



FRANKLIN COUNTY

**2009 ASSESSMENTS
FOR
2010 TAX
COLLECTION**

**STEVE MARKS
ASSESSOR**

Mission Statement

We, the employee's of the Franklin County Assessor's Office have a primary mission to maintain the property assessment system in a way that is equitable, fair and uniform to all the citizens of Franklin County and at the same time meet all constitutional and statutory requirements. We will strive to provide an optimal level of service, information and policy guidance to the public and to other governmental agencies.

Message from the Franklin County Assessor

This pamphlet has been prepared to help you better understand the functions of the Assessor's office. The information contained herein will assist you, as a property owner and taxpayer, in understanding assessment procedures, tax collection and distribution of the tax dollar.

The Assessor does not establish the dollar amount of taxes required nor does the Assessor bill or collect taxes. The taxpayers, state limitations, and assessed value determines the tax rate for each district. The County Treasurer bills and collects the required tax.

It is my responsibility as your Assessor, together with my staff, to insure that all property owners are treated fairly and impartially in accordance with our state laws. It is our sincere desire to serve and support you in an effective, responsible and courteous manner.

The County Assessor's office welcomes your inquiries and your concerns on how your property is assessed. As your Assessor, I am committed to serve and assist you personally in any matters dealing with this office. Also, I will be available to speak to and/or answer questions for interested groups. Please contact the Assessor's office for more information. Office hours are 8:30 A.M. to 5:00 P.M. The phone number is 545-3506.

Steve Marks
Franklin County Assessor

AVAILABLE INFORMATION

Much of the property information that may be helpful to you is available on our web site. This includes:

- Property characteristics
- Property assessed value history
- Property sales
- Name and address of taxpayer
- Maps / Aerials

To obtain information of property characteristics on the internet, click on the links above or go to these addresses.

Property Characteristics—

<http://franklinwa.taxesifter.com/taxesifter/disclaimer.asp>

Maps/Aerials —

<http://franklinwa.mapsifter.com/Mapsifter/disclaimer.aspx>

You may obtain a photocopy of any of this information on a particular property for a small fee.

General Information	545-3506
Fax Number	546-5840
Email	smarks@co.franklin.wa.us
Web	www.co.franklin.wa.us/assessor

Board of Equalization Clerk 546-3351

Office hours are 8:30 AM to 5:00 PM, Monday through Friday, except holidays.

NATURE OF THE ASSESSOR'S PROGRAM

Function:

To administer the assessment and levy of property taxes in Franklin County.

Scope:

The listing of all taxable real and personal property within the geographic boundaries of Franklin County are within the office's jurisdiction, including property within incorporated cities.

General activities:

Appraisal of property

Assessment of personal property (primarily business & farm equipment)

Administration of exemption programs (senior citizen and non-profit)

Administration of special programs (e.g., open space, agricultural land)

Public information

Assessment roll maintenance (legal description changes, subdivisions)

Appeals processing

Participants:

Persons seeking exemptions or inclusion in a special program

Taxpayers whose property is being appraised

Representatives of taxing districts

Persons seeking public information by phone, mail, or over the counter

Persons appealing property tax assessments

Employees of this office

Employees of other agencies

THE ASSESSOR'S ROLE

The role of the Assessor's office is to establish a value for all property for tax purposes. The Assessor is required by law to set that value at 100% of market value and to assure that all values are in equalization.

The Assessor does not create market value. Market value is the price a willing buyer and seller would agree to under ordinary circumstances. This does not mean that an individual sale will automatically establish the value of a property. The Assessor uses multiple sales of comparable properties in establishing value.

Taxable property is divided into two classes. *Real property* includes land and all buildings, structures, and improvements to the land. *Personal property* includes machinery and equipment, fixtures, furniture, and other items that are movable in nature. Personal effects, which are not held for sale or commercial use, are not taxable.

FREQUENCY OF VALUATION

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 Franklin 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.

METHOD OF VALUATION

The laws governing the tax appraisal process in Washington State are based upon the same principles and procedures that are used throughout the appraisal profession. There are three basic approaches to the valuation of real property:

The **MARKET APPROACH** involves comparison of a property with the characteristics of similar properties, which have recently been sold.

The **COST APPROACH** involves estimating the replacement cost of a structure, and adjusting that estimate to account for depreciation.

The **INCOME APPROACH** is an analysis of a property's value based on its capacity to generate revenue for the owner.

All approaches, which apply, to a particular property may be used by the appraiser.

PROPERTY TAX LEVIES

The Assessor does not raise property values in order to increase taxes. The cost of providing public services determines your property tax. Local government consists of various taxing districts including fire districts, regional library, cities, county government, roads, ports, etc. A portion of the tax is distributed to the state for local school support. In addition, taxes are collected to pay for special voter-approved levies, such as school maintenance and operation levies and bonds and emergency medical levies. The Assessor sets the levy rates based on taxing district budget requests, statutory limits and property values. Levy rates are expressed in dollars per thousand dollars of assessed value.

TAX LIMITS

Property tax levies are subject to several statutory and constitutional limits.

- -The "101% levy lid" restricts individual taxing districts to collect a maximum one per cent increase over the highest amount collected since 1985 for their regular levy, plus an amount attributable to new construction within or annexations to the district. This law applies to a taxing district budget and not to individual properties. RCW 84.55.010.
- The regular levy of each taxing district cannot exceed a certain rate, which is determined by the type of district. For example, the levy for the county current expense fund cannot exceed \$1.80
- The aggregate regular levy rate of all senior and junior taxing districts (not including the state, port districts and public utility districts, emergency medical levies, and conservation futures) cannot exceed \$5.90. RCW 84.52.043.

The aggregate of all regular levies (not including port and public utility districts) shall not exceed 1% of true and fair value. WASHINGTON STATE CONSTITUTION, ARTICLE VII.

THE BUDGET CYCLE

Every year the directors or commissioners of all taxing districts meet in open session to determine the amount of taxes to be collected the following year. Public questions or comments are welcomed during this process. Once the budget has been adopted, the amount of taxes to be collected is certified to the county assessor. The assessor computes the levy rate required to raise the certified tax for each district, and ensures that none of the constitutional or statutory limitations is violated. After the county council has certified the levy rates, taxes are extended to all property within the boundaries of the respective districts. The county treasurer mails tax bills on February 14 of the year in which they are collected, and the receipts are distributed back to the various districts.

TAX RELIEF

There are several tax relief opportunities provided by state law, including:

- "Open Space Classification" for
 - Agricultural land
 - Timberland
 - Nature preserves
- "Designated Forestland Classification" for timberland parcels 20 acres or more
- "Historical Restoration Exemption" for historical significant property undergoing restoration
- "Improvement Exemption" a temporary exemption of valuation of additions to single-family dwellings
- "Destroyed Property Claim" adjustment to the valuation of destroyed property
- Property tax exemptions for
 - Senior citizens
 - Disabled persons
- Full tax deferrals for
 - Senior citizens
 - Disabled persons
- Exemptions for qualifying property owned by non-profit organizations

For further information about any of these exemptions, contact the Assessor's office 545-3506.

APPEAL OF VALUATION

A property owner who feels that an error has been made in valuing his or her property should call the Assessor's office at 545-3506 and talk to an appraiser.

The appraiser will examine the valuation of the property and may initiate further review. If still not satisfied, the property owner may appeal the valuation to the Franklin County Board of Equalization (546-3351). Appeal forms must be submitted by July 1st or within 30 days of the date the valuation notice was mailed.

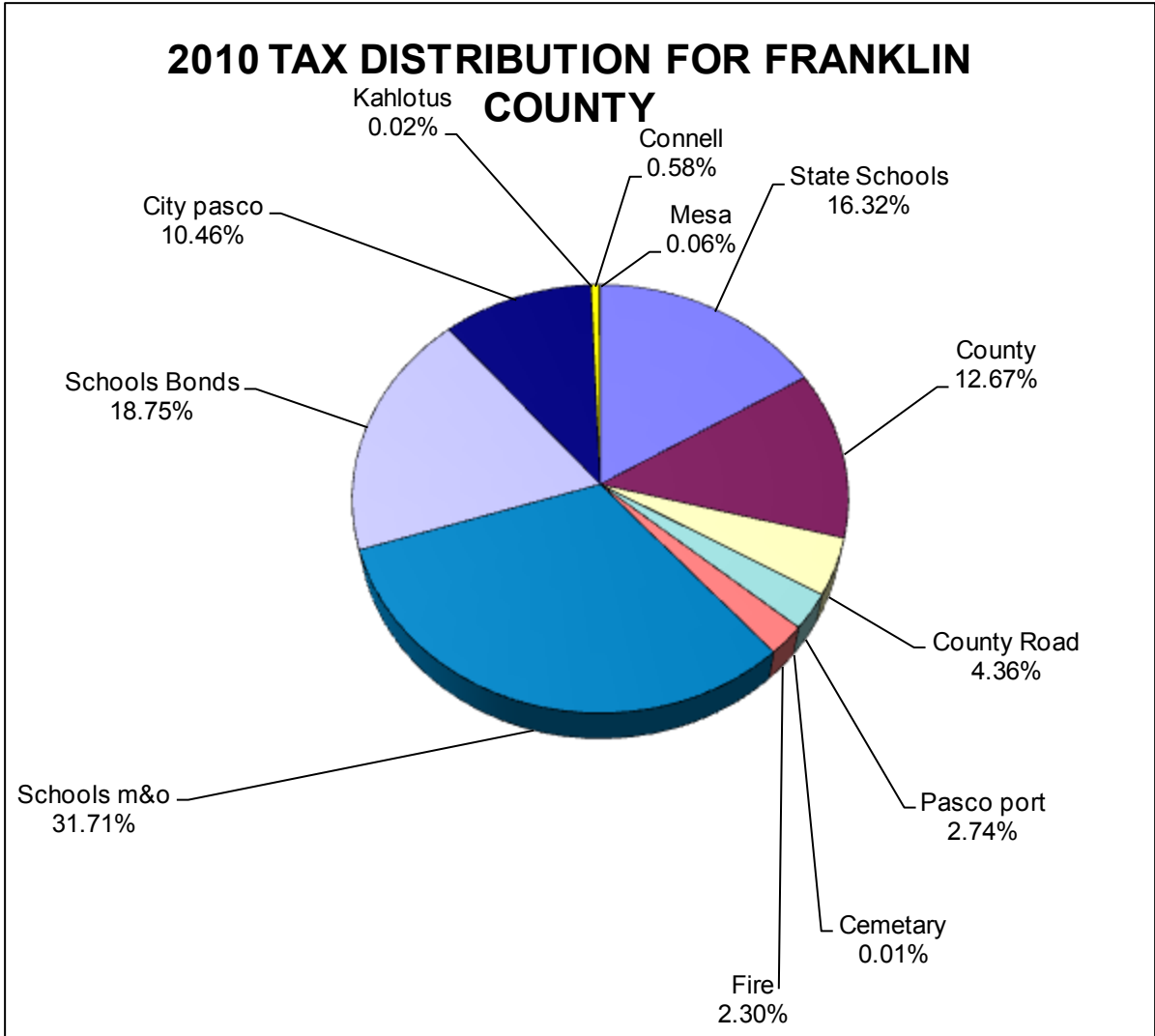
The appeal process does not require an attorney, but proof that the Assessor's value is incorrect is required. Property sales information is available for examination any time during our normal business hours.

Decisions of the Board of Equalization may be appealed to the State Board of Tax Appeals. Generally a hearing examiner can hear Board of Tax Appeals cases in Pasco, although an appellant may request that his or her case be presented to the full Board in Olympia.

COUNTY INFORMATION

2007 (Est.) POPULATION	69,578
DENSITY (people/square miles)	56.02
LAND AREA (sq. miles)	1,242.2
LAND AREA (acres)	795,008

source: 2000 census



2010 TAX DISTRIBUTION FOR FRANKLIN COUNTY

State Schools	9,389,087.00
County	7,288,758.50
County Road	2,509,167.85
Pasco port	1,577,241.40
Cemetery	7,725.85
Fire	1,324,887.43
Schools m&o	18,243,383.17
Schools Bonds	10,788,844.63
City pasco	6,019,554.04
Kahlotus	11,271.60
Connell	332,066.80
Mesa	36,682.86

TAXING DISTRICT NAME	value 2010	rate	collections	% of TOTAL
STATE FOR SCHOOLS	4,629,163,507	2.028247	\$9,389,087.00	15.73%
county				
CURRENT EXPENSE	4,713,260,618	1.441025	\$6,791,926.38	11.38%
Mental Health	4,713,260,618	0.025000	\$117,831.52	0.20%
Veteran's Relief	4,713,260,618	0.011669	\$54,999.04	0.09%
TRAC Bond	4,684,472,718	0.069165	\$324,001.56	0.54%
Courthouse Remodel	4,684,472,718	0.169283	\$793,001.60	1.33%
TOTAL		1.716142		
ROAD DEPT	1,626,529,819	1.542651	\$2,509,167.85	4.20%
PASCO PORT	4,665,469,877	0.338067	\$1,577,241.40	2.64%
KAHLOTUS PORT-NO LEVY	28511232	0.000000	\$0.00	0.00%
MID-COLUMBIA LIBRARY	1,774,753,976	0.401415	\$712,412.87	1.19%
CITY OF CONNELL-General	135,225,239	2.455657	\$332,066.80	0.56%
CITY OF MESA	12,998,918	2.821993	\$36,682.86	0.06%
TOWN OF KAHLOTUS	3,714,332	3.034624	\$11,271.60	0.02%
HOSPITAL DISTRICT	838,346,731	0.312925	\$262,339.65	0.44%
Cemetery #1	37,571,829	0.026429	\$992.99	0.00%
Cemetery #2	295,988,805	0.022747	\$6,732.86	0.01%
Fire District #1	230,655,173	0.711677	\$164,151.98	0.28%
Fire District #2	77,851,874	0.745378	\$58,029.07	0.10%
Fire District #3	853,824,528	1.091176	\$931,672.83	1.56%
Fire District #4	248,295,550	0.288957	\$71,746.74	0.12%
Fire District #5	203,735,875	0.487331	\$99,286.81	0.17%

CITY OF PASCO

General	11	2,934,792,310	1.998542	\$5,865,305.69	9.83%
Library Bond	11	2,562,605,460	0.026555	\$68,049.99	0.11%
Fire Station Bond	11	2,562,605,460	0.033637	\$86,198.36	0.14%
2002 UNLTD REFUND BOND	11	2,306,847,429	0.164727	\$380,000.06	0.64%
			2.223461		

Pasco School District #1

M&O	12	3,941,318,409	4.154701	\$16,374,999.54	27.44%
BOND	13	3,941,318,409	2.395138	\$9,440,001.49	15.82%
			6.549839		

Joint School District #43

M&O	12	667,502	3.768293	\$2,515.34	0.00%
BOND	13	667,502	0.000000	\$0.00	0.00%
			3.768293		

N. Franklin School Dist #51

M&O	12	621,238,786	2.556498	\$1,588,195.71	2.66%
BOND	13	621,238,786	1.956883	\$1,215,691.62	2.04%
			4.513381		

Kahlotus School Dist #56

M&O	12	37,519,129	3.997961	\$150,000.01	0.25%
BOND	13	37,519,129	0.000000	\$0.00	0.00%
			3.997961		

Star School District #54	12	\$13,783,442	0.000000	\$0.00	0.00%
--------------------------	----	--------------	----------	--------	-------

Joint School Dist #55

M&O	12	60,557,662	2.108281	\$127,672.57	0.21%
bond	13	60,557,662	2.198756	\$133,151.52	0.22%
			4.307037		

TOTALS				\$59,676,425.31	100.00%
---------------	--	--	--	-----------------	---------

REAL PROPERTY RATIO 92.4
PERSONAL PROP. RATIO 83.8

MISC. ASSESSMENTS

WEED
 PEST CONTROL
 GWMA
 MOSQUITO **0.219293**

TAXING DISTRICT CODES & ABBREVIATIONS

SCHOOLS

1	Pasco School District
43	Washtucna School District (Adams & Whitman Counties)
51	North Franklin School District
54	Star School District
55	Othello School District (Adams & Grant Counties)
56	Kahlotus School District

CITIES & TOWNS

PAS	City Of Pasco
PAS-1P	City Of Pasco Annexation 1995
C	Town Of Connell
C-1	Town Of Connell Annexation
M	Town Of Mesa
K	Town Of Kahlotus

PORTS

P	Port Of Pasco
KP	Port Of Kahlotus

FIRE DISTRICTS

FI	Fire District #1
F2	Fire District #2
F3	Fire District #3
F4	Fire District #4
F5	Fire District #5

CEMETERIES

CEM1	Cemetery District #1
CEM2	Cemetery District #2

OTHER

1	Franklin County Road District
H	Hospital District #1
L	Mid-Columbia Regional Library

2010 LEVY RATES FRANKLIN COUNTY

LEVY CODES	CODE	LEVY	CODE	LEVY
1 PASP	101	12.855756	1019	10.827509
1 PAS-1P	102	12.691029	1029	10.662782
1 PAS-00 P	103	12.630837	1039	10.602590
1 1 PL	105	12.576361	1059	10.548114
1 1 F3 PL	106	13.667537	1069	11.639290
1 1 F4 HPL	109	13.178243	1099	11.149996
1 1 F2 PL	110	13.321739	1109	11.293492
1 1 F5 PL	112	13.376617	1129	11.348370
162/51 CHPL Cem #2	200	11.788581	2009	9.760334
162/51 MHPL	201	12.132170	2019	10.103923
162/51 1 PL	202	10.539903	2029	8.511656
162/51 1 F1 PL Cem #2	205	11.274327	2059	9.246080
162/51 1 HPL	206	10.852828	2069	8.824581
162/51 1 F1 HPL	207	11.564505	2079	9.536258
162/51 1 F1 HPL Cem #2	208	11.587252	2089	9.559005
162/51 1 F4 HPL	210	11.141785	2109	9.113538
162/51 1 F2 KPL Cem #2	214	10.969961	2149	8.941714
162/51 1 HPL Cem #2	215	10.875575	2159	8.847328
162/51 1 F1 HKPL Cem #2	216	11.249185	2169	9.220938
162/51 1 F2 PL	219	11.285281	2199	9.257034
162/51 1 F2 PL Cem #2	221	11.308028	2219	9.279781
162/51 1 F4 H P L BASIN WATER	223	11.141785	2239	9.113538
162/51 1 F5 PL Cem #2	224	11.340159	2249	9.311912
162/51 1 F5 PL Cem #2	225	11.362906	2259	9.334659
109/43 1 F2 KPL	300	10.202126	3009	8.173879
54 1 PL	400	6.026522	4009	3.998275
54 1 F1 PL	401	6.738199	4019	4.709952
54 1 F2 KPL	403	6.433833	4039	4.405586
54 1 F1 HPL Cem #2	406	7.073871	4069	5.045624
54 1 F2 PL	408	6.771900	4089	4.743653
54 1 F2 PL Cem #2	410	6.794647	4109	4.766400
147/55 1 F4 HPL	500	10.935441	5009	8.907194
56 KKP Cem #1	600	10.803403	6009	8.775156
56 1 F1 KPL Cem #1	601	10.424522	6019	8.396275
56 1 F2 KPL Cem #1	602	10.458223	6029	8.429976
56 1 F1 HKPL Cem #1	603	10.737447	6039	8.709200
56 1 HKPL Cem #1	605	10.025770	6059	7.997523
	MEAN	10.760493		
	MEDIAN	11.141785		

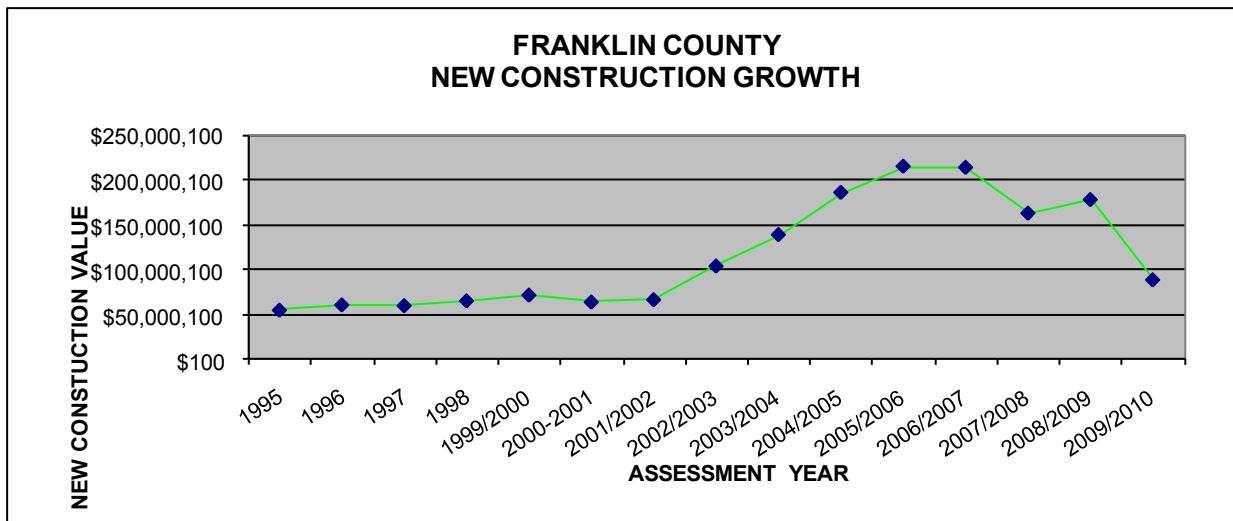
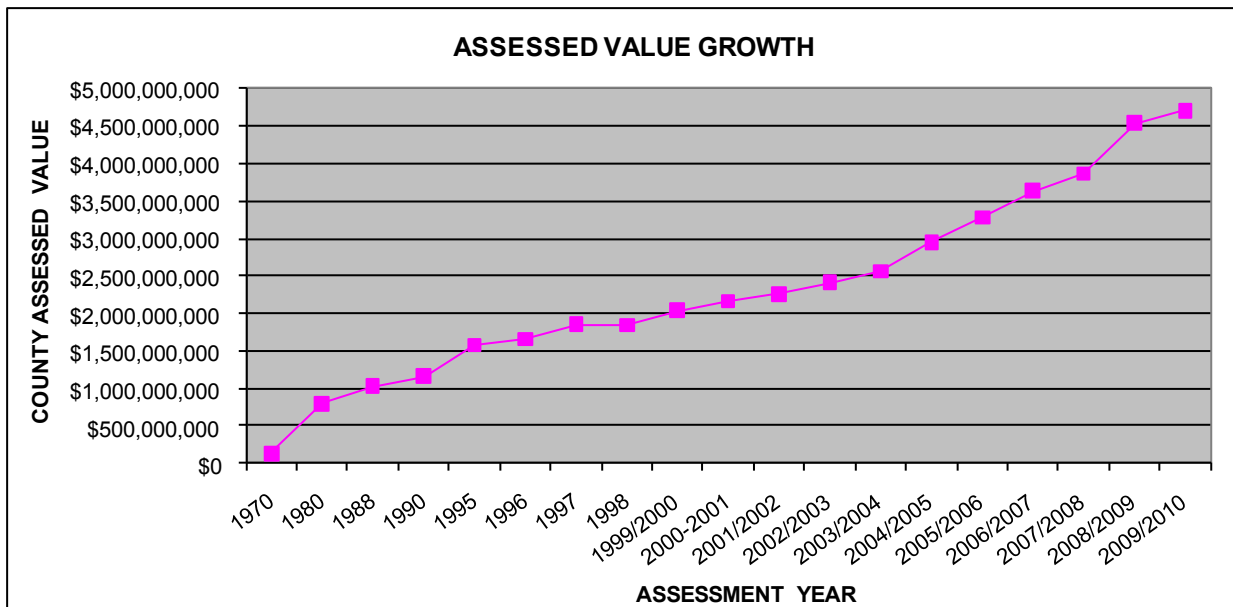
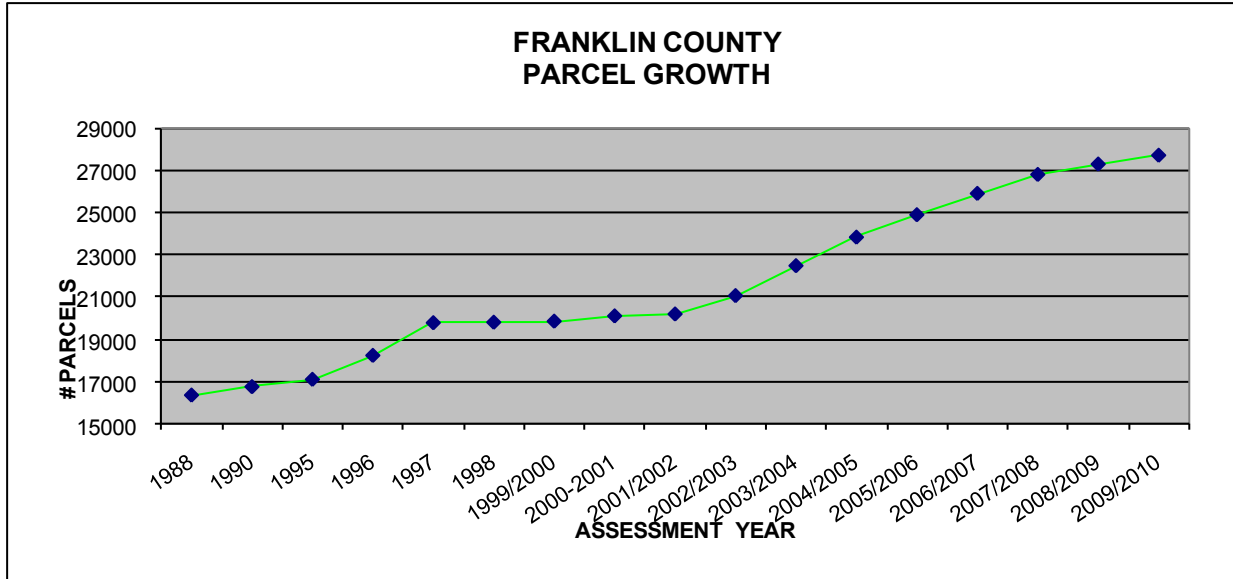
HISTORIC TAXES FOR COLLECTION FRANKLIN COUNTY

1967		\$3,174,674.74
1968		\$3,709,704.06
1969		\$4,232,002.88
1970		\$4,682,262.87
1971		\$5,059,651.22
1972		\$5,630,518.22
1973		\$4,436,140.40
1973	ADJUSTED	\$4,088,078.93
1974		\$5,818,832.43
1975		\$6,362,385.25
1976		\$6,345,002.45
1977		\$9,243,558.78
1978		\$10,99,974.52
1979		\$10,438,994.73
1980		\$10,686,037.43
1981		\$12,055,338.78
1982		\$12,466,582.07
1983		\$13,923,989.36
1984		\$14,687,833.86
1985		\$15,462,498.10
1986		\$16,172,748.74
1987		\$16,806,243.81
1988		\$18,203,930.87
1989		\$17,771,205.62
1990		\$17,606,628.72
1991		\$17,438,032.98
1992		\$18,725,594.98
1993		\$20,042,350.36
1994		\$22,675,625.39
1995		\$23,512,077.74
1996		\$24,621,466.00
1997		\$26,701,113.36
1998		\$28,135,210.25
1999		\$29,309,254.16
2000		\$32,292,767.58
2001		\$33,159,874.00
2002		\$34,354,097.04
2003		\$36,887,168.80
2004		\$39,896,798.33
2005		\$42,244,705.73
2006		\$45,000,576.18
2007		\$51,234,723.58
2008		\$53,429,023.29
2009		\$60,234,409.57
2010		\$59,676,425.31

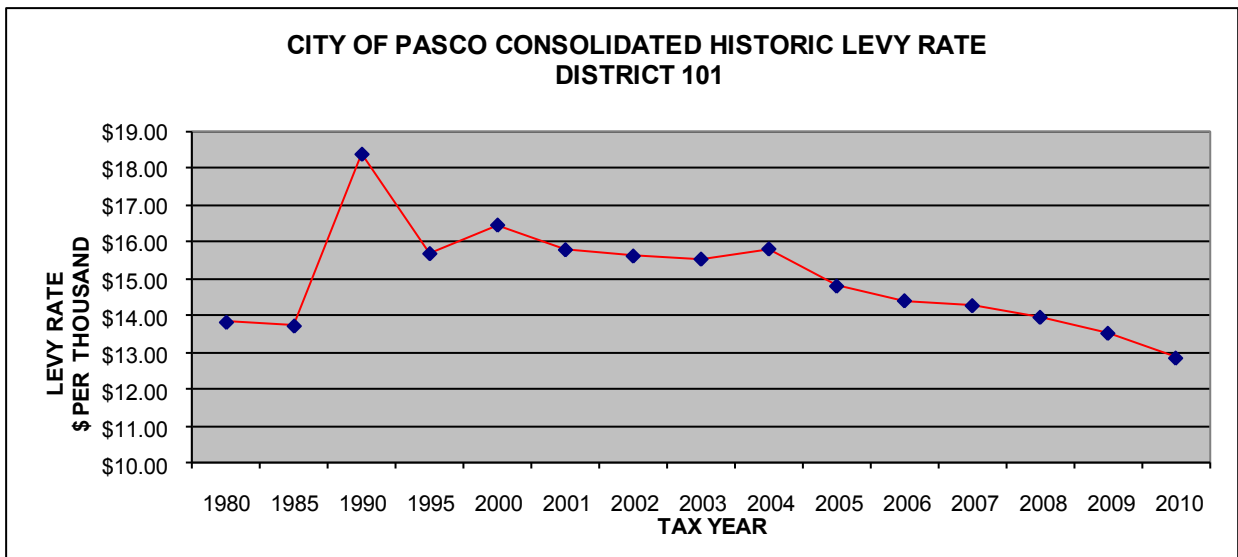
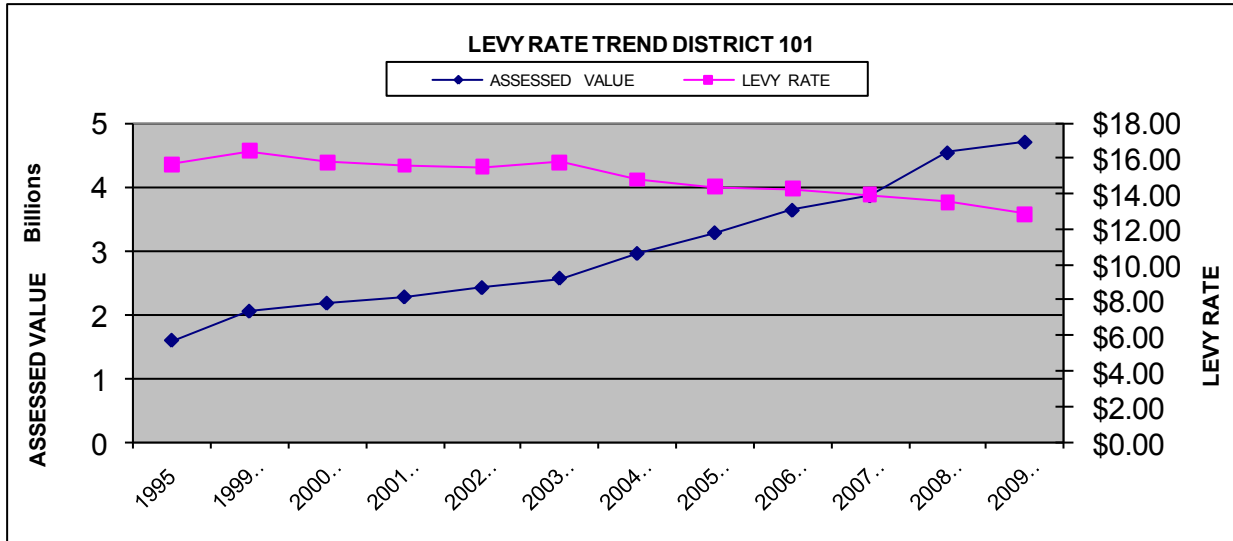
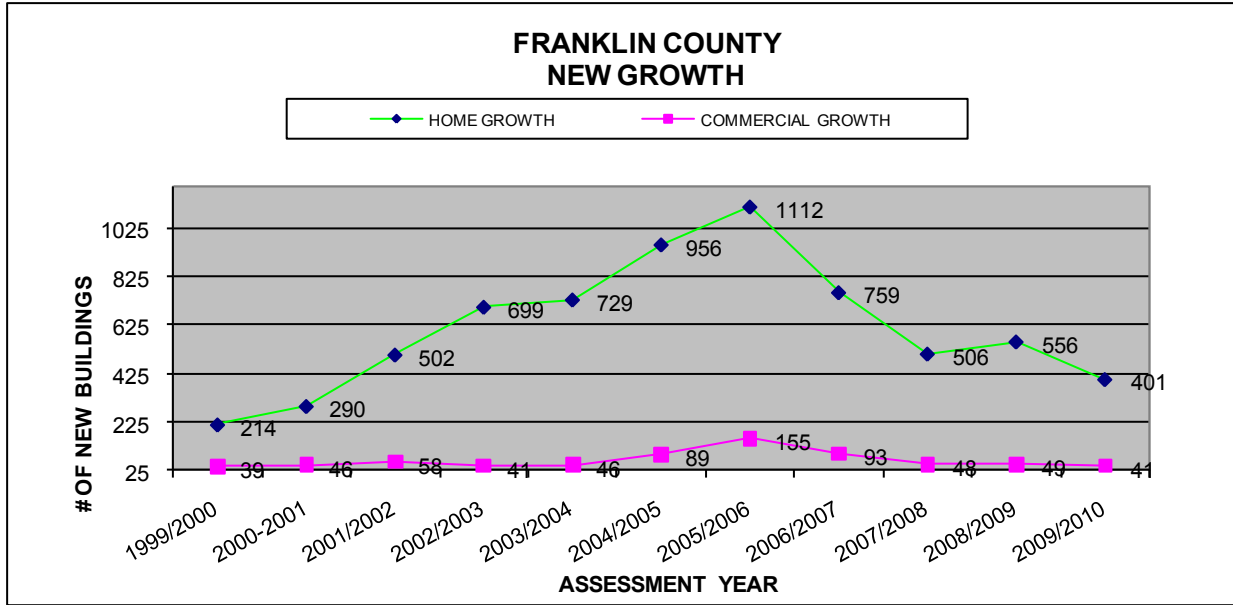
IMPORTANT DATES

<i>January 1</i>	Real and personal property is subject to taxation and valuation for assessment purposes as of this date.
<i>February 15</i>	Property taxes can be paid on or after this date.
<i>April 30</i>	Personal property affidavits due
<i>April 30</i>	First half taxes due
<i>May 31</i>	End of revaluation cycle
<i>June 1</i>	Newly incorporated taxing districts may be established
<i>July 1</i>	Filing deadline for Board of Equalization appeals
<i>July 15</i>	Board of Equalization meets in open session
<i>August 1</i>	Most taxing district boundaries must be established
<i>August 31</i>	Last day Assessor can add new construction value
<i>October 1</i>	Last day to file for exemption on historic property
<i>October 2</i>	County begins budget hearings
<i>October 31</i>	Second half property tax due
<i>November 15</i>	Last day for taxing district to file levy requirements with Assessor
<i>November 30</i>	Last day for districts to certify to the Assessor amount of taxes to be collected for district purposes
<i>December 31</i>	Deadline for open space assessment Applications

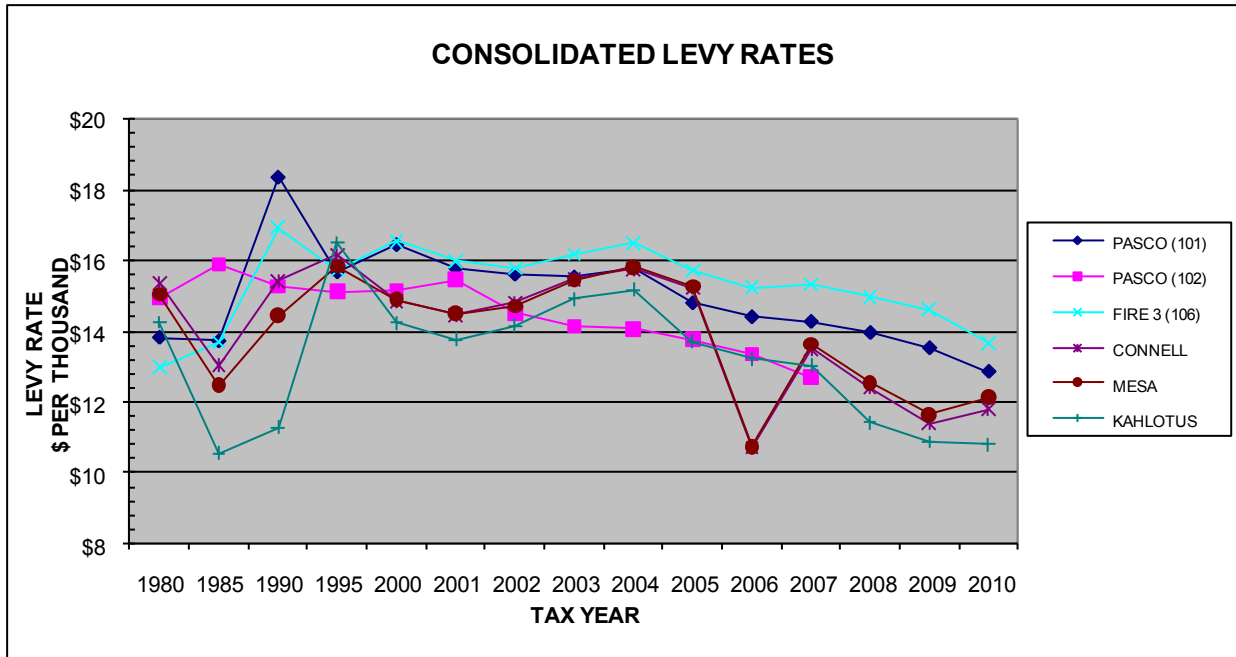
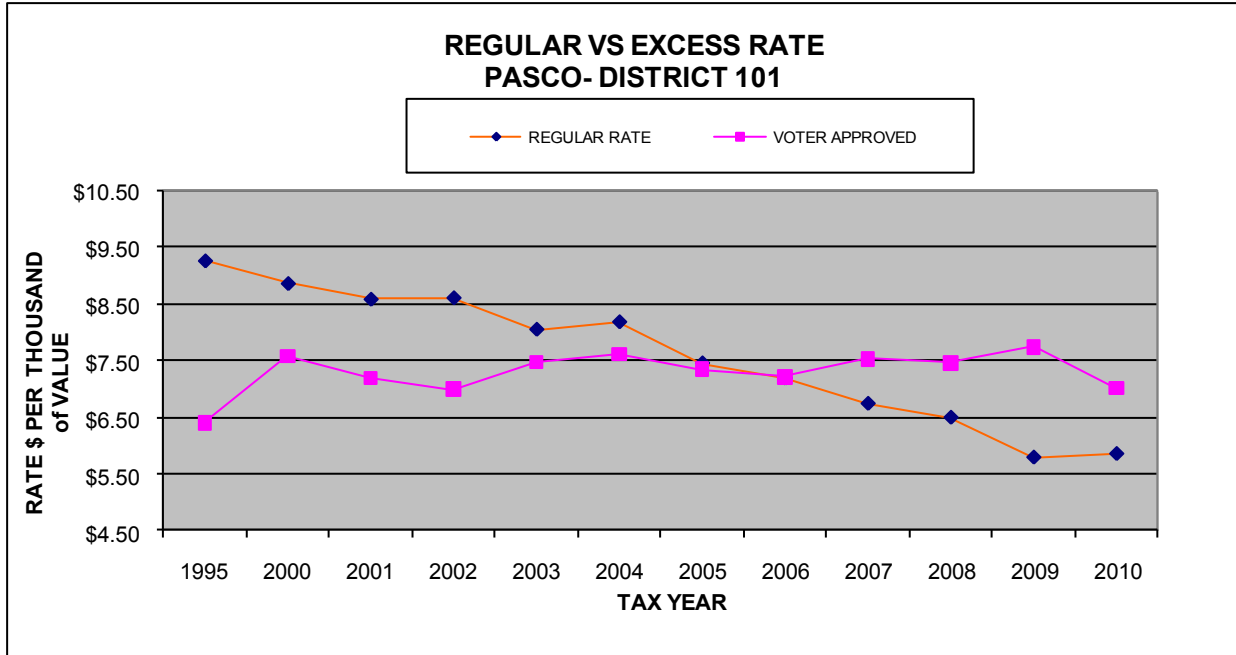
FRANKLIN COUNTY HISTORICAL DATA



FRANKLIN COUNTY HISTORICAL DATA



FRANKLIN COUNTY HISTORICAL DATA



Franklin County Assessor's Office Personnel

Steve Marks	Franklin County Assessor
Peter McEnderfer	Chief Appraiser
Piper Mitchell	Administrative Assistant
Julie Michel	Sales\ PP Specialist
Carrie Mitchell	MH\PP Specialist
Robin Moug	GIS Technician
Gary Hammond	Lead Appraiser
Adam Morasch	Appraiser
Bob Greeno	Appraiser
Bill Spencer	Appraiser