CITY OF BLACK DIAMOND

October 16, 2025 Council Special Meeting Agenda

Council Chambers, 25510 Lawson St.
Black Diamond, WA 98010

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting: https://zoom.us/j/4454477047?pwd=eGxRY3ZEeU14SVM2cGRBcUxCSjdmZz09
(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)
Meeting ID: 445 447 7047 Password: Council

Telephone dial in options: +1 253 215 8782 US (Tacoma) +1 206 337 9723 US (Seattle) Meeting ID: 445 447 7047

6:00 P.M. CALL TO ORDER, FLAG SALUTE, ROLL CALL

WORK SESSION:

1) **AB25-107** - Work Session for 2026 General Fund Revenues and Possibly Property Tax Increase — Mr. Mason

ADJOURNMENT:

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: General Fund 2026 Revenue Review and Possible Property Tax Increase & Accompanying Ordinances	**Agenda Date: October 16, 2025**	**AB25-107**
	Mayor Carol Benson	
	City Administrator- Kevin O'Neill	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev –Andy Williamson	
	Finance – Xavier Mason	**X**
	MDRT/Ec Dev – Andy Williamson	
Cost Impact (see also Fiscal Note): N/A	Police – Chief Kiblinger	
Fund Source: N/A	Public Works – Scott Hanis	
Timeline: N/A	Court – Judge Swain/Tawnya Parks	

Agenda Placement: ☐ Mayor ☐ Two Councilmembers ☐ Committee Chair ☒ City Administrator

Attachments: Proposed Ordinance and 2026 General Fund Revenues

SUMMARY STATEMENT: General Fund 2026 Revenue Review and Possible Property Tax Increase Ordinances

Every year, the Finance Department presents the annual budget to the City Council on behalf of the Mayor. The City of Black Diamond has an annual budget that is based upon the calendar year, beginning January 1st and ending December 31st. Internally, the planning process begins around June, and then City Council becomes involved around September until its passage.

The purpose of the municipal budget is to manage the city's finances for the purposes of continually providing essential services, maintaining infrastructure, and supporting the community's priorities. Specifically, the work sessions, and ultimately the budget itself, serve as an exercise in financial planning, resource allocation, accountability and transparency, policy implementation, legal framework, and performance measurement for the benefit of Black Diamond residents.

The October 16, 2025 work session focuses on the projections for revenue within the General Fund with an emphasis on property taxes. During this session, staff will discuss how property taxes are calculated, their projections, and how this revenue stream is unique from other General Fund revenues. Staff will go into detail discussing the factors that determine property tax levies. Though the entirety of General Fund revenues will be discussed, a significant portion of this session will be spent discussing the role of property taxes, how they are calculated, and the two ordinances that must be submitted to King County that are used to accept property taxes for the coming year.

Later in the evening, during the regular city council meeting, there will be a public hearing and ultimately a vote on the two property tax ordinances. The two ordinances give Black Diamond the authority to levy the dollar increase and the new levy rate as proposed by King County.

The public is invited to discuss the property tax or the budget process during any city council meeting. There are two public hearings one on November 06, 2025, and another on November 20, 2025.

FISCAL NOTE (Finance Department): N/A

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: **Work Session**

RECORD OF COUNCIL ACTION

Meeting Date	***Action***	***Vote***
October 16, 2025		

ORDINANCE NO. 25-XXXX

AN ORDINANCE OF THE CITY OF BLACK DIAMOND, WASHINGTON, RELATING TO THE GENERAL PROPERTY TAX LEVY AND SPECIFYING THE INCREASE CALCULATED BY KING COUNTY BASED ON LAST YEAR'S ACTUAL LEVY COMMENCING ON JANUARY 1, 2026, WITH CERTAIN CHANGES REQUIRED BY KING COUNTY IN THE MANNER IN WHICH THE AMOUNTS ARE CALCULATED. SUCH PROPERTY BOTH REAL AND PERSONAL, SUBJECT TO TAXATION, FOR THE PURPOSE OF PROVIDING REVENUE FOR PUBLIC SAFETY FOR THE CITY OF BLACK DIAMOND, ALL AS REQUIRED BY LAW, AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, the Council of the City of Black Diamond has met and considered its budget for the calendar year 2026; and

WHEREAS, the Council thereafter gave notice of public hearings and held public hearings on October 16, 2025, and

WHEREAS, the City's actual King County levy amount from the previous actual year base levy of **$3,171,878** is a base increase of **$20,743 or 0.65398%**; and

WHEREAS, the population of the City is less than 10,000; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. **Levy and Percentage of Increase.** An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual base levy amount authorized from King County for the previous year shall be $20,743, which is a percentage increase of 0.65398% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, and any increase in the value of state assessed utility property, or any annexations that have occurred.

Section 2. **Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by State or Federal law or regulations, such decisions or preemptions shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. **Effective Date.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

PASSED by the Council and approved by the Mayor of the City of Black Diamond, Washington, this 6th day of November 2025.

____
Carol Benson, Mayor

Attest:

____
Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

____
David A Linehan, City Attorney

Published:
Posted:
Effective Date:

ORDINANCE NO. 25-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, LEVYING THE GENERAL PROPERTY TAXES FOR THE CITY FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025, ON ALL PROPERTY BOTH REAL AND PERSONAL, SUBJECT TO TAXATION, FOR THE PURPOSE OF PROVIDING REVENUE FOR PUBLIC SAFETY FOR THE CITY OF BLACK DIAMOND FOR THE ENSUING YEAR AS REQUIRED BY LAW AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, cities under a population of 10,000 may increase the regular property tax dollar amount of the levy from the previous year by up to one percent, and

WHEREAS, the City Council has properly given notice of the Public Hearings held on October 16, 2025 to consider the City's 2026 Property Tax Levy and the Preliminary Budget including the Revenue Sources, pursuant to RCW 84.55.120; and

WHEREAS, the City Council of Black Diamond, Washington has met and considered the Public Safety budgets for the year of 2026; and

WHEREAS, a public hearing was held on October 16, 2025 regarding the 2026 Revenue Sources and Public safety budget and the property tax levy, and

WHEREAS, King County requires that the 2026 Property Tax Levies be submitted by December 1st, 2025; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Amount. The preliminary assessed valuation of **$2,627,305,025** is adopted. A regular property tax for 2026 is hereby levied in the maximum amount of **$3,846,630** which includes an additional $350,000 for any additional revenue resulting from new construction; construction of wind turbines, solar, biomass, and geothermal facilities, if such facilities generate electricity; improvements to property; any increase in the value of State assessed property; and any annexations that have occurred and refunds made by King County. The final dollar amount of Property Taxes is determined by King County and reduced to the actual amount levied.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by State or Federal law or regulations, such decisions or preemptions shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. **Effective Date** This Ordinance shall be published in the official newspaper of the city and shall take effect and be in full force five (5) days after the date of publication.

PASSED by the Council and approved by the Mayor of the City of Black Diamond, Washington, this 6th day of November 2025.

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

David A. Linehan, City Attorney

Posted:

Published:

Effective Date:

City of Black Diamond Property Taxes

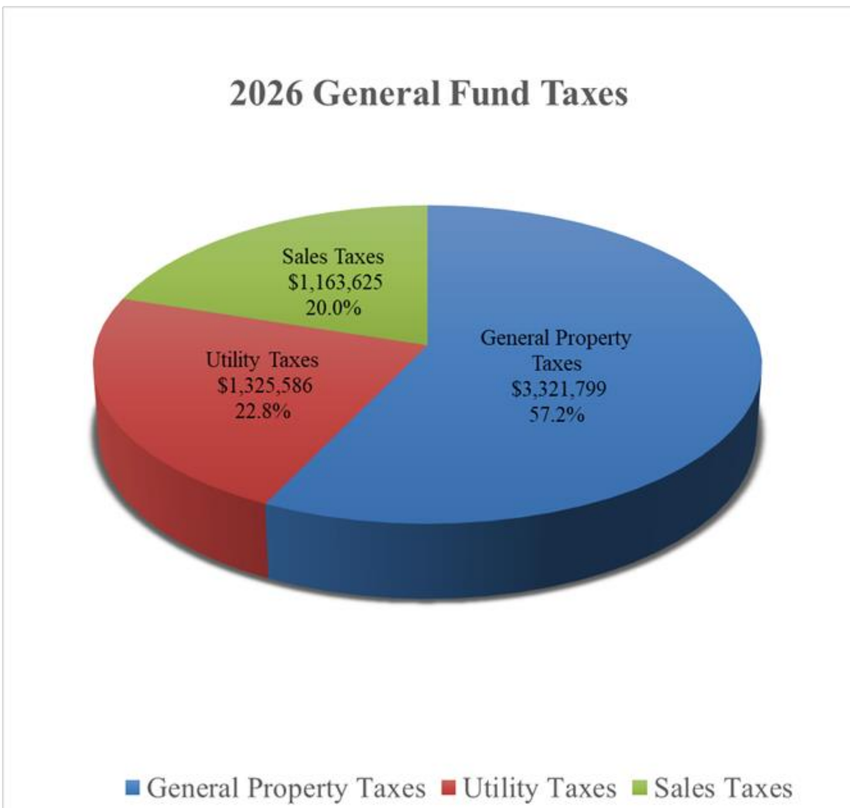
2026

General Fund Revenue and Property Taxes Work Session

October 16, 2025

Property taxes make up 57.2% of the General Fund's tax revenue and is estimated to generate $3,321,799 in revenue for the city. All revenues from property taxes go directly to the General Fund to support public safety for police, fire protection and emergency services. Black Diamond depends heavily on property tax collections, as the city has a small commercial base for generating sales tax revenue.

In Washington cities such as Black Diamond, property tax increases are limited to a 1% total dollar annual increase per year unless voters approve a lid-lift or larger percent increases plus any property tax from new construction. King County sets assessed valuations on property and calculates levy rates. Each taxing authority receives a portion of the tax amount, which King County collects and then passes on. In Black Diamond, there are four school districts with separate rates, so depending on which school district the property is in, the tax amount will vary.

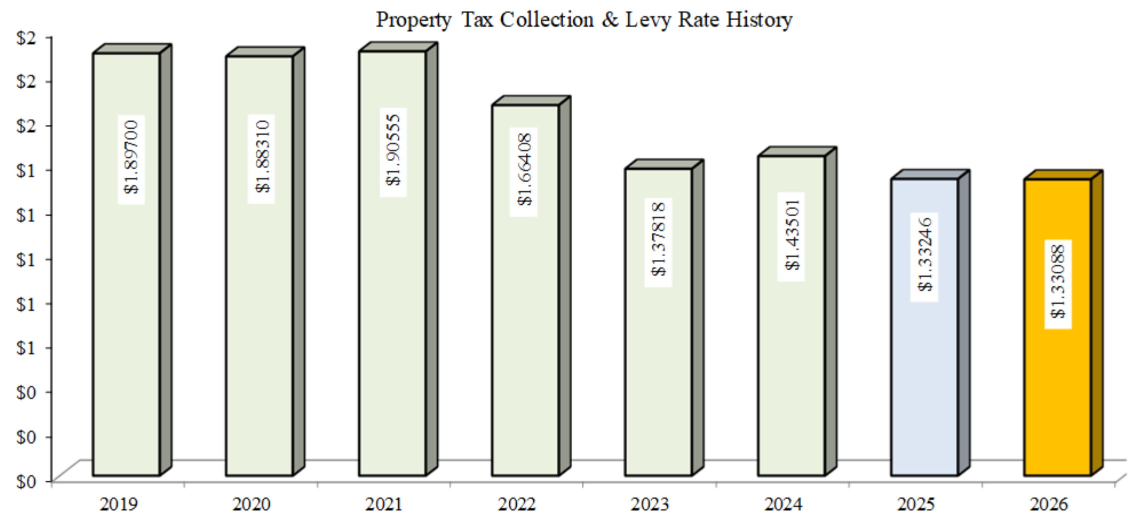


General Fund Revenue Projection	2025 Budget	2025 Actuals thru June	2025 Estimated Year End	2026 Budget	2026 $ Budget Change	2026 % Budget Comparison
REVENUES						
1 Beginning Cash and Investments	**8,548,678**	**7,659,424**	**7,659,424**	**8,686,137**	137,459	101.6%
2 General Property Taxes	3,125,929	1,658,891	3,125,929	3,321,799	195,870	106.3%
3 Sales Taxes	855,600	448,647	899,000	961,930	106,330	112.4%
4 Utility Tax and Gambling Tax	1,228,510	701,142	1,252,935	1,325,586	97,076	107.9%
5 Cable Franchise Fees	88,000	36,985	76,000	80,000	(8,000)	90.9%
6 Business License	54,000	27,320	54,000	54,000	0	100.0%
7 Liquor Profits & Excise Tax	104,000	47,629	107,000	110,000	6,000	105.8%
8 KC Recycle Grants	16,500	-	16,500	16,500	-	100.0%
9 Municipal Court Revenue	214,540	113,169	237,580	425,150	210,610	198.2%
10 Police Department Revenue	515,060	320,768	512,852	671,031	155,971	130.3%
11 Community Development Rev	1,508,370	912,399	1,636,655	1,672,800	164,430	110.9%
12 Parks Revenue	75,000	34,524	66,000	71,000	(4,000)	94.7%
13 Cemetery Revenue	4,000	250	250	625	(3,375)	15.6%
14 Investment Interest & Misc Rev.	408,000	173,845	330,005	281,000	(127,000)	68.9%
15 Funding Agreement - MDRT	1,186,530	602,437	1,186,530	1,218,985	32,455	102.7%
16 Total Operating Revenues	**9,384,039**	**5,078,007**	**9,501,236**	**10,210,406**	**826,367**	**108.8%**
17 AWC Insurance Payment & Flex	603,452	3,150	-	-	(603,452)	0.0%
18 Devel Reimb-MDRT Conslt	1,855,000	524,006	1,855,000	1,855,000	0	100.0%
19 Sales Taxes from Construction	524,400	276,497	551,000	589,570	65,170	112.4%
20 Total Revenues	**12,366,891**	**5,881,660**	**11,907,236**	**12,654,976**	288,085	102.3%
21 TOTAL GENERAL FUND SOURCES	**20,915,569**	**13,541,084**	**19,566,660**	**21,341,113**	**425,544**	**102.0%**

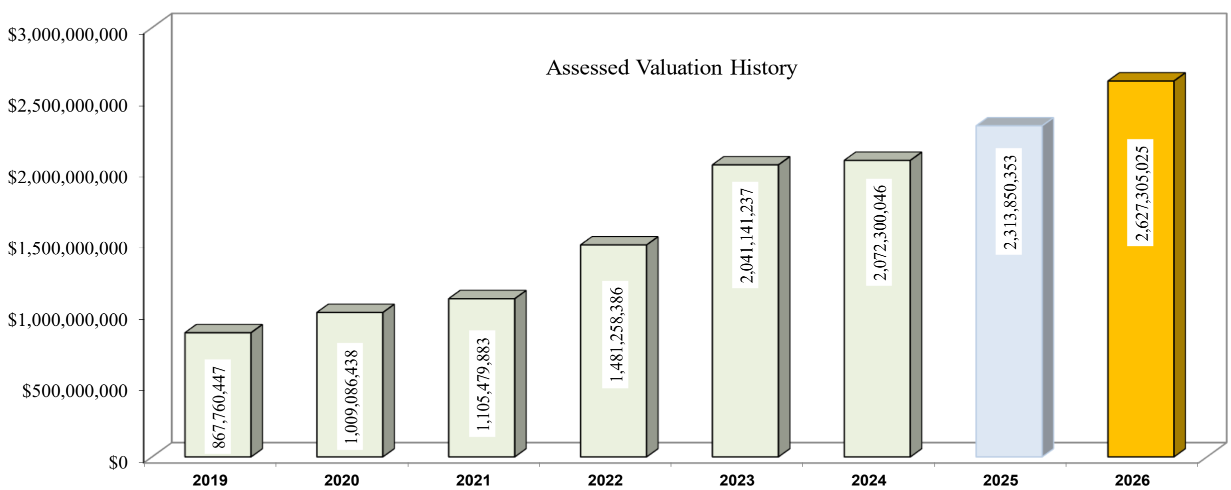
	General Fund Expenditure Projection	2025 Budget	2025 Actuals Thru June	2025 Estimated Year End	2026 Budget	2026 $ Budget Change	2026 % Budget Change
	EXPENDITURES						
1	Legislative - Council	24,007	8,101	15,886	22,521	(1,486)	93.8%
2	Executive - Mayor	16,516	7,213	14,511	16,272	(244)	98.5%
3	Administration - City Administrator	195,236	26,052	121,916	272,282	77,046	139.5%
4	General Government	846,631	373,638	733,833	827,930	(18,701)	97.8%
5	Legal Services	164,500	94,691	151,000	191,500	27,000	116.4%
6	Public Defender / Prosecuting Attorney	115,000	44,200	88,400	101,500	(13,500)	88.3%
7	Municipal Court	596,116	288,814	533,448	835,577	239,461	140.2%
8	Police Department	3,793,520	1,810,538	3,370,453	3,985,015	191,495	105.0%
9	Fire Department	1,318,961	655,799	1,315,461	1,396,586	77,625	105.9%
10	Recycle/Anim Cont/Mental Health	161,400	37,173	144,420	158,900	(2,500)	98.5%
11	Community Development	1,604,166	561,045	829,207	1,624,327	20,161	101.3%
12	Facilities	-	28,538	50,969	-	0	n/a
13	Parks Department	368,655	174,881	291,652	359,077	(9,578)	97.4%
14	Cemetery	74,757	33,209	59,867	69,675	(5,082)	93.2%
15	Master Development Review Team	1,186,530	563,967	1,154,498	1,218,985	32,455	102.7%
16	**Total Operating Expenditures**	**10,465,995**	**4,707,861**	**8,875,523**	**11,080,148**	**614,153**	**105.9%**
17	AWC Insurance Payment & Flex	604,952	-	-	-	(604,952)	0.0%
18	Transfer to Future City Campus	-	-	-	147,393	147,393	0.0%
19	Transfer to Fire Study	35,000	-	-	-	-	0.0%
20	Transfer to Street	150,000	150,000	150,000	100,000	(50,000)	66.7%
21	Developer MDRT Consultants	1,855,000	463,874	1,855,000	1,855,000	0	100.0%
22	**Total Expenditures**	**13,110,947**	**5,321,735**	**10,880,523**	**13,182,541**	**106,594**	**100.5%**
23	35% Reserved Cash and Investments	3,663,098	1,862,607	3,808,183	3,878,052	214,954	105.9%
24	Unreserved Cash and Investments	4,141,524	6,356,718	4,877,954	4,280,520	138,997	103.4%
25	**Total Ending Cash and Investments**	**7,804,622**	**8,219,325**	**8,686,137**	**8,158,572**	**353,950**	**104.5%**
26	**Total Surplus/Deficit**	**(744,056)**	**559,925**	**1,026,713**	**(527,565)**	**216,491**	**70.9%**
27	**TOTAL GENERAL FUND USES**	**20,915,569**	**13,541,084**	**19,566,660**	**21,341,113**	**460,544**	**102.0%**

2026 BLACK DIAMOND GENERAL FUND REVENUE AND PROPERTY TAXES

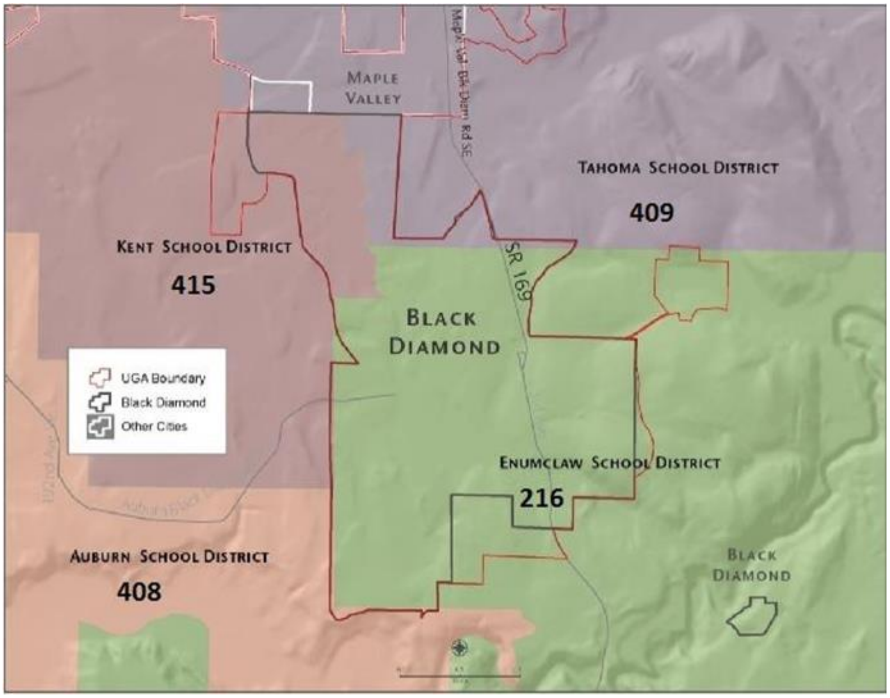
	General Fund Functions Supported by Types of Revenue	2025 Budget	2026 Budget	$ Change	% Change	Public Safety	General Gov't	MDRT
	REVENUES							
1	Beginning Cash and Investments	8,548,678	8,686,137	137,459	1.6%	25,923	8,597,214	63,000
2	**Public Safety Revenue Funded With:**							
3	General Property Taxes	3,125,929	3,321,799	195,870	6.3%	3,321,799		
4	Utility Tax and Gambling Tax	1,228,510	1,325,586	97,076	7.9%	1,325,586		
5	Criminal Justice Sales Tax	241,200	258,831	17,631	7.3%	258,831		
6	Liquor Excise Tax and Profits	104,000	110,000	6,000	5.8%	110,000		
7	Municipal Court Revenue	214,540	425,150	210,610	98.2%	425,150		
8	Business License	54,000	54,000	0	0.0%	54,000		
9	Police Charges for Service, Grants, Misc	288,360	427,300	138,940	48.2%	427,300		
10	**Total Public Safety Revenue**	**5,256,539**	**5,922,666**	**666,127**	**12.7%**	**5,922,666**		
11	**General Government Funded With:**							
12	Sales Taxes	855,600	961,930	106,330	12.4%		961,930	
13	Land Use and Permitting Fees	1,508,370	1,672,800	164,430	10.9%		1,672,800	
14	Cable Franchise Fees	88,000	80,000	(8,000)	-9.1%		80,000	
15	Reinvested Interest, Grants and Charges for Services	424,500	297,500	(127,000)	-29.9%		297,500	
16	Parks Revenue	75,000	71,000	(4,000)	-5.3%		71,000	
17	Cemetery Revenue	4,000	625	(3,375)	-84.4%		625	
18	AWC Insurance and Flex	603,452	-	(603,452)	-100.0%		-	
19	Funding Agreement - MDRT	1,186,530	1,218,985	32,455	2.7%			1,218,985
20	**Total Gen Fund Operating Revenue**	**4,745,452**	**4,302,840**	**(442,612)**	**-9.3%**		**3,083,855**	**1,218,985**
21	**Total General Fund Revenue**	**10,001,991**	**10,225,506**	**223,515**	**3.3%**	**5,922,666**	**3,083,855**	**1,218,985**
22	Public Safety: Municipal Court	711,116	937,077	225,961	31.8%	937,077		
23	Public Safety: Police Department	3,793,520	3,985,015	191,495	5.0%	3,985,015		
24	Public Safety: Fire Department	1,318,961	1,396,586	77,625	5.9%	1,396,586		
25	Public Safety: Animal Control/Emergency Management/Mental Health/Recycling	161,400	158,900	(2,500)	-1.5%	158,900		
26	Community Development	1,604,166	1,624,327	20,161	1.3%		1,624,327	
27	Facilities, Parks, Cemetery	443,412	428,753	(14,659)	-3.3%		428,753	
28	Legislative, City Admintrator and Administrative Services	1,082,390	1,139,005	56,615	5.2%		1,139,005	
29	Legal Services	164,500	191,500	27,000	16.4%		191,500	
30	AWC Insurance and Flex	604,952	-	(604,952)	-100.0%		-	
31	Transfer to Street Fund	150,000	100,000	(50,000)	-33.3%		100,000	
32	Master Development Review Team MDRT	1,186,530	1,218,985	32,455	2.7%			1,218,985
33	**Total Operating Expenditures**	**11,220,947**	**11,180,148**	**(40,799)**	-0.4%	**6,477,578**	**3,483,585**	**1,218,985**
34	**Ending Cash & Investments**	**7,329,722**	**7,731,495**	**401,773**	**5.5%**	**(528,990)**	**8,197,484**	**63,000**



	2019	2020	2021	2022	2023	2024	2025	2026
Regular Levy Base	1,535,244	1,647,702	1,884,197	2,105,311	2,467,477	2,807,775	2,976,005	3,171,878
1% Increase	15,352	16,477	18,842	21,053	24,675	28,078	29,760	20,743
New Construction Levy	95,541	219,986	202,272	338,567	316,184	133,789	114,745	304,009
Annexations	0	0	0	0	0	0	0	0
Adjustments	0	0	1,136	0	6,954	4,137	10,867	0
Total Property Taxes	$1,646,137	$1,884,165	$2,106,447	$2,464,931	$2,815,290	$2,973,779	$3,131,377	3,496,630
Levy Rate per $1000 AV	**$ 1.89700**	**$ 1.88310**	**$ 1.90555**	**$ 1.66408**	**$ 1.37818**	**$ 1.43501**	**$ 1.33246**	**$ 1.33088**
Allowable Levy	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10
Assessed Valuation	**$867,760,447**	**$1,009,086,438**	**$1,105,479,883**	**$1,481,258,386**	**$2,041,141,237**	**$2,072,300,046**	**$2,313,850,353**	**$2,627,305,025**

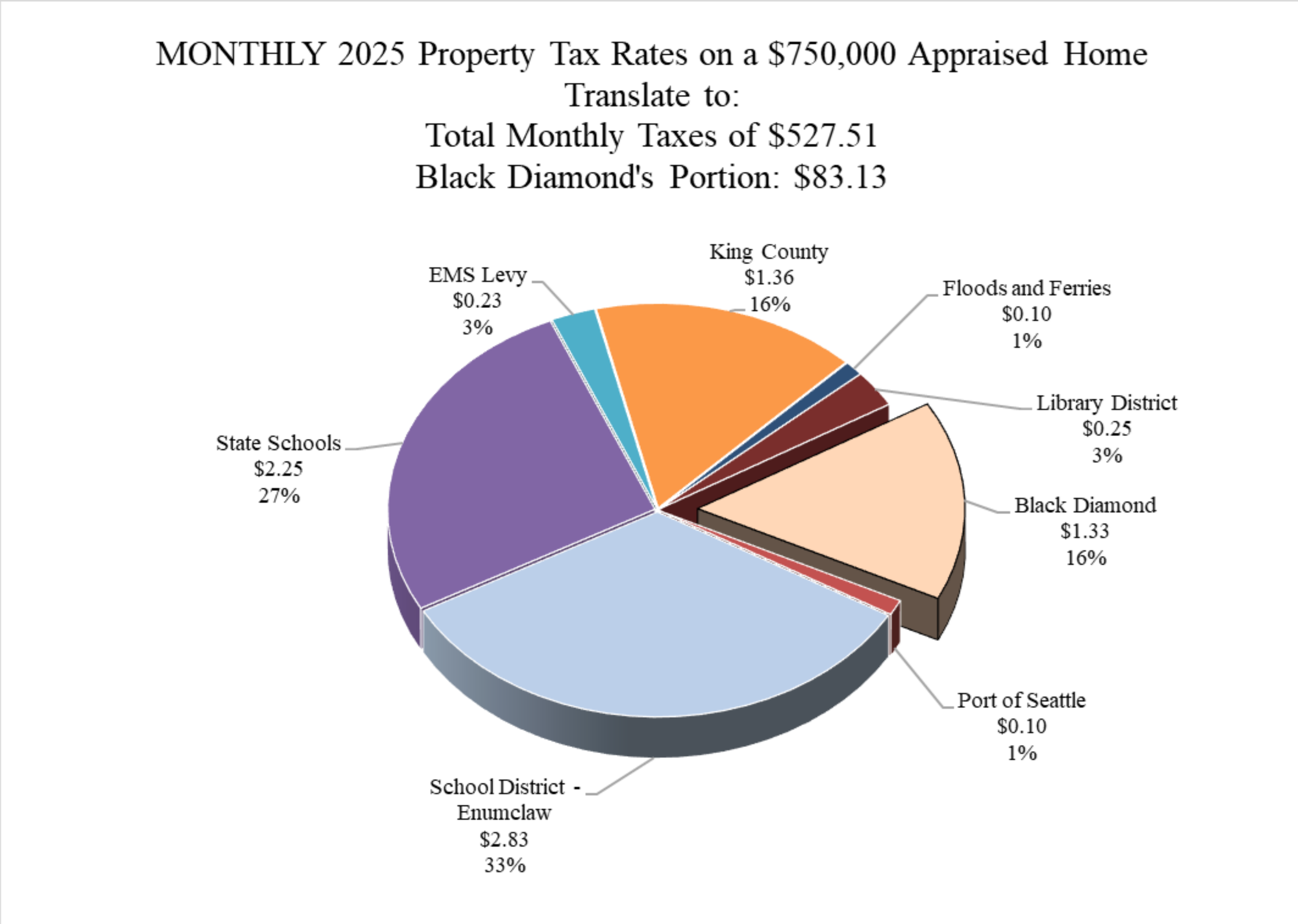


	2019	2020	2021	2022	2023	2024	2025	2026
Base Assessed Valuation	820,593,835	893,663,405	1,104,833,418	1,303,096,607	1,852,552,879	1,973,740,660	2,226,691,776	2,399,343,769
New Construction	47,166,612	115,423,033	107,052,200	178,161,779	188,588,358	98,559,386	87,158,577	227,961,256
Final Assessed Valulation	**867,760,447**	**1,009,086,438**	**1,105,479,883**	**1,481,258,386**	**2,041,141,237**	**2,072,300,046**	**2,313,850,353**	**2,627,305,025**
% change from prior year	15%	16%	10%	34%	38%	1.5%	11.7%	13.5%
Population	**4,500**	**4,520**	**5,207**	**5,990**	**6,145**	**6,880**	**7,195**	**7,435**
Property Tax Levy Rate	**1.897**	**1.883**	**1.906**	**1.664**	**1.378**	**1.435**	**1.332**	**1.331**
Increase in Base value	**110,193,988**	**141,325,991**	**96,393,445**	**375,778,503**	**559,882,851**	**31,158,809**	**241,550,307**	**313,454,672**
Percentage increase in base	**15%**	**16%**	**10%**	**34%**	**38%**	**1.5%**	**11.7%**	**13.5%**



The total property tax rates in Black Diamond vary because of the four different school districts within our city limits. **2025 Levy Rates**	**Enumclaw**	**Tahoma**	**Kent**	**Auburn**
Local School District	2.71	4.48	2.86	4.48
Washington State for Schools Part 1	1.46	1.46	1.46	1.46
McCleary Decision for Schools Part 2	0.79	0.79	0.79	0.79
King County	1.36	1.36	1.36	1.36
City of Black Diamond	1.33	1.33	1.33	1.33
Port of Seattle	0.10	0.10	0.10	0.10
Library District	0.25	0.25	0.25	0.25
Emergency Medical Services	0.23	0.23	0.23	0.23
King County Flood & Ferry Levy	0.10	0.10	0.10	0.10
Total 2025 Levy Rates	**8.33**	**10.10**	**8.48**	**10.10**
Total 2024 Levy Rates	***9.17***	***10.08***	***9.22***	***10.96***

2026 Levy Rates official rates weren't posted as of 09/30/2025



King County Taxing District	Levy Rate per $1000 in Value	Percent of Property Taxes Collected	2025 Annual Tax on a $750,000 Home	Monthly Tax on a $750,000 Home
Port of Seattle	0.10196	1%	$76.47	$6.37
School District - Enumclaw	2.83	34%	$2,123.25	$176.94
State Schools	2.25	27%	$1,684.90	$140.41
EMS Levy	0.23	3%	$169.50	$14.13
King County	1.36	16%	$1,021.37	$85.11
Floods and Ferries	0.10	1%	$73.18	$6.10
Library District	0.25	3%	$183.90	$15.33
Subtotal	**7.11008**	**84%**	**$5,332.56**	**$444.38**
Black Diamond	**1.33**	**16%**	**$997.50**	**$83.13**
Total	**8.44008**	**100%**	**$6,330.06**	**$527.51**

*These estimates are based upon the Enumclaw School District levy because it is the primary school district in Black Diamond

2025 Levy Rates

Preliminary Worksheet 09.11.2025

TAXING DISTRICT **City of Black Diamond** 2025 Levy for 2026 Taxes IPD: 1.02570

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).

Year	2025	3,161,011 (Highest Lawful Levy Since 1985)	x	1.01000 (Limit Factor/Max Increase 101%)	=	3,192,621

B. Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

227,961,256 (A.V.)	*	1.33360 (Last Year's Levy Rate)	÷	1,000	=	304,009

C. Tax Increment finance area increment AV increase (RCW 84.55.010(1)€) (value included in B & D cannot be included in C)

0 (A.V.)	*	1.33360 (Last Year's Levy Rate)	÷	1,000	=	0

D. Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).

0 (Current Year's A.V.)	-	32,078,547 (Previous Year's A.V.)	=	0		
0 (Remainder from Line D)	*	1.33360 (Last Year's Levy Rate)	÷	1,000	=	0

E. 1st Year Lid Lift & Limit Factor>1%

F. Regular property tax limit: A+B+C+D+E = 3,496,630

Parts G through I are used in calculating the additional levy limit due to annexation.

G. To find the rate to be used in H, take the levy limit as shown in Line F above and divide it by the current assessed value of the district, excluding the annexed area.

3,496,630 (Total in Line F)	÷	2,627,305,025 (Assessed Value Less Annexed AV)	*	1,000	=	1.33088

H. Annexed area's current assessed value including new construction and improvements, times the rate in Line G.

0 (Annexed Area's A.V.)	*	1.33088 (Annexation Rate)	÷	1,000	=	0

I. Regular property tax limit including annexation F+H = 3,496,630

J. **Statutory maximum calculation**

Only enter fire/RFA rate, library rate, & firefighter pension fund rate for cities annexed to a fire/RFA or library or has a firefighter pension fund.

3.60000 (District base levy rate)	-	(Fire Rate)	-	0.24186 (Library Rate)	+	0.00000 (Firefighter Pension Fund)	=	3.35814 (Statutory Rate Limit)
2,627,305,025 (Regular Levy AV)	*	3.35814 (Reg Statutory Rate Limit)	÷	1,000	=	**8,822,858** (Statutory Amount)		

K.	**Highest Lawful Levy For This Tax Year** (Lesser of I and J) =	**3,496,630**
L.	**New highest lawful levy since 1985** (Lesser of I minus C and J, unless A (before limit factor increase) is greater, then A	**3,496,630**
M.	Lesser of J and K	3,496,630
N.	Refunds	0
O.	**Total: M+N** (unless stat max)	**3,496,630**
P.	**Levy Corrections** Year of Error: ____ Did the district cause the error?	
	1. Minus amount over levied (if applicable)	0
	2. Plus amount under levied (if applicable)	0
Q.	**Total Allowable Levy**	**3,496,630**
R.	**Tax Base For Regular Levy**	
	1. Total district taxable value (including state-assessed property, and excluding boats, timber assessed value, and the senior citizen exemption for the regular levy)	2,627,305,025
S.	**Tax Base for Excess, Voted Bond Levies and Sr Exempt Lid Lifts**	
	2. Excess AV	2,603,843,585
	3. Plus Timber Assessed Value (TAV)	0
	4. Tax base for excess and voted bond levies (2+3)	2,603,843,585
T.	**Increase Information**	
	1. Levy rate based on allowable levy	1.33088
	2. Last year's ACTUAL regular levy	3,171,878
	3. Dollar Increase over last year other than New Construction (-) Annexation	20,743
	4. Percent Increase over last year other than New Construction (-) Annexation	0.65398%