

# Frequently Asked Questions

## Why didn't Initiative 747 limit my tax increase to one percent?

The limit applies to taxing districts, not individual parcels of property. The regular property tax levy of a taxing district is limited to a one percent increase over the highest allowable levy since 1986, plus an amount attributable to new construction. Special levies and voted bond issues are not subject to the limit.

## What's the difference between special and regular levies?

Special levies are approved by the voters. Regular levies are set by the directors or commissioners of each taxing district, subject to statutory maximum rates.

## How are regular levy rates determined?

Each year the commissioners or directors of each taxing district meet in open session to adopt a budget for the following year. The district submits the budget to the Assessor, who verifies that the budget is within statutory and constitutional limitations, and computes the required levy rate. The levy rate is the amount to be collected divided by the total assessed value of the district, and is expressed in dollars per thousand dollars of assessed valuation. For example, a levy rate of fifty cents for emergency medical service would mean that the owner of a \$100,000 home would pay \$50 for that particular levy.

## How often does the County revalue my property?

State law requires that the Assessor maintain an active and systematic program of real property revaluation. Real property is land and any improvements, such as buildings, attached to the land. All real property in Kitsap County is physically inspected at least once every six years on a cyclical basis. In addition, assessed values are updated countywide on an annual basis by statistical analysis. If properties in a particular area consistently sell for more or less than the assessed value, the assessment roll will be adjusted to reflect real estate market conditions in that area. If the character of property changes because of remodeling, additions, subdivisions, etc., a new value is determined.

## How can I get more information about the valuation of my property?

With few exceptions, all information upon which property taxes are based is public record. The Assessor's records are open to public inspection daily from 8:00 a.m. to 4:30 p.m., Monday through Friday. **Assessor information** is now available on line or call (360) 337-7160. You may call toll-free from Bainbridge Island 842-2061; from Olalla 851-4147, or fax (360) 337-4874. **Property tax relief programs**