

2020

Property Tax Summary Report

From the office of Deanna Walter,
Chelan County Assessor



Committed to:

HONESTY ~ SERVICE ~ EXCELLENCE

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Deanna Walter
CHELAN COUNTY ASSESSOR

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Welcome to 2020! Last year saw steady increases in value as our market is still active and climbing. Statewide property tax increases were a cause of concern for many. You will see west side news articles stating that property taxes have increased by 32%. Don't drink the Kool-Aid. The dynamics here are totally different than those on the west side, yet it's the west side that drives our news. There are other factors in play. Legislative changes every year make predictability a foreign concept when it comes to property taxes. Our legislature is enamored with feel good legislation encouraging more exemption, or increases to existing exemptions. Make no mistake: EXEMPTION = TAX SHIFT. Typically, a tax shift is code for "you will pay more".

I submitted another guest column to the Wenatchee World regarding property taxes and what is happening locally. Due to space limitations, only a portion could be printed, but I have included the full, unedited guest column in its original form here in the tax booklet. Please read – it may offer some explanations for what we are seeing this year.

Information is knowledge and we encourage all taxpayers to call us if you have any questions, either about values or the property tax system. We will continue to hold our series of Community Meetings in the spring to talk about 2020 property values. Dates and times for these meetings will be included on an insert in the property tax bills mailed in February. I hope to see you all at one of these Community Meetings!

If you have any questions please feel free to contact me at (509) 667-6367 or deanna.walter@co.chelan.wa.us.

Sincerely,

Deanna Walter
Chelan County Assessor

OUR STAFF

Assessor

Chief Deputy Assessor
Assessment Administrative Manager
Admin. Asst. & Senior/Disabled Exemption Specialist
Abstractor/GIS Technician/Mobile Home Specialist
Abstractor/GIS Technician
Abstractor/GIS Technician
Levy Administrator/Personal Property Specialist
Real Property Appraiser/Market Analysis Team
Real Property Appraiser
Real Property Appraiser/Ag
Real Property Appraiser
Real Property Appraiser
Real Property Appraiser
Commercial Appraiser/Market Analysis Team
Commercial Appraiser

Deanna Walter

Wes Cornelius
Erin Fonville
Mihkaela Haag
Laura Ortega
Vacant
Vacant
Stacy Wuolle
Josh Hepburn
Kimberly Johnson
Raul Mendez
Mark Miller
Travis Girard
Zachary Baker
Fausto Gomez Jr
John Ross

CONTACT US

General Information

Email: Assessor@co.chelan.wa.us

Mainline: (509) 667-6365

Fax: (509) 667-6664

Property Tax Relief

Senior & Disable Persons Exemptions	(509) 667-6364
Single Family Remodel Exemptions	(509) 667-6375
Destroyed Property	(509) 667-6365
Farm, Agriculture & Forest Land	(509) 667-6375
Open Space (PBRs)	(509) 667-6375
Historic Property Exemptions	(509) 667-6375

Personal Property

Business equipment/supplies accounts	(509) 667-6448
Mobile Homes	(509) 667-6423

WHAT'S NEW?

In 2019 the Washington State Legislature made some changes to the Property Tax Reduction Program for Senior Adults and Disabled Persons that will take affect for the 2019 assessment year, which is what you pay taxes on in 2020. The two major changes are the maximum income limit and residency requirements. **Income:** The annual qualifying household combined disposable income limit is raised from \$40,000 to \$43,588 for Chelan County residents. **Residency:** The property must be your primary residence and you must occupy the home for at least 9 months each year, which is a change from the previous 6 month requirement.

WHAT WE DO

Our office is responsible for determining the value of all taxable real and personal property in the county on a fair and equitable basis, along with maintaining accurate and accessible property information, providing timely and accurate assessments for tax purposes, and a detailed parcel map showing all parcels within the County. The Assessor's Office updates annually all property values according to market sales, and continues to do physical inspections of every property on a 4-year cycle.



Washington State law requires property to be assessed at 100% of fair market value. Your property taxes fund state and county services, including roads, transit, schools, libraries, parks, hospitals, fire and rescue, law enforcement, environmental and social services. Information such as parcel numbers, ownership, tax code areas, and assessed valuations for all property within the county can be obtained on-line through the [property search](#) of the Assessor's website, or by calling the assessor's office during business hours (Monday thru Friday, 8 am to 5 pm with the exception of Holidays).

WHAT’S REALLY GOING ON WITH PROPERTY TAXES

Written by Deanna Walter, Chelan County Assessor

As I surf the different county websites, newspapers and my personal favorite for up to the minute credible journalism – Facebook (in jest), I note the panic statewide about property tax increases. I have been asked from several sources to give some insight as to what is happening in Chelan County. I want to preface this article by saying that my intent is to disseminate accurate information. This puts me in a precarious position with the timing of the levy certification and knowing that there are numerous School Districts and a Fire District with ballot measures for this special election. Information is knowledge and I don’t want the fear from the alarming increases on the west side to overshadow the specifics of what’s happening here at home. You will see west side news articles stating that property taxes have increased by 32%! Don’t drink the Kool-Aid. The dynamics here are totally different than those on the west side, yet it’s the west side that drives our news. There are other factors in play.

For 2020 property taxes we will see an increase in both the State School and the State School 2 tax. This was due to legislation that only gave us a 1 year reprieve for the State School 2 tax last year, lowering it by approximately 30 cents. We knew it would go back up this year and I have been shouting it from mountaintops for the last 2 years. Remember, the legislature enacted the State School 2 tax in 2017 session for 2018 taxes. Here is a chart to show the last 4 years (in Chelan County):

LEVY RATE	2017	2018	2019	2020
State School	\$2.204	\$2.033	\$1.997	\$2.038
State School 2		\$1.107	\$.745	\$1.097
Total	\$2.204	\$3.140	\$2.742	\$3.135

COLLECTED	2017	2018	2019	2020
State School	\$22,794,298	\$22,503,046	\$24,265,507	\$27,174,603
State School 2		\$12,122,008	\$8,942,057	\$14,464,392
Total	\$22,794,298	\$34,625,054	\$33,207,564	\$41,638,995

The Washington Supreme Court ruled in 2012 that the state was not properly funding public education (commonly known as the McCleary decision). In 2018 (for 2019 taxes), local school M&O levies were capped at \$1.50 per \$1,000 of assessed property value (AV), but the total state school tax (1 & 2) increased to \$2.70 (from \$2.40) per \$1,000 of AV to compensate for lost funding to local districts due to the M&O cap. You will note that we are above the \$2.70 because there is an “equalization” component that the state uses for each of the 39 counties based on their calculated ratio. That is another article, for another edition.

Last year in areas where voters had previously approved M&O levies above \$1.50 per \$1,000 of AV, there was a drop in the 2019 property tax rates. The changes negatively impacted more than 100 school districts statewide, so during the 2019 legislative session, lawmakers raised the cap on the local school M&O rates to \$2.50 per \$1,000 of AV or \$2,500 per student, whichever is less.

Local school districts that had previously approved M&O levies above \$1.50 were permitted to raise their M&O for 2020 taxes up to \$2.50, but not to exceed the rates noted on the ballot measure when approved. Only one Chelan County school district opted to raise their levy by 23 cents, but it still leaves the total combined local and state levy within that district at a rate approximately 45 cents LESS than it was 2017.

Property owners will see changes in their tax bill again this year. It is unavoidable under the current property tax structure. If the real estate market was totally flat, noting no change in the market from last year, AND no taxing district took more than their allowed 1% increase (anything above 1% requires a vote of the taxpayers within that district), you could predictably count on a tax bill increase of that same 1%. However, that is not the market or environment we live in.

Property taxes are complicated because there are so many moving parts. You have a very active and volatile real estate market; you have certain areas with values rising in double digits, while other areas may see only slight variations in value; you have taxing districts that are allowed to collect banked capacity (that is where they didn't collect to their full capacity last year so they are taking it this year); you have a big year for new construction value which is essentially a free add-on to the taxing district budget; you have improvements to properties outside of new construction permits that are only picked up during the 4 year physical inspection; you have ballot measures for lid lifts, new bonds, new capital projects, M&O renewals; you have new exemptions being approved; and you have bonds expiring. I can't predict from year to year what the levy rates will do because approved ballot measures in November are included in our calculations in December. That cuts it pretty close to the deadline for calculating levies.

Our real estate market is very active and prices/values continue to climb in most areas. Taxing districts have been very good about sticking to their 1% increase and we really haven't seen that many lid lifts (when they ask for their regular levy to exceed the 1% increase) on the ballot. The state however, is NOT bound to the 1% cap and can be increased by the legislature without a vote of the people. The State School 2 levy was also established as a rate-based levy for 4 years (basically a lid lift), meaning that any increase in AV generates more money for the state school levy, which is supposed to be distributed proportionately (or based on an algorithm) back to the local districts.

Here is the difference between a rate-based levy and a budget-based levy:

Rate-based means the district sets the rate and collects based on that rate. A rate-based system captures every dollar of any increase to AV as additional tax, while a budget-based system limits the amount that can be collected to their budget. I then calculate their rate based on the total AV of their district. In a budget-based system, as the AV rises, the rate goes down. In a rate-based system, if the values rise, so does their collection amount because the rate stays the same. Look at the state school charts above. You will note that the combined state school levy had a 25.4% increase in dollars collected, but the rate only went up by 14.3%. That is a perfect example of the difference between a rate-based and a budget-based levy. The rate only went up a little, but it netted significantly more dollars.

I'm getting too far into the weeds. Basically, due to all of the moving parts, just because your value stayed the same as last year, doesn't mean your taxes won't go up. In the same vein, just because your values went up last year, doesn't mean you will have a big increase in taxes.

Of the 34 taxing districts (with a total of 52 separate levies) in Chelan County, only 6 levies had an increase in their rates, 2 of which were the State School levies. However, that increase was enough to offset the other levy reductions in some of the tax areas.

In Chelan County:

- 63% of the overall increase in tax dollars collected for 2020 is attributable to the combined State School levies
- Between 50-70% of the property taxes go to education, depending on your school district
- 20-30% goes to City/County services, depending on your location
- 4-13% goes to your fire district, depending on your location, the rest gets distributed to the remaining junior taxing districts.
- 40-45% of your tax bill is voter approved
- The average increase in assessed value across the county is 6.4%, meaning some areas were higher and some were lower (Lake Wenatchee 15.4%, Cashmere 13.1%, Wenatchee 10%, Chelan 9.4%, Entiat 7.3%). Values that were flat or slightly reduced were most likely due to a lack of sales in the area to justify any movement, and were primarily outside of incorporated areas.

Any time an Exemption is granted (Senior, Farm & Ag, Designated Forest Land, PBRS, new Multi-family construction and historical {City}, Non-profit and Low Income Housing through Dept. of Revenue, Single Family Remodel, etc.), it creates a tax shift. This means that the taxes these properties are no longer paying are just redistributed to everybody else. EXEMPTION = TAX SHIFT

I wish there was a simple answer when I get a taxpayer calling and asking if their taxes are going up. With all of the moving parts, it is near impossible to say. You may see slight drops here and there, but the reality is that the cost of services is not getting cheaper, and with the legislature's love affair with the idea of granting more exemptions, that just means one thing – tax shift. We are all paying more. With that being said, we are not seeing the 30% increases in taxes that the west side is seeing.

A few may see significant increases in value and their taxes, but we need to look at the reason why. Was it because there were new voted in levies? Were there improvements to the property that significantly increased the value (with or without a permit)? Were the sales in the area climbing at such a rate that warranted big increases in value? There are many moving parts in calculating property taxes and every step along the way is safeguarded for consistency. In addition, we are regularly audited by the Dept. of Revenue for process and procedure (sales analysis, setting values and levy calculation).

The levy rates are available. If you look on our website, you will find your current assessed value and the tax code area. You can find your levy rate by tax code area on the levy sheet on the front Assessor web page. The formula is:

Your assessed value/1,000 X levy rate = property taxes

Your irrigation, weed, pest, storm water, and conservancy assessments are added to the property tax bill after that calculation.

Property Taxes on a \$400,000 Home

	2017	2018	2019	2020	% Change (4 yr.)
Lake Wenatchee/Plain area	\$4,121	\$4,384	\$4,040	\$3,945	(4.5%)
City of Leavenworth	\$4,090	\$4,613	\$4,225	\$4,135	1.1%
Peshastin/Dryden area	\$4,136	\$4,392	\$4,065	\$3,962	(4.4%)
City of Cashmere	\$5,112	\$5,050	\$4,362	\$4,324	(18.2%)
Sunnyslope area	\$4,435	\$4,778	\$3,930	\$4,086	(8.5%)
City of Wenatchee	\$4,377	\$4,758	\$3,895	\$4,111	(6.5%)
Malaga area	\$4,418	\$4,760	\$3,914	\$4,071	(8.5%)
City of Entiat	\$4,326	\$4,608	\$4,215	\$4,034	(5.0%)
City of Chelan	\$3,744	\$4,001	\$3,606	\$3,701	(1.2%)
Manson area	\$3,743	\$4,057	\$3,868	\$3,827	2.3%

The reality of it is your home value didn't stay at just \$400,000 over the last 4 years. You can see below that most levy rates have gone down, but if the rate of increase in your home value outpaces the rate of decline in your levy rate, then your taxes are going up.

There are only 2 reasons for the levy rates to go down –

1. Increase in assessed value of that area, or
2. Taxing districts taking a reduction in their dollars requested from the previous year, while your value remained unchanged (never seen this happen)

Levy Rates

	TCA	2017	2018	2019	2020	% change (4 yr.)	% change (from last yr.)
Lake Wenatchee/Plain	29	10.3013	10.9612	10.0989	9.8618	(4.5%)	(2.4%)
City of Leavenworth	606	10.2259	11.5331	10.5630	10.3367	1.1%	(2.2%)
Peshastin/Dryden area	53	10.3405	10.9807	10.1625	9.9043	(4.4%)	(2.6%)
City of Cashmere	100	12.7790	12.6256	10.9061	10.8091	(18.2%)	(0.9%)
Sunnyslope area	74	11.0867	11.9443	9.8240	10.2145	(8.5%)	3.8%
City of Wenatchee	802	10.9416	11.8958	9.7374	10.2776	(6.5%)	5.5%
Malaga area	85	11.0439	11.9001	9.7857	10.1776	(8.5%)	4.0%
City of Entiat	410	10.5911	11.5193	10.5350	10.0855	(5.0%)	(4.5%)
City of Chelan	201	9.3601	10.0025	9.0161	9.2513	(1.2%)	2.6%
Manson area	4	9.3565	10.1434	9.6699	9.5679	2.3%	(1.1%)

ASSESSMENT PROCESS

There are numerous things to keep in mind when understanding how the Assessor appraises property:

1. In Washington State, the Assessor is required to value property at 100% of true and fair market value.
2. There are three standard approaches to value:
 - Cost
 - Sales
 - Income (commercial property)
3. For residential property, we use the cost approach to establish a base construction value, and then we apply the sales approach to get to market value.
4. We use a process called Mass Appraisal, which is different than your typical Fee Appraisal you would get when buying/selling/refinancing your property.
5. We cannot assign a market adjustment (increase or decrease) to your property that is different than all of the other properties in your market area.
6. Your market area may be as small as a group of homes in a specified area (subdivision, waterfront, etc.) or a much larger area, both defined by how the market is reacting to sales in that area.
7. You have one value on your property, but it is cumulative of the land component and any improvements (structures, commercial ag root stock, ag irrigation systems) on the property.
8. Physical inspections of property occur every 4 years, whereas statistical analysis of market conditions and the accompanying adjustments are done annually. All taxable properties in Chelan County have been revalued annually since 2010.
9. All sales used in the market analysis must be good, closed, arm's length transactions. Department of Revenue (DOR) stipulates the types of sales that can and cannot be used in the analysis. For example, a sale between relatives, bankruptcy, sheriff sales, tax deeds, gift deeds, Quit Claim deeds, forced sales, short sales, deeds in lieu of foreclosure, bank sales, sale or acquisition of exempt property, and classified land sales under RCW 84.34, cannot be used as they are not considered arm's length transactions. This is referred to as a DOR Ratio Code.
10. It is against the law to set an assessed value, independent of the rest of the market area, at its sale price. This is referred to as "shooting the sale"
11. The sales ratio is the Assessed Value/Sales Price.
12. Because Mass Appraisal works on the law of averages, if we set our goal ratio at 100%, we will have 50% of the properties over assessed, and 50% under assessed.
13. Chelan County prefers not to be on the high end of the range for over assessment, so our target ratio is between 85-90%.
14. The assessed value is always as of January 1 of the assessment year, which uses the prior year's sales. Example: 2019 assessments are based on 2018 sales and are for 2020 taxes.

15. A market adjustment is simply what the market will bear above and beyond the base construction cost of a new home. The raw cost of land plus new construction, or replacement cost (less depreciation) compared to the market value. The difference is the market adjustment, or influence. Think of this the same as the developer, or builder profit, but will fluctuate from year to year depending on the real estate market.
16. There are a few exceptions to the sales used in the market analysis. Even though we are not supposed to use foreclosed properties in our sales analysis, we realize that if there are a substantial number of foreclosures in one area, we cannot ignore the impact this has on the market. These foreclosed properties may be setting the new market value, but usually will recover within a year or so.

MASS APPRAISAL PROCESS

1. Land is valued as if vacant. We typically have enough sales to determine whether land values need to be adjusted. If we do not have enough sales in a given market area, we typically will not change the value, but will continue to monitor for the following year. The law allows a look-back up to 5 years for market trends. The sales volume in Chelan County has been high enough that there are only a couple of areas where trending has been used; Stehekin being one.
2. In determining the land value, we take the market area, draw out all of the vacant land sales that have not been “coded out” (identified with a DOR Ratio Code), and then compare those sales prices against those properties prior years assessed value. This creates a list of sales ratios (Assessed Value/Sale Price).
3. The list of sales ratios gives us a range. The real estate market is made up of buyers and sellers with individual ideas on what the true value of a property is (it’s worth exactly what someone is willing to pay for it), which can lead to different prices for two identical properties, side by side, in the same time frame. The market is driven by buyer’s preferences and desires, not by science.
4. With this list of sales ratios, we order them highest to lowest and make a market adjustment so that the average ratio of all sales is between 85-90%. Typically this only pushes 1 or 2 of the numerous sales over 100%. (See #9 in prior section)
5. That market adjustment for land (in % form) is now added to all properties in that defined market area. All properties, regardless of whether they sold or not, receive the same adjustment.
6. Improvements/structures are first valued through the Marshall & Swift manual, which is a national cost manual used by almost all industries related to building and construction, appraisal, etc.
7. The cost approach basically builds and values the structure as a replacement cost new less depreciation (RCN-D). The initial construction quality is a basis for the replacement cost new. The depreciation is a combination of age and condition of the property. Both the quality and condition of the property are considered “appraiser opinion”. We also use local quality and condition checklists for consistency throughout the county.
8. Once we have the RCN-D, we consider that the base construction cost. However, a home does not sell for simply the cost of construction; therefore we look at the sales in the market area for market adjustments.
9. We now look at improved sales in that same market area, and within that same group of sales. The exact same process is used for this analysis as was used for the land sales – ordering the ratios

(assessed/sale) and determining the market adjustments. Any market adjustments at this point will be added or deducted from the Improvement value, since the land value has already been set to market.

- We do not select a few comparables in an area to analyze and set values, we use ALL qualifying sales (see #9 in prior section). This is where fee appraisal work and our mass appraisal work diverge. We do not have the luxury of using exact (or very similar) homes across the county as comparables. We have to stay within the market area and do our analysis on a much larger scale. A fee appraiser will use comparables from all over, but then add or subtract adjustments differently on each property based on their current market area. Although our methods are different, unless we have incorrect details on the improvements, we are typically right on par with the appraisers and realtors market analysis.

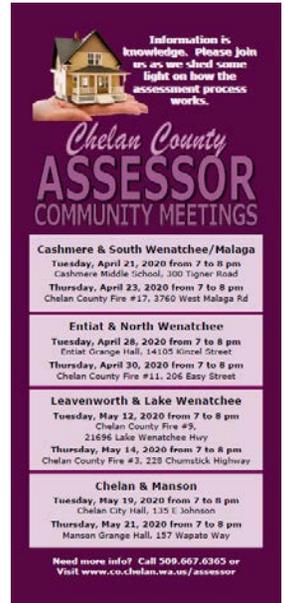
ASSESSMENT CALENDAR

Date	Description
January 1	Real and personal property is subject to taxation and valuation for assessment purposes as of this date.
January 15	Certification of Levies.
February 15	Property tax statement for the 2016 Tax Year (2015 Assessment Year) are mailed out and property taxes can be paid after this date to the County Treasurer.
April 30	Personal property listings due.
April 30	First half property taxes are due to the County Treasurer.
May 31	End of revaluation cycle for assessment purposes.
May 31	Notices of Values are mailed out.
July 1	Filing deadline for Board of Equalization petitions.*
July 15	Board of Equalization meets in open session.
August 1	Most taxing district boundaries must be established.
August 31	Last day assessor can add new construction value.
October 1	Last day to file for exemption on historic property.
October 31	Second half property taxes are due to the County Treasurer.
November 30	City and other taxing districts budgets are due to the County Legislative Authority.
November 30	Taxing certifications and the amount levied per taxing district are due to the County Assessor.
	*Dependent on Mailing Date of Notice of Values.

YOU'RE INVITED! ASSESSOR COMMUNITY MEETINGS

Information is Knowledge. For the past 9 years our office has been hosting community meetings throughout Chelan County during the months of April & May. Save the Date inserts have been included along with the 2020 Tax Statements mailed out in February from the Chelan County Treasurer's Office.

The meetings start with a short presentation on the assessment process and then the floor is opened for questions and answers. The meetings are an opportunity for every taxpayer to become more aware of what the Assessor's Office does. The goals of the meetings are not to gain consensus but to disseminate information and to give taxpayers an open forum to ask questions of our office. For the complete 2020 schedule please visit our website at www.co.chelan.wa.us/assessor.



FREQUENTLY ASKED QUESTIONS

Q: Are there limits on how much a property's assessed value can change?

A: No. There are no limits on increases or decreases in assessed property values. This value is based on the requirement that assessed values be established at 100% of fair market value on January 1st. While assessed values remain the same until the next year, market values continue to fluctuate throughout the year.

Q: If property values have no limit, what protects property owners from limitless taxes?

A: Your taxes are calculated based on the budgets submitted by jurisdictions (taxing districts) that provide you services. These budgets are prepared independently from property values and are limited to a 1% increase from one year to the next. This limit does not apply to taxes from voter-approved bonds and special levies. Property values determine the share of these budgets that individual property owners will pay.

Q: Why does my value change annually?

A: Your assessed value may change as a result of changing market conditions. Every year we compare sale prices to assessed values. If assessed values are significantly different from sale prices, we will apply a market adjustment factor to that neighborhood of properties in order to bring the assessed value closer to sales prices.

Q: I couldn't sell my property today for the value you set. What's the deal?

A: All property values in the state are established on the same date each year: January 1st. The values listed on the notices mailed out on June 1, 2019 were established as of January 1, 2019. State law requires our office to only use closed "arm's length" sales prior to January 1, 2019 (basically only 2018 sales) to adjust values in 2019, which are for 2020 taxes. So, essentially, your value will always be a year behind the actual market. It is frustrating to both the taxpayers and to our office, as we can see the values changing in most areas (although some have stayed the same) but can't act on it until next year because the sales happened after January 1, 2019.

Q: The assessed value of my property went down but my taxes went up. Why?

A: The consolidated levy rate for a tax code area may increase from one year to another. The formula for determining the levy rate for each taxing district that makes up the consolidated levy rate is to divide the amount of the taxing district budget by the assessed value of the district and multiply by 1,000. If the taxing district budgets and voter approved levies increase in a given year but the total assessed value of the taxing district decreases as we have seen recently, this can cause the levy rate to go high enough that even if your value is lower than last year, the higher rate may be enough to cause your taxes to increase. Also, the state levy rate may be higher in a given year if the County has a poor property tax ratio based on the Department of Revenue's Sales Ratio Study.

Q: I have made no improvements to my home, why did my assessed value increase?

A: The law requires the Assessor's Office to value property at 100% of the true and fair market value. Assessed values are affected by the local real estate market and the real estate market is directly influenced by supply and demand. This affects the cost of materials, labor, and other incidentals required to build, market, and sell a home. We are required to conduct an annual statistical update of assessed values based on real estate transactions. Although you may have not made any improvements to your home, your value continues to follow the market activity in your neighborhood.

Q: Why has my property value been raised more than the cost of living?

A: Assessed values are affected by the local real estate market. The real estate market is directly influenced by supply and demand. There is no limit on how much assessed property values can increase or decrease annually. The real estate market is only one component of the cost of living. Supply and demand has a substantial impact on market sales, which are used to determine property values.

Q: Are there programs that can lower my property value and taxes?

A: There are special programs that can reduce the taxable value of property for qualifying seniors, disabled persons, historical property, single family remodels and lands in farm and forest production. Additional information about these programs can be found on our website under the Exemptions Section or by contacting our office.

Q: Who do I contact with questions regarding my assessed value?

A: We encourage you to talk to our office to review your valuation any time you have a question or concern regarding your assessed property value. You can contact our office at (509) 667-6365, visit us in person at 350 Orondo Avenue, Wenatchee or send us an email at assessor@co.chelan.wa.us.

Q: What can I do if I think the value on my property does not represent fair market value?

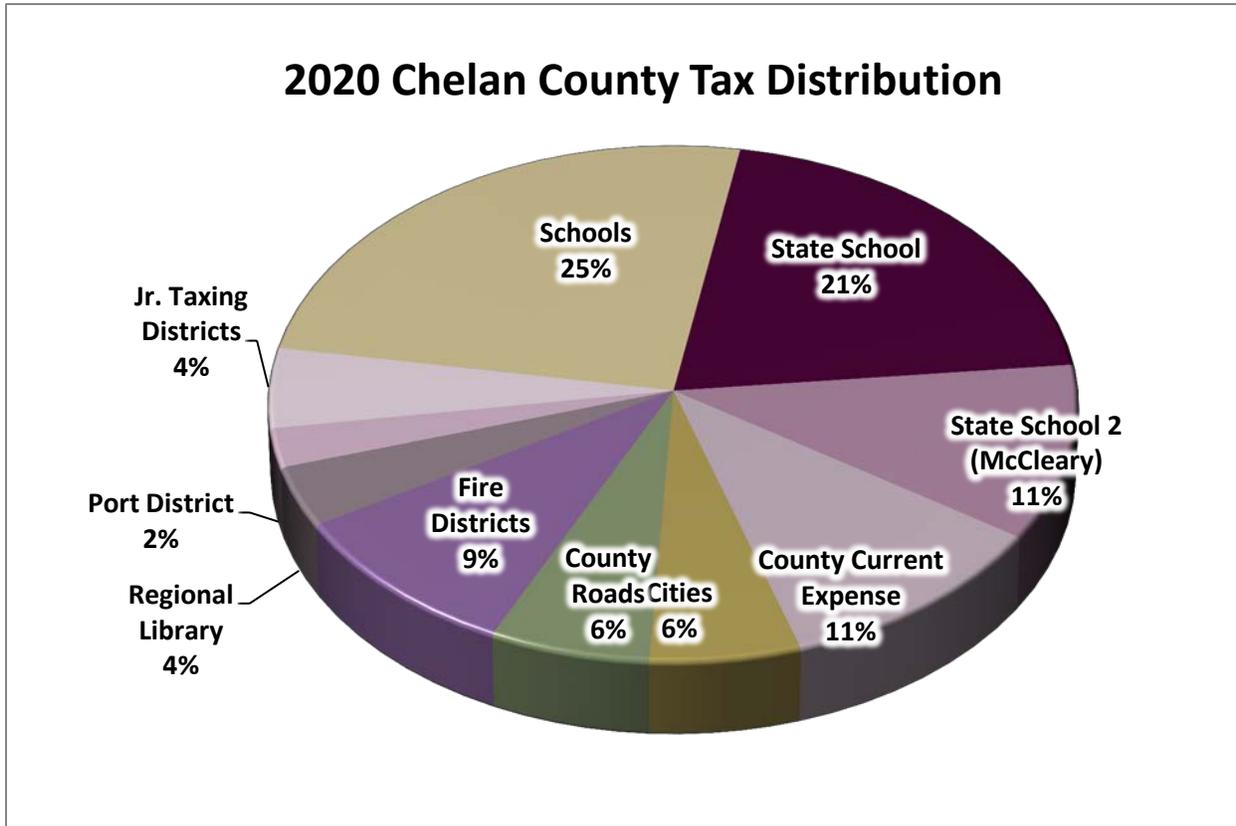
A: If you think your assessed value does not reflect fair market value, you should consult our office. Property owners are encouraged to talk with a County appraiser to verify that our assessment records are accurate. The appraisal will be reviewed and manifest errors may be corrected without a hearing. If you still think your assessed value does not reflect market value, you may file an appeal with the Chelan County Board of Equalization (BOE) by July 1st or within 30 days of

the mailing of the Notice of Value to petition for a hearing. If you miss the BOE appeal period you can still request a property valuation review with our office.

Need more info? Check us out on the web @
www.co.chelan.wa.us/assessor

Or Call us @ 509.667.6365

WHERE DO OUR PROPERTY TAXES GO?



Tax District	2020 Taxes
State School	\$27,174,603
State School 2 (McCleary)	\$14,464,392
County Current Expense	\$14,244,358
Cities	\$7,612,307
County Roads	\$8,094,604
Fire Districts	\$12,461,219
Regional Library	\$4,931,012
Port District	\$3,203,106
Jr. Taxing Districts	\$6,621,349
Schools	\$33,099,062
TOTAL:	\$131,906,013

20 YEAR HISTORY OF VALUATION AND TAXES

ASSESSMENT YEAR	TAXABLE ASSESSED VALUE	TAX YEAR	STATE SCHOOL TAX	TAX
2019	\$13,348,787,907	2020	\$41,638,995	\$131,906,013
2018	\$12,163,012,401	2019	\$33,207,564	\$118,498,762
2017	\$11,083,349,991	2018	\$34,615,054	\$123,356,871
2016	\$10,358,133,863	2017	\$37,185,586	\$107,387,846
2015	\$9,709,253,746	2016	\$35,993,116	\$103,275,501
2014	\$9,122,362,233	2015	\$33,393,056	\$100,716,373
2013	\$8,602,216,676	2014	\$28,076,562	\$94,422,547
2012	\$8,646,096,066	2013	\$26,850,568	\$91,628,775
2011	\$8,928,599,905	2012	\$25,501,255	\$90,054,131
2010	\$9,264,829,844	2011	\$24,858,650	\$87,263,182
2009	\$9,512,545,285	2010	\$24,496,635	\$87,456,372
2008	\$8,782,568,505	2009	\$23,550,722	\$83,484,132
2007	\$7,022,860,724	2008	\$22,438,879	\$76,026,651
2006	\$6,066,908,249	2007	\$24,386,283	\$75,220,200
2005	\$5,542,158,372	2006	\$23,557,167	\$72,317,445
2004	\$5,193,713,137	2005	\$22,172,426	\$68,840,066
2003	\$4,962,094,280	2004	\$21,429,624	\$65,619,201
2002	\$4,777,025,233	2003	\$20,903,009	\$63,654,445
2001	\$4,621,203,417	2002	\$18,753,344	\$61,039,944
2000	\$4,484,198,194	2001	\$17,885,071	\$59,087,453

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CHELAN COUNTY 2019-20 ASSESSED VALUES BY TAXING DISTRICT

TAXING DISTRICT	TOTAL ASSESSED VALUE (AV)	TAXABLE AV REGULAR LEVY**	TAXABLE AV EXCESS LEVY	SENIOR TAXABLE AV**	NEW CONSTRUCTION AV	TIMBER AV
CEMETERY DISTRICTS						
#1 Entiat	\$324,851,452	\$307,565,540		\$5,101,734	\$7,916,682	
#2 Leavenworth	\$321,324,636	\$307,282,211		\$5,465,887	\$4,556,905	
#3 N Wenatchee	\$1,178,531,899	\$1,151,825,725		\$11,039,907	\$19,334,316	
#4 Chelan/Manson	\$3,748,340,043	\$3,658,580,522		\$28,609,465	\$90,353,755	
#5 Malaga	\$68,768,211	\$63,719,521		\$3,823,646	\$801,346	
FIRE DISTRICTS						
#1 Wenatchee	\$5,423,418,825	\$5,246,273,427		\$72,320,042	\$87,773,297	
#3 Leavenworth	\$1,465,531,098	\$1,419,797,038		\$17,978,182	\$24,074,686	
#5 Manson	\$1,041,538,548	\$1,011,663,752		\$10,370,662	\$36,113,348	
#6 Cashmere	\$995,536,003	\$936,710,438		\$19,753,486	\$16,819,852	
#7 Chelan	\$2,565,228,395	\$2,514,991,562		\$17,616,032	\$51,071,596	
#8 Entiat	\$387,733,930	\$365,787,587		\$6,637,873	\$9,797,270	
#9 Lake Wenatchee	\$1,145,027,234	\$1,126,502,792	\$359,896,550	\$5,721,735	\$14,947,744	
CITIES						
Cashmere	\$340,305,624	\$328,265,454		\$4,719,218	\$3,801,890	
Chelan	\$1,272,271,804	\$1,252,635,369		\$9,613,501	\$21,699,314	
Entiat	\$156,829,657	\$151,039,477		\$1,928,861	\$5,146,582	
Leavenworth	\$571,560,540	\$556,854,803		\$5,623,255	\$9,206,074	
Wenatchee	\$3,886,861,665	\$3,768,014,339	\$3,719,044,159	\$49,067,502	\$59,838,605	

2019-20 CHELAN COUNTY CERTIFICATION OF LEVIES REPORT

STATE	TOTAL TAXABLE		
	VALUE	LEVY RATE	TOTAL TAXES
State School	\$13,333,523,449	2.0380122406	\$27,173,884.00
State School Refund	\$13,333,523,449	0.0000539242	\$719.00
State School 2 (McCleary)	\$13,188,086,674	1.0967484031	\$14,464,013.00
State School 2 Refund	\$13,188,086,674	0.0000287381	\$379.00

COUNTY	TOTAL TAXABLE		
	VALUE	LEVY RATE	TOTAL TAXES
Current Expense (\$700,000 shift from Road Dept.)	\$13,348,787,907	1.0308400273	\$13,760,464.89
Mental Health	\$13,348,787,907	0.0250000002	\$333,719.70
Veteran's Relief	\$13,348,787,907	0.0112499997	\$150,173.86
Regional Library	\$13,348,787,907	0.3693977329	\$4,931,011.99
Flood Control	\$13,348,787,907	0.0549017061	\$732,871.23
County Road General (\$700,000 shift from roads to County Current)	\$7,291,978,465	1.1100696826	\$8,094,604.22
Port General	\$13,348,787,907	0.2399548335	\$3,203,106.18
Upper Valley Park & Rec Gen	\$1,648,335,241	0.1017522746	\$167,721.86
Upper Valley Park & Rec Bond			
Upper Valley Park & Rec Bond TAV			
Manson Park & Rec	\$1,029,985,957	0.1505360330	\$155,050.00

SCHOOL DISTRICTS	TOTAL TAXABLE		
	VALUE	LEVY RATE	TOTAL TAXES
#19 Manson M&O	\$1,021,090,552	1.4214877556	\$1,451,467.72
#19 Manson M&O TAV	\$367,223	1.4214877556	\$522.00
#19 Manson Cap Improvements	\$1,021,090,552	0.4895279240	\$499,852.34
#19 Manson Cap Impr. TAV	\$734,446	0.4895279240	\$359.53
#122 Azwell/Pateros M&O	\$11,538,756	1.5165421245	\$17,499.01
#122 Azwell/Pateros Bond	\$11,538,756	0.6737843009	\$7,774.63
#122 Azwell/Pateros Cap Improvements	\$11,538,756	0.9889535770	\$11,411.29
#127 Entiat M&O	\$334,961,320	1.4178809496	\$474,935.27
#127 Entiat M&O TAV	\$1,282,601	1.4178809496	\$1,818.58
#127 Entiat Bond	\$334,961,320	1.3036012619	\$436,656.00
#127 Entiat Bond TAV	\$2,565,202	1.3036012619	\$3,344.00
#129J Chelan M&O	\$2,563,242,074	1.2882100257	\$3,301,994.14
#129J Chelan M&O TAV	\$482,934	1.2882100257	\$622.12
#129J Chelan Cap Improvements	\$2,563,242,074	0.0972246886	\$249,210.41
#129J Chelan Cap Impr. TAV	\$965,868	0.0972246886	\$93.91
#222 Cashmere M&O	\$886,281,867	1.5028041749	\$1,331,908.09
#222 Cashmere M&O TAV	\$228,646	1.5028041749	\$343.61
#222 Cashmere Bond	\$886,281,867	2.4478824867	\$2,169,513.86
#222 Cashmere Bond TAV	\$457,293	2.4478824867	\$1,119.40
#228 Cascade M&O	\$3,087,563,297	1.0492610622	\$3,239,659.94
#228 Cascade M&O TAV	\$2,291,170	1.0492610622	\$2,404.04
#228 Cascade Bond	\$3,087,563,297	1.4774565683	\$4,561,740.67
#228 Cascade Bond TAV	\$4,582,339	1.4774565683	\$6,770.21
#228 Cascade Cap Proj	\$3,087,563,297	0.1142549451	\$352,769.37
#228 Cascade Cap Proj TAV	\$4,582,339	0.1142549451	\$523.55
#246 Wenatchee M&O	\$5,260,453,627	1.7331499701	\$9,117,155.05
#246 Wenatchee M&O TAV	\$431,690	1.7331499701	\$748.18
#246 Wenatchee Bond	\$5,260,453,627	1.1169215545	\$5,875,514.04
#246 Wenatchee Bond TAV	\$863,380	1.1169215545	\$964.33

TAV=Timber Assessed Value

2019-20 CHELAN COUNTY CERTIFICATION OF LEVIES REPORT

HOSPITAL DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Hospital No 1 General	\$3,105,874,056	0.1916824022	\$595,341.40
Hospital No 1 Bond	\$3,075,747,158	0.1871199870	\$575,533.77
Hospital No 1 Bond TAV	\$4,497,926	0.1871199870	\$841.65
Hospital No 1 EMS	\$3,105,874,056	0.3841374887	\$1,193,082.66
Hospital No 2 General	\$3,658,674,328	0.2255753221	\$825,306.64
Hospital No 2 Bond	\$3,634,184,827	0.3166400889	\$1,150,728.61
Hospital No 2 Bond TAV	\$1,732,324	0.3166400889	\$548.52
Hospital No 2 EMS	\$3,658,674,328	0.2618239270	\$957,928.48

CEMETERY DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Cemetery No 1	\$307,565,540	0.0506830187	\$15,588.35
Cemetery No 2	\$307,282,211	0.0627135555	\$19,270.76
Cemetery No 3	\$1,151,825,725	0.0368545077	\$42,449.97
Cemetery No 4	\$3,658,580,522	0.0512539628	\$187,516.75
Cemetery No 5	\$63,719,521	0.0464226654	\$2,958.03

FIRE DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Fire No 1 General	\$5,246,273,427	1.3513325218	\$7,089,459.90
Fire No 3 General	\$1,419,797,038	0.8533789039	\$1,211,624.84
Fire No 5 General	\$1,011,663,752	0.6748155290	\$682,686.41
Fire No 6 General	\$936,710,438	0.4223970225	\$395,663.70
Fire No 7 General	\$2,514,991,562	0.8495960592	\$2,136,726.92
Fire No 8 General	\$365,787,587	0.8239283691	\$301,382.77
Fire No 8 Bond	\$359,896,550	0.2806847779	\$101,017.48
Fire No 8 Bond TAV	\$138,222	0.2806847779	\$38.80
Fire No 9 General	\$1,126,502,792	0.4817186640	\$542,657.42

CITY DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Cashmere General	\$328,265,454	1.9923218603	\$654,010.44
Chelan General	\$1,252,635,369	1.2948268188	\$1,621,945.87
Entiat General	\$151,039,477	1.3425806553	\$202,782.68
Leavenworth General	\$556,854,803	1.1115419435	\$618,967.47
Wenatchee General	\$3,768,014,339	1.1111074145	\$4,186,668.67
Wenatchee Bond	\$3,315,496,178	0.0989089453	\$327,932.23

*80% of the 1983 timber roll (this value is used when greater than the amount of 1/2 of the full timber assessed value).

Certification of Values By Tax Area - CHELAN County
 2019 Assessed Value for 2020 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
100	307,188,731	1,767,525	4,686,422	13,773,512	816,468	32,796	0	328,265,454	3,801,890	0
12	10,121,320	56,009	129,371	33,998	1,009,440	317,989	0	11,668,127	0	0
14	0	0	0	0	2,091	0	0	2,091	0	0
16	11,258,770	5,057	42,740	11,382	513,394	0	0	11,831,343	66,107	0
17	65,231	0	0	0	28,575	0	0	93,806	0	0
19	9,829,231	17,337	288,280	0	327,132	0	0	10,461,980	402,145	0
2	16,218,294	0	6,904	0	262,142	0	0	16,487,340	463,983	0
20	139,203,609	107,491	2,543,736	12,825	2,146,856	586,397	0	144,600,914	2,703,993	0
201	1,231,989,919	292,618	9,613,501	9,535,183	1,204,148	0	0	1,252,635,369	21,699,314	0
22	20,500,141	61,836	1,251,849	50	1,120,901	1,988	0	22,936,765	0	0
23	6,088,511	0	46,846	0	45,858	0	0	6,181,215	118,009	0
24	35,751,937	13,143,920	131,591	3,145,963	10,420,381	0	0	62,593,792	94,340	0
26	352,284,600	10,379,754	7,282,681	1,657,130	4,444,103	191,596	0	376,239,864	8,227,146	0
28	71,893,668	294,866	389,298	9,844	2,086,826	0	0	74,674,502	940,389	0
29	837,334,796	15,393,150	4,875,610	1,121,971	6,761,487	0	0	865,487,014	12,138,453	0
30	8,921,604	0	0	0	534	0	0	8,922,138	248,464	0
31	8,805,857	0	0	0	5,987	0	0	8,811,844	241,768	0
32	25,182,264	59,091	43,915	102,385	4,377,086	119,540	0	29,884,281	758,133	0
33	219,719,446	0	686,931	436,868	42,460	0	0	220,885,705	2,085,518	0
34	1,017,062,000	165,618	5,445,757	14,136,771	4,786,135	1,823,855	0	1,043,420,136	17,838,363	0
35	31,048,741	0	159,194	0	0	0	0	31,207,935	475,309	0
36	204,571,103	0	21,034	591,148	58,445	191,335	0	205,433,065	11,533,919	0
38	45,257,767	81,340	217,001	26,512	1,519,770	108,041	0	47,210,431	1,946,695	0
4	997,240,676	208,498	8,815,311	2,271,422	1,572,494	1,555,351	0	1,011,663,752	36,113,348	0
410	145,676,350	235,747	1,878,451	2,001,773	1,196,746	50,410	0	151,039,477	5,146,582	0
42	463,701,671	0	4,616,916	340,326	57,134	146,967	0	468,863,014	6,399,698	20,008,039
43	0	0	0	0	0	0	0	0	0	0
44	4,183,867	0	0	0	904,485	0	0	5,088,352	172,907	0
45	3,763,078	0	474,312	0	39,591	0	0	4,276,981	0	0
47	8,904,689	0	0	4,650	1,407	116,767	0	9,027,513	0	0
48	132,777,006	0	2,369,123	2,251,212	148,540	534,267	0	138,080,148	2,966,041	0

Certification of Values By Tax Area - CHELAN County
2019 Assessed Value for 2020 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
49	66,694,559	1,889,324	559,830	370,210	813,753	452,784	0	70,780,460	1,117,492	0
50	70,329,399	2,162,348	704,430	5,648,973	929,263	254,374	0	80,028,757	300,465	0
52	107,076,168	2,702,328	2,113,220	1,580,359	1,542,404	1,348,392	0	116,362,871	843,329	0
53	6,670,978	502,364	140,507	37,878	215,117	22,503	0	7,589,347	0	0
54	4,476,653	917,360	113,596	0	386,773	0	0	5,894,382	0	0
56	34,900,780	60,852	147,582	0	1,441,981	0	0	36,551,195	1,072,945	0
57	21,280	0	0	0	12,826	0	0	34,106	0	0
58	22,218,944	1,550,775	148,004	1,454	661,416	105,845	0	24,686,438	66,731	0
6	1,758,688	0	73,190	0	2,987	0	0	1,834,865	0	0
60	485,242,165	8,040,244	8,742,935	1,423,614	4,710,317	2,275,428	0	510,434,703	11,363,473	0
602	23,992,240	0	0	1,228,844	10,096	0	0	25,231,180	83,773	2,909,619
606	516,743,756	334,198	5,623,255	7,336,174	1,586,240	0	0	531,623,623	9,122,301	10,517,723
61	34,353	0	0	0	561	0	0	34,914	0	0
62	12,339,720	1,047,661	238,337	2,032,087	2,368,108	0	0	18,025,913	148,219	0
63	24,320	0	0	0	5,676	0	0	29,996	0	0
64	7,539,168	0	25,474	825	771,201	58,905	0	8,395,573	0	0
66	421,652,753	2,291,192	6,761,456	922,858	7,321,780	739,431	0	439,689,470	6,292,956	0
68	49,785,958	0	378,168	159,920	597,694	3,356,874	0	54,278,614	801,346	0
69	1,019,176	0	0	0	21,933	4,225	0	1,045,334	0	0
72	1,744,297	5,057	0	0	424,567	0	0	2,173,921	0	0
74	696,568,135	110,332	10,618,965	34,170,788	2,301,898	71,114	0	743,841,232	18,515,824	0
75	2,871,549	0	122,097	0	1,298	0	0	2,994,944	0	0
76	4,489,916	0	0	7,127	12,869	0	0	4,509,912	229,052	0
802	3,210,866,514	14,805,645	48,842,398	74,715,774	15,010,923	97,322	0	3,364,338,576	59,651,310	0
803	11,822,694	283,945	66,234	35,541	628,669	0	0	12,837,083	0	7,964,268
804	332,491,091	1,707,685	61,548	54,943,621	1,634,735	0	0	390,838,680	187,295	0
82	67,451,260	0	1,735,837	0	26,609	0	0	69,213,706	138,898	0
84	21,693,815	0	0	7,986,510	169,355	0	0	29,849,680	0	0
85	172,317,235	8,106,396	2,079,421	1,676,791	4,441,123	699,962	0	189,320,928	2,518,138	0
9	38,107,050	0	123,517	112,589	0	0	0	38,343,156	0	0
12,799,489,461	88,787,563	145,436,775	245,856,862	93,952,788	15,264,458	0	13,348,787,907	249,036,061	41,399,649	

CHELAN COUNTY

2019 LEVIES FOR 2020 TAXES

TAXING DISTRICT		\$ RATE	TOTAL	TAX CODE	DISTRICTS	Total Levy with Exemptions	\$ RATE/1000
State School		2.0380122406		002	*19 CD4 H2 PK	5.5686693920	8.8931023017
State School 2		1.0967484031	3.1348433060	004	*19 CD4 H2 F5 PK	6.2434849210	9.5679178307
County Current Expense		1.0308400273		006	*19 CD4 H2 F7 PK	6.4182654512	9.7426983609
Mental Health		0.0250000002		008	*69 CD4 H2	5.4181333590	6.8315505891
Veteran's Relief		0.0112499997		009	*69 CD4 H2 F10 (Stehekin)	5.4181333590	6.8315505891
Total County			1.0670900272	012	*122 CD4 H2 F7	6.2677294182	10.8604266507
				014	*127	4.8794801471	8.6977394998
Regional Library		0.3693977329	0.3693977329	016	*127 CD1	4.9301631658	8.7484225185
Port District		0.2399548335	0.2399548335	017	*127 CD1 H2	5.4175624149	9.5524618565
County Road District		1.1100696826	1.1100696826	019	*127 CD3 F1	6.2676671766	10.0859265293
Flood Control Zone		0.0549017061	0.0549017061	020	*127 CD1 F8	5.7540915349	9.8530356655
				022	*127 F8	5.7034085162	9.8023526468
Upp Valley Pk & Rec (PK2)		0.1017522746	0.1017522746	023	*228	4.8794801471	8.6172298639
Manson Pk & Rec (PK)		0.1505360330	0.1505360330	024	*228 H1	5.4553000380	9.3801697418
Brae Burn Mosq District (MD1)	Per parcel assessment			025	*228 SD2J H1	5.4553000380	9.3801697418
Leavenworth Mosq District (MD2)	Per parcel assessment			026	*228 F3 H1 PK2	6.4104312165	10.3353009203
Idlewild Mosq District (MD3)	Per parcel assessment			028	*228 H1 PK2	5.5570523126	9.4819220164
				029	*228 F9 H1	5.9370187020	9.8618884058
				030	*228 F9 H1 MD1	5.9370187020	9.8618884058
HOSPITAL DISTRICTS				031	*228 F3 H1	6.3086789419	10.2335486457
#1 Cascade (H1)	Regular	0.1916824022		032	*129 CD4 H2	5.4181333590	8.2169853034
	Bond	0.1871199870		033	*228 F9 H1 WD5	5.9370187020	9.8618884058
	EMS	0.3841374887	0.7629398779	034	*129 CD4 H2 F7	6.2677294182	9.0665813626
#2 Chelan (H2)	Regular	0.2255753221		035	*228 F9 H1 MD3	5.9370187020	9.8618884058
	Bond	0.3166400889		036	*129 CD4 H2 SD F7	6.2677294182	9.0665813626
	EMS	0.2618239270	0.8040393380	038	*129 CD4 H2 F8	6.2420617281	9.3215984504
				042	*228 F3 H1 PK2 MD2	6.4104312165	10.3353009203
				043	*228 H1 PK2 MD2	5.5570523126	9.4819220164
				044	*228 CD2 H1	5.5180135935	9.4428832973
				045	*228 CD2 H1 PK2	5.6197658681	9.5446355719
#1 Wenatchee (F1)	Regular	1.3513325218	1.3513325218	046	*228 F3 CD2 H1	6.3601424977	10.2850122015
#3 Leavenworth (F3)	Regular	0.8533789039	0.8533789039	047	*228 CD2 H1 F3 PK2	6.4731447720	10.3980144758
#5 Manson (F5)	Regular	0.6748155290	0.6748155290	048	*228 CD2 H1 F6	5.9404106160	9.8652803198
#6 Cashmere (F6)	Regular	0.4223970225	0.4223970225	049	*228 CD2 H1 F6 PK2	6.0421628906	9.9670325944
#7 Chelan (F7)	Regular	0.8495960592	0.8495960592	050	*228 F6 CD2 H1 PK2 WD3	6.0421628906	9.9670325944
#8 Entiat (F8)	Regular	0.8239283691		052	*228 H1 F6	5.8776970605	9.8025667643
	Bond	0.2806847779	1.1046131470	053	*228 H1 F6 PK2	5.9794493351	9.9043190389
#9 Lk Wen/Ponderosa*	Regular	0.4817186640	0.4817186640	054	*228 F6	5.3018771696	9.0396268864
*Fire 9 & Fire 4 have merged				056	*222	4.8794801471	9.9269439499
				057	*222 H1	5.4553000380	10.6898838278
Cemetery Districts				058	*222 F1	6.2308126689	11.2782764717
#1 Entiat (CD1)		0.0506830187	0.0506830187	060	*222 F6	5.3018771696	10.3493409724
#2 Leavenworth (CD2)		0.0627135555	0.0627135555	061	*222 F6 H1	5.8776970605	11.1122808503
#3 N Wenatchee (CD3)		0.0368545077	0.0368545077	062	*246	4.8794801471	8.8263288129
#4 Chelan/Manson (CD4)		0.0512539628	0.0512539628	063	*246 H1	5.4553000380	9.5892686908
#5 Malaga (CD5)		0.0464226654	0.0464226654	064	*246 CD5	4.9259028125	8.8727514783
				065	*246 F1 CD5	6.2772353343	10.2240840001
CITIES				066	*246 F1	6.2308126689	10.1776613347
Cashmere (CA)	Regular	1.9923218603	1.9923218603	068	*246 CD5 WD2	4.9259028125	8.8727514783
Chelan (CH)	Regular	1.2948268188	1.2948268188	069	*246 F1 CD5 WD2	6.2772353343	10.2240840001
Entiat (E)	Regular	1.3425806553	1.3425806553	072	*246 CD3	4.9163346548	8.8631833206
Leavenworth (LV)	Regular	1.1115419435	1.1115419435	074	*246 CD3 F1	6.2676671766	10.2145158424
Wenatchee (W)	Regular	1.1111074145		075	*246 F6	5.3018771696	9.2487258354
	Bond (WB)	0.0989089453	1.2100163598	076	*246 CD3 F6	5.3387316773	9.2855803431
				082	*246 F1 WD1	6.2308126689	10.1776613347
				084	*246 WD2	4.8794801471	8.8263288129
				085	*246 F1 WD2	6.2308126689	10.1776613347
SCHOOL DISTRICTS				100	*CA 222	5.7617323248	10.8091961276
#19 Manson (19)	M&O	1.4214877556		201	*CH 129 CD4 H2 F7	6.4524865544	9.2513384988
	Cap.Impr.	0.4895279240	1.91101568	410	*E 127 CD1 F8	5.9866025076	10.0855466382
#122 Azwell/Pateros (122)	M&O	1.5165421245		602	*LV 228 H1 PK2 F3	6.4119034774	10.3367731812
	Cap.Impr.	0.988953577		606	*LV 228 H1 PK2 MD2 F3	6.4119034774	10.3367731812
#127 Entiat (127)	Bond	0.6737843009	3.1792800024	802	*W 246 F1 WB	6.2318504008	10.2776080119
	M&O	1.4178809496		803	*W 246 F1	6.2318504008	10.1786990666
#129J Chelan (129)	M&O	1.3036012619	2.7214822115	804	*W 246 F1 CD3	6.2687049085	10.2155535743
	M&O	1.2882100257					
#222 Cashmere (222)	Cap.Impr.	0.0972246886	1.385434714				
	M&O	1.5028041749					
	Bond	2.4478824867	3.9506866616				
#228 Cascade (228)	M&O	1.0492610622					
	Cap. Pro	0.1142549451					
	Bond	1.4774565683	2.6409725756				
#246 Wenatchee (246)	M&O	1.7331499701					
	Bond	1.1169215545	2.8500715246				

NOTE: To decipher which taxing districts comprise each tax code area we have added a legend with the district code in parenthesis (eg. CA) next to each taxing district. The following tax districts (which we do not currently levy for) are:

SD: Sewer District	WD3: Peshastin Water District
WD1: Three Lakes Water District	WD4: Alpine Water District
WD2: Malaga Water District	WD5: Lake Wen. Water District