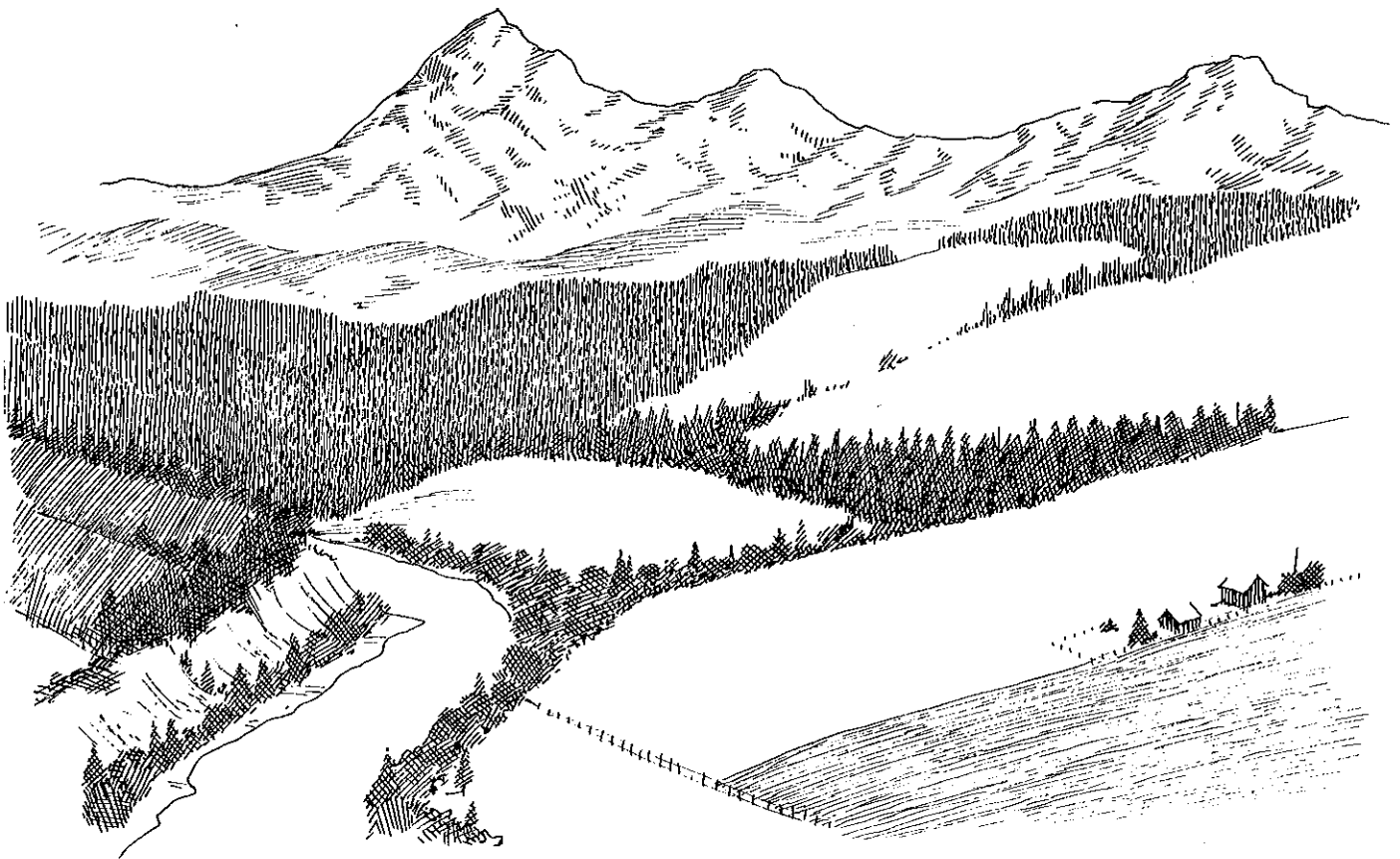


KITTITAS COUNTY ASSESSORS REPORT

1993 ASSESSED VALUATIONS
LEVIES AND TAXES TO BE COLLECTED 1994



UTANA MACKNER, COUNTY ASSESSOR

Tax booklet compiled by:
Iris Rominger, Administrative Assistant

UTANA MACKNER, Assessor
Member I.A.A.O.

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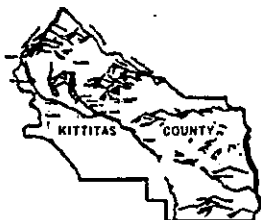
TOBY MAHRE
Appraiser III

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Appraiser III

DEB CURRIER
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Kittitas County Assessor



Kittitas County Courthouse, Room 101
205 West 5th Street
Ellensburg, WA 98926

UTANA MACKNER
Assessor

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A MESSAGE TO KITITITAS COUNTY PROPERTY OWNERS

As your County Assessor, it is my responsibility to determine the value of all real and personal property in Kittitas County and to insure that all property owners are fairly and impartially treated in accordance with our State Laws. I attribute county-wide valuation equality to our efficient and dedicated office staff.

Kittitas County has a population of 29,200 and covers 2,315 square miles or approximately 1,481,600 acres, including 281,000 acres assessed as forest land. Forty-six percent of our county is exempt from taxation as Federal, State, County, City, etc. property.

Our office maintains information on over 23,200 taxable real property parcels, 1986 personal property parcels, 2300 exempt parcels, 300 Department of Wildlife parcels and more than 500 personal and real property utility parcels.

We are required to keep numerous records in addition to thousands of property appraisal reports. A detailed series of maps showing all properties within the county are maintained along with a set of aerial photos. Each time property is sold or divided, or a new plat filed, the transaction is shown in office records. Our assessment roll of the county lists ownership and address, description, parcel number, tax code area, use code, revaluation year and the valuation of land and buildings for all taxable property.

This booklet has been prepared for your information and better understanding of your Kittitas County Assessor's Office. The 1993 assessed values of our taxing districts, their levy rates and the amount of taxes our districts are to collect in 1994, statistics for land assessed on basis of current use and much other information, including the Senior Citizen Property Tax Exemption, can be found in this booklet.

As a public servant, I am accountable to you and represent your interests. It is encouraging to note the increased interest among taxpayers in the functions of all county offices and the cost of government and your concern as to how your hard-earned tax dollars are spent.

It is my sincere desire to serve the taxpayers of Kittitas County in an effective, responsible and courteous manner and I welcome your inquiries regarding any matter concerning this office.

Respectfully,

A handwritten signature in cursive script that reads "Utana Mackner".

UTANA MACKNER
Kittitas County Assessor

KITTITAS COUNTY LEVIES FOR 1993-1994

TAXING DISTRICT	VALUATIONS	LEVY	LOCAL	TIMBER	TOTAL TAX
		(DOLLARS PER THOUSAND)	TAX	YIELD TAX	
STATE (PUBLIC SCHOOLS)	\$1,178,716,475.	\$3.8622	\$4,552,438.77		
REFUND FUND (AT&T) <small>RCW 84.68 & 84.69</small>	1,178,716,475.	.0020	2,357.43		
TOTAL		3.8642	4,554,796.20		\$ 4,554,796.20
COUNTY FUNDS					
Current Expense	1,178,716,475.	1.6718	1,970,578.20		
Mental Health	1,178,716,475.	.0250	29,467.91		
Veteran's Relief	1,178,716,475.	.0113	13,319.50		
Refund Fund(AT&T) <small>RCW 84.68 & 84.69</small>	1,178,716,475.	.0016	1,885.95		
TOTAL		1.7097	2,015,251.56		2,015,251.56
ROAD DISTRICT NO. 1					
Refund Fund(AT&T) <small>RCW 84.68 & 84.69</small>	746,670,856.	.0032	2,389.35		
TOTAL		2.0338	1,518,579.19		1,520,968.54
CITIES AND TOWNS					
Cle Elum Regular Levy	69,708,517.	2.3589	164,435.42		164,435.42
Ellensburg Regular Levy	294,241,511.	3.6000	1,059,269.44		
Pool Bond (1978-1998)	288,815,861.	.1733	50,051.79		
TOTAL		3.7733	1,109,321.23		1,109,321.23
Kittitas Regular Levy	15,046,753.	3.1249	47,019.60		47,019.60
Roslyn Regular Levy	37,515,441.	1.5145	56,817.14		56,817.14
South Cle Elum Regular Levy	15,533,397.	2.6835	41,683.87		41,683.87
SCHOOL DISTRICTS					
No. 28 Easton M & O (1993-1994)	94,500,924.	.8718	82,385.91		
** 50% TAV	8,741,500.	.8718		7,620.84	90,006.75
Refund Fund (AT&T) <small>RCW 84.68 & 84.69</small>	94,500,924.	.0016	151.20		151.20
TOTAL		.8734	82,537.11	7,620.84	90,157.95
No. 400 Thorp Bond (1990-2010)	52,162,423.	2.6337	137,380.17		
* 100% TAV	8,590,070.	2.6337		22,623.67	160,003.84
M & O Levy (1993-1994)	52,162,423.	3.2608	170,091.23		
** 50% TAV	4,295,035.	3.2608		14,005.25	184,096.48
TOTAL		5.8945	307,471.40	36,628.92	344,100.32
No. 401 Ellensburg Bond (1976)	529,204,489.	.0760	40,219.54		
* 100% TAV	14,319,253.	.0760		1,088.26	41,307.80
Bond (1991-2008)	529,204,489.	.4692	248,302.75		
* 100% TAV	14,319,253.	.4692		6,718.59	255,021.34
Bond (1992-2008)	529,204,489.	.4300	227,557.93		
* 100% TAV	14,319,253.	.4300		6,157.28	233,715.21
M & O Levy (1993-1994)	529,204,489.	2.7034	1,430,651.42		
** 50% TAV	7,159,626.	2.7034		19,355.33	1,450,006.75
Refund Fund (AT&T) <small>RCW 84.68 & 84.69</small>	529,204,489.	.0007	370.44		370.44
TOTAL		3.6793	1,947,102.08	33,319.46	1,980,421.54
No. 403 Kittitas Bond (1991-2007)	101,976,251.	1.0736	109,481.70		
* 100% TAV	487,321.	1.0736		523.19	110,004.89
M & O Levy (1993)	101,976,251.	2.7392	279,333.35		
** 50% TAV	243,660.	2.7392		667.43	280,000.78
Refund Fund (AT&T) <small>RCW 84.68 & 84.69</small>	101,976,251.	.0144	1,468.46		1,468.46
TOTAL		3.8272	390,283.51	1,190.62	391,474.13
No. 404 Cle Elum-Roslyn Bond	351,638,573.	1.0023	352,447.34		
* 100% TAV (1991-2005)	50,618,936.	1.0023		50,735.36	403,182.70
Bond (1992-2011)	351,638,573.	.8996	316,334.06		
* 100% TAV	50,618,936.	.8996		45,536.80	361,870.86
M & O Levy (1993-1994)	351,638,573.	1.4591	513,075.84		
** 50% TAV	25,309,468.	1.4591		36,929.05	550,004.89
Refund Fund (AT&T) <small>RCW 84.68 & 84.69</small>	351,638,573.	.0010	351.64		351.64
TOTAL		3.3620	1,182,208.88	133,201.21	1,315,410.09

KITTITAS COUNTY LEVIES FOR 1993-1994

TAXING DISTRICT	VALUATIONS	LEVY (DOLLARS PER THOUSAND)	LOCAL TAX	TIMBER YIELD TAX	TOTAL TAX
No. 3-J Naches Bond (1977-1997)	124,573.	2.8048	349.40		
M & O	124,573.	2.2512	280.44		
TOTAL		<u>5.0560</u>	<u>629.84</u>		<u>629.84</u>
FIRE DISTRICTS					
No. 1 Thorp Regular Levy	47,802,724.	.9140	43,691.69		43,691.69
No. 2 Ellensburg Area Regular Levy	311,910,584.	1.3380	417,336.36		417,336.36
No. 3 Easton Regular Levy	20,635,836.	1.0000	20,635.84		20,635.84
Bond (1993-2002)	20,307,836.	.8595	17,454.59		
* 100% TAV	177,690.	.8595		152.72	17,607.31
TOTAL		<u>1.8595</u>	<u>38,090.43</u>	<u>152.72</u>	<u>38,243.15</u>
No. 4 Vantage Regular Levy	7,069,840.	.8063	5,700.41		5,700.41
No. 51 Snoqualmie Pass Regular Levy	35,188,645.	.9914	34,886.02		34,886.02
No. 6 Ronald Area Regular Levy	42,599,769.	.9684	41,253.62		41,253.62
Bond (1987-2007)	41,873,819.	.4431	18,554.29		
* 100% TAV	110,896.	.4431		49.14	18,603.43
TOTAL		<u>1.4115</u>	<u>59,807.91</u>	<u>49.14</u>	<u>59,857.05</u>
No. 7 Upper County Area Regular Levy	166,667,968.	.7783	129,717.68		129,717.68
No. 8 Kachess Plats Regular Levy	10,943,513.	1.0000	10,943.51		10,943.51
HOSPITAL DISTRICTS					
No. 1 Lower County Area Regular Levy	780,912,168.	.0029	2,264.65		2,264.65
Refund Fund (AT&T) ^{RCW 24.68 & 24.69}	780,912,168.	.0003	234.27		234.27
Bond (1988-1998)	769,609,188.	.1676	128,986.50		
* 100% TAV	41,921,630.	.1676		7,026.07	136,012.57
TOTAL		<u>.1708</u>	<u>131,485.42</u>	<u>7,026.07</u>	<u>138,511.49</u>
No. 2 Upper County Area Regular Levy	397,679,734.	.2948	117,235.99		117,235.99
Refund Fund (AT&T) ^{RCW 24.68 & 24.69}	397,679,734.	.0002	79.54		79.54
EMS Regular Levy (1992-1997)	397,679,734.	.2139	85,063.70		85,063.70
TOTAL		<u>.5089</u>	<u>202,379.23</u>		<u>202,379.23</u>
CEMETERY DISTRICT					
No. 1 Thorp Regular Levy	52,542,774.	.1080	5,674.62		5,674.62
WATER DISTRICT					
No. 6 Vantage Bond Redemption (1978-1998)	4,435,662.	.8906	3,950.40		3,950.40
GRAND TOTAL ALL DISTRICTS			<u>\$14,504,190.06</u>	<u>\$219,188.98</u>	<u>\$14,723,379.04</u>
*** State Dept. of Wildlife Land	\$23,596,700.				\$ 110,147.10

* 100% District Timber Assessed Value - For Voted Bonds and Capital Project Levies
 ** 50% District Timber Assessed Value - For School Maintenance and Operation Levies
 *** State Department of Wildlife Land - In Lieu of Property Tax (RCW 77.12.203)

1993 KITTITAS COUNTY VALUATIONS
FOR 1994 TAX COLLECTIONS

	Assessed Valuation
ROAD DISTRICT	
Road District No. 1.....	\$751,613,416.

CITIES AND TOWNS

Cle Elum.....	71,831,517.
Ellensburg.....	299,733,861.
Kittitas.....	15,907,553.
Roslyn.....	39,493,441.
South Cle Elum.....	16,150,427.

SCHOOL DISTRICTS

*No. 7 Damman.....	28,145,002.
No. 28 Easton.....	95,192,934.
No. 400 Thorp.....	53,667,653.
No. 401 Ellensburg.....	544,752,749.
No. 403 Kittitas.....	104,799,511.
No. 404 Cle Elum-Roslyn.....	368,047,793.
No. 3-J Naches.....	124,573.

FIRE DISTRICTS

District No. 1 - Thorp.....	48,425,974.
District No. 2 - Ellensburg Area.....	314,287,514.
District No. 3 - Easton.....	20,729,036.
District No. 4 - Vantage.....	7,069,840.
District No. 51 - Snoqualmie Pass.....	35,188,645.
District No. 6 - Ronald Area.....	43,233,919.
District No. 7 - Upper County Area.....	167,699,498.
District No. 8 - Kachess Plats.....	10,943,513.

HOSPITAL DISTRICTS

District No. 1 - Lower County.....	790,555,748.
District No. 2 - Upper County.....	404,049,894.

CEMETERY DISTRICT

District No. 1 - Thorp.....	53,184,924.
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WATER DISTRICTS

*District No. 2 - Ronald.....	4,382,272.
*District No. 3 - Easton.....	11,758,322.
*District No. 4 - Thorp.....	4,785,431.
*District No. 5 - Elk Meadows.....	10,661,615.
District No. 6 - Vantage.....	4,435,662.

SEWER DISTRICT

*District No. 1 - Snoqualmie Pass (King and Kittitas Counties).....	36,325,497.
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Total Valuation for Kittitas County.....	1,194,730,215.
Senior Citizen Valuation Cancelled.....	16,013,740.
Kittitas County Valuation for 1994 Tax Collection.....	1,178,716,475.
Total Kittitas County Timber Assessed Value....	91,498,580.

*District Valuations but no levy for 1994.

NOTE: Above district valuations include Senior Citizen
Exemption values.

KITTITAS COUNTY 1993 LEVIES FOR 1994 TAX COLLECTION

CODE	TAXING DISTRICT	TOTAL LEVIES	SENIOR CITIZENS EXEMPTION LEVIES EXCLUDING ALL SPECIAL LEVIES (under \$26,001. Income)	CODE
1	1-403-F4-H1-W6	13.3058	8.4204	1
2	1-7-H1	7.7817	7.6141	2
3	1-7-F2-H1	9.1197	8.9521	3
4	1-28-H2	8.9932	8.1198	4
5	1-28-F3-H2	10.8527	9.1198	5
6	1-28-F3-H2-W3	10.8527	9.1198	6
7	1-400-F1-H1-C1-W4	14.6982	8.6361	7
8	1-400-H2	14.0143	8.1198	8
9	1-400-H1	13.6762	7.6141	9
10	1-400-H1-C1	13.7842	7.7221	10
11	1-400-F1-H1-C1	14.6982	8.6361	11
12	1-400-F1-H1	14.5902	8.5281	12
13	1-404-F6-H2-W2	12.8933	9.0882	13
14	1-28-F51-H2-S1	9.9846	9.1112	14
15	1-400-H2-C1	14.1223	8.2278	15
16	1-400-F2-H1	15.0142	8.9521	16
17	1-400-F2-H1-C1	15.1222	9.0601	17
18	E-401-H1	13.1973	9.1771	18
19	1-401-H1	11.4610	7.6141	19
20	1-401-F1-H1	12.3750	8.5281	20
21	1-401-F1-H1-C1	12.4830	8.6361	21
22	1-401-F2-H1	12.7990	8.9521	22
23	1-401-F2-H1-C1	12.9070	9.0601	23
24	K-403-H1	12.6968	8.7020	24
25	1-403-H1	11.6089	7.6141	25
26	1-403-F2-H1	12.9469	8.9521	26
27	1-403-F4-H1	12.4152	8.4204	27
28	C-404-H2	11.8037	8.4417	28
29	R-404-H2	10.9593	7.5973	29
30	S-404-H2	12.1283	8.7663	30
31	1-404-H2	11.4818	8.1198	31
32	1-404-H1	11.1437	7.6141	32
33	1-404-H1-C1	11.2517	7.7221	33
34	1-404-F1-H1	12.0577	8.5281	34
35	1-404-F7-H2-W5	12.2601	8.8981	35
36	1-404-F2-H1	12.4817	8.9521	36
37	1-28-F51-H2	9.9846	9.1112	37
38	1-404-F1-H1-C1	12.1657	8.6361	38
39	1-3J	12.6669	7.6109	39
40	1-404-F6-H2	12.8933	9.0882	40
41	1-28-F7-H2	9.7715	8.8981	41
42	1-400-F7-H1-C1	14.5625	8.5004	42
43	1-404-F7-H2	12.2601	8.8981	43
44	1-404-F7-H1	11.9220	8.3924	44
47	1-28-F8-H2	9.9932	9.1198	47
48	R-28-H2	8.4707	7.5973	48
49	1-28-H2-S1	8.9932	8.1198	49

**1994 TAX YEAR
KITITAS COUNTY SENIOR CITIZEN EXEMPTION**

INCOME LEVEL	NUMBER OF PARTICIPANTS	TOTAL TAXABLE VALUE PRIOR TO EXEMPTION \$	AMOUNT OF VALUE EXEMPTED FROM REGULAR LEVIES \$	TOTAL LEVY EXEMPTION IN DOLLARS	
				REGULAR LEVIES \$	SPECIAL LEVIES \$
\$15,000 OR LESS	417	17,814,960.	12,805,660.	111,901.09	67,619.28
\$15,001-\$18,000	114	5,445,060.	3,208,080.	28,149.82	20,117.24
\$18,001-\$26,000	256	14,076,070.	-----	-----	51,287.58
TOTAL	787	37,336,090.	16,013,740.	140,050.91	139,024.10

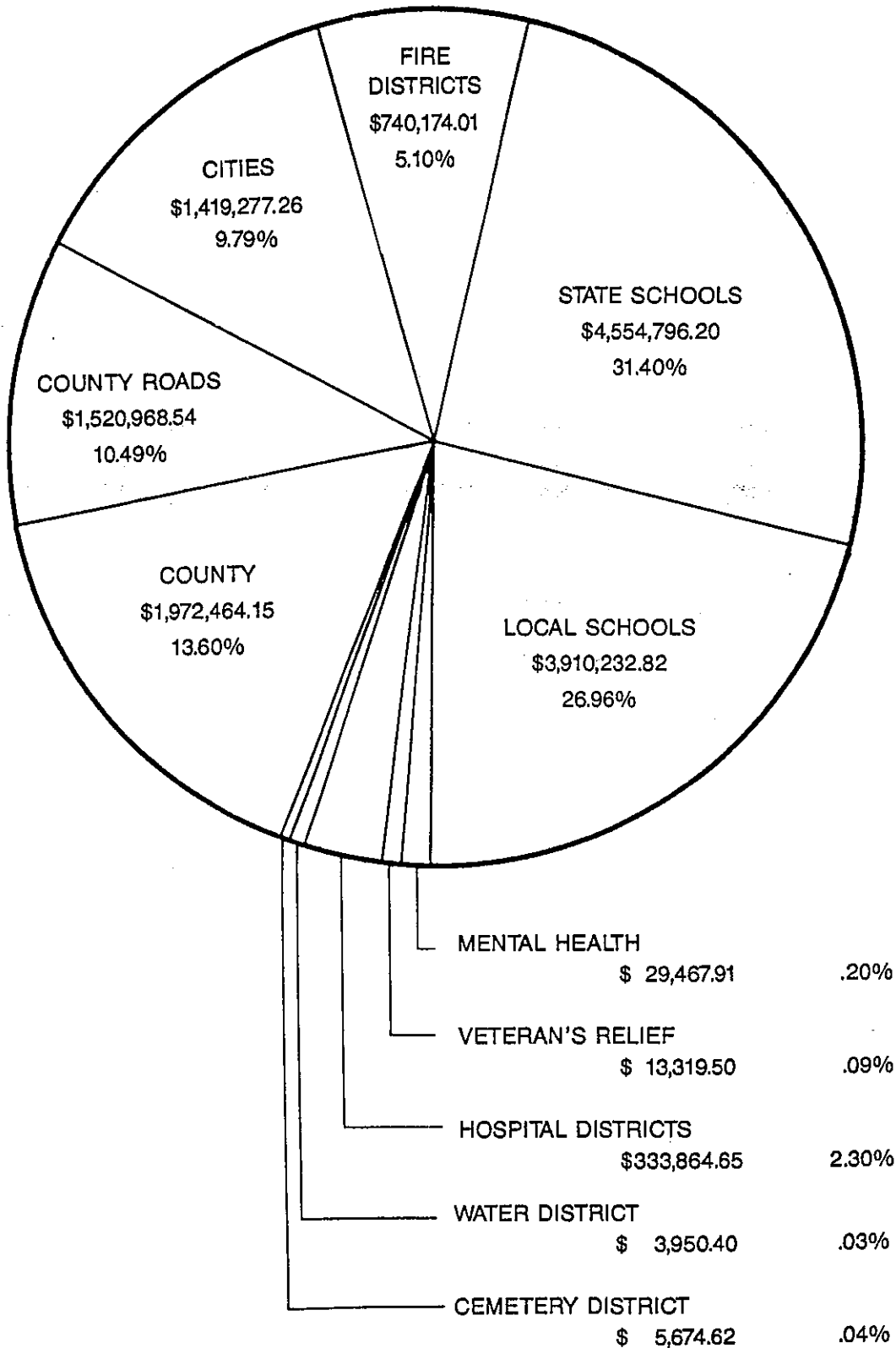
**1994 TAX YEAR
KITITAS COUNTY FARM & AGRICULTURAL
OPEN SPACE EXEMPTION**

TOTAL NUMBER OF OPEN SPACE APPLICANTS = 830				
TOTAL NUMBER OF LAND PARELS = 2,526				
	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
TRUE & FAIR VALUE	220,874.07	168,559,680.	73,141,300.	241,700,980.
OPEN SPACE VALUE	220,874.07	44,859,680.	73,141,300.	118,000,980.
VALUE REDUCTION	220,874.07	123,700,000.	--0--	123,700,000.

KITITAS COUNTY VALUE

ASSESSED BY COUNTY ASSESSOR	
Forest Land (RCW 84.33)	\$ 6,771,450.
Farm and Agricultural Land and Improvements (RCW 84.34)	117,685,670.
Other land Outside Incorporated Cities and Town	252,470,450.
Other Improvements Outside Incorporated Cities and Towns	293,180,364.
Land Inside Incorporated Cities And Towns	92,781,444.
Improvements Inside Incorporated Cities and Towns	279,233,796.
Personal Property	63,511,774.
	<u>\$1,105,634,948.</u>
ASSESSED BY STATE DEPARTMENT OF REVENUE	
Real Property Utilities	\$ 5,501,990.
Personal Property Utilities	67,579,537.
	<u>\$ 73,081,527.</u>
TOTAL VALUE OF ALL TAXABLE PROPERTY	\$1,178,716,475.

HOW YOUR 1994 TAX DOLLAR WILL BE SPENT



HISTORICAL VALUATION AND TAX COMPARISON 1930-1994

% OF MARKET VALUE	YEAR	TOTAL COUNTY VALUATION	TOTAL TAX	CURRENT EXPENSE	ROAD DISTRICT
25%	1929-30	\$21,480,309.	\$1,049,009.03	\$165,827.99	\$196,927.99
	1939-40	16,248,014.	489,022.36	101,550.09	36,341.15
	1949-50	21,405,502.	878,639.27	174,668.90	106,404.34
	1959-60	27,189,960.	1,203,725.08	167,218.25	182,065.00
	1969-70	46,241,910.	3,121,776.83	304,502.97	265,005.56
50%	1970-71	96,942,640.	3,369,132.37	296,014.36	274,672.23
	1971-72	101,432,277.	3,528,556.23	308,875.75	275,635.36
	1972-73	129,418,355.	3,904,780.39	393,556.32	385,518.91
	1973-74	134,028,730.	3,940,501.02	426,987.01	401,793.90
100%	1974-75	276,574,375.	4,326,346.89	415,041.95	380,572.94
	1975-76	288,668,037.	4,324,500.73	417,136.39	375,945.79
	1976-77	315,196,517.	5,102,809.62	459,461.96	414,033.06
	1977-78	374,291,215.	5,442,924.53	494,064.40	446,243.66
	1978-79	390,447,622.	6,026,547.89	543,171.21	486,907.77
	1979-80	446,467,751.	5,324,921.12	696,333.43	522,846.04
	1980-81	512,002,917.	5,860,683.33	765,444.36	576,143.76
	1981-82	612,845,891.	6,264,236.58	834,989.05	648,077.75
	1982-83	662,730,061.	6,919,521.53	906,429.86	694,357.96
	1983-84	675,988,123.	6,938,569.70	974,098.88	743,442.39
	1984-85	718,856,172.	7,581,799.31	1,059,522.11	811,053.01
	1985-86	752,601,264.	8,088,874.77	1,157,952.30	890,616.59
	1986-87	780,762,684.	8,652,057.39	1,256,247.16	965,584.31
	1987-88	794,776,996.	9,127,636.93	1,345,795.89	1,033,438.07
	1988-89	807,801,443.	9,251,086.55	1,428,677.63	1,110,761.49
	1989-90	827,834,646.	9,676,132.88	1,464,853.40	1,144,295.81
1990-91	880,341,616.	11,305,033.00	1,556,179.88	1,235,574.59	
1991-92	928,713,987.	12,086,418.42	1,637,972.86	1,282,344.02	
1992-93	1,024,552,304.	13,433,889.80	1,793,171.44	1,378,129.41	
1993-94	1,178,716,475.	14,504,190.06	1,970,578.20	1,518,579.19	

From the Office of
KITTITAS COUNTY ASSESSOR

Kittitas County Courthouse, Room 101
205 West Fifth Avenue
Ellensburg, WA 98926