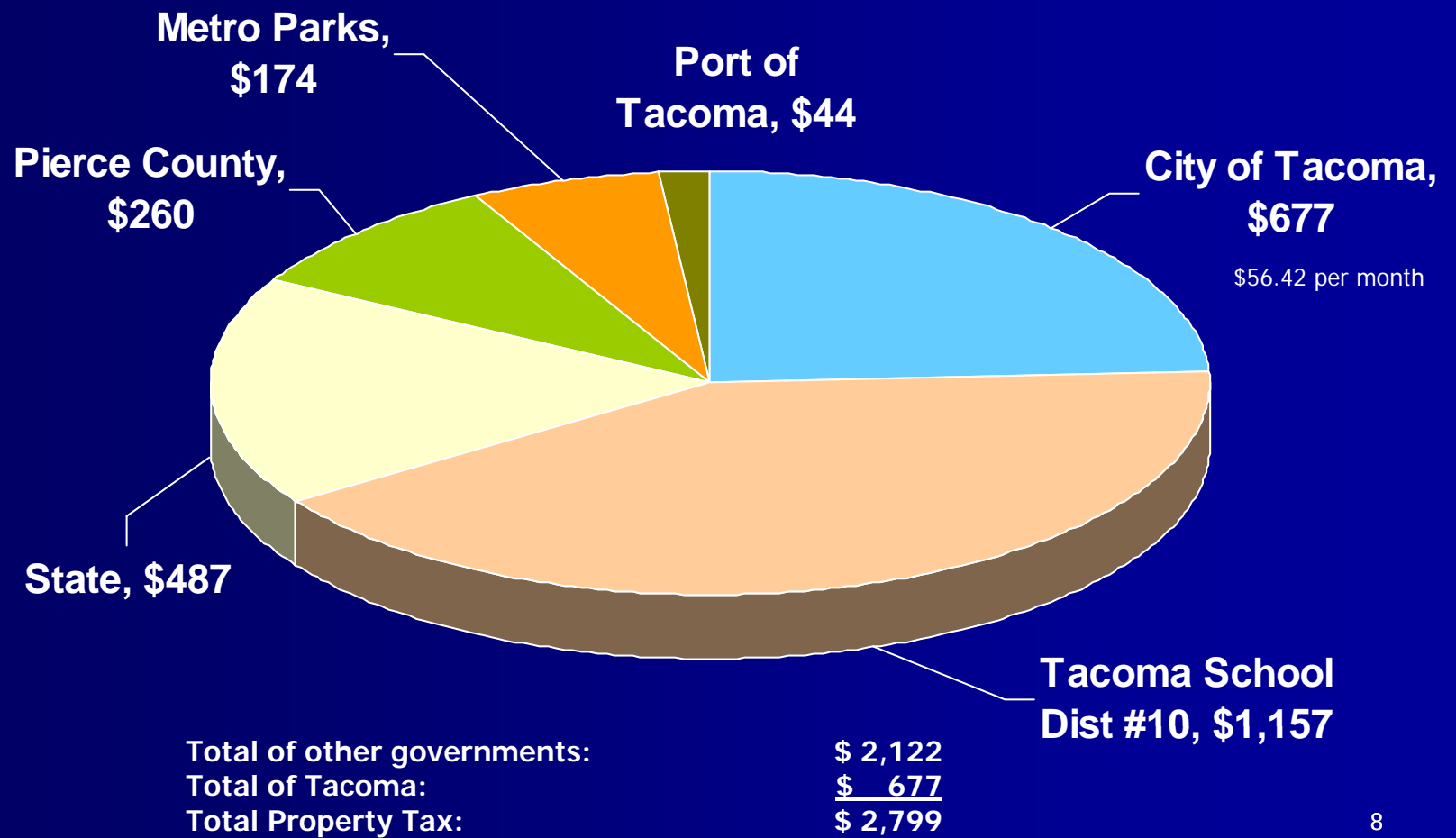


Current 2009 Property Tax Levy per \$1,000 of Assessed Value (AV)



Total other governments:	8.81
Total Tacoma:	<u>2.81</u>
Total property tax levy per \$1,000 of AV:	\$11.62

Property Tax on Average Home Value of \$240,900 for 2009 Taxes



2009-2010 Adopted Biennial Budget Property Tax on Average Tacoma Home

Year	Assessed Value	Property Tax
2007	\$ 244,300	\$ 752
2008	\$ 239,500	\$ 680
2009	\$ 240,900	\$ 677
Estimated 2010*	\$ 222,100	\$ 664

- Includes 1% Budgeted Increase

Recommendations

- Recommend action to declare substantial need
- With Council approval, an ordinance will be prepared for continuing with the budgeted 2010 property tax revenue increase of 1%

Next Steps

Property Tax Public Hearing	Nov 10
First Reading Property Tax Ordinance, including finding of substantial need (if approved by Council)	Nov 17
Second Reading Property Tax Ordinance	Nov 24