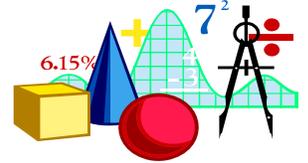
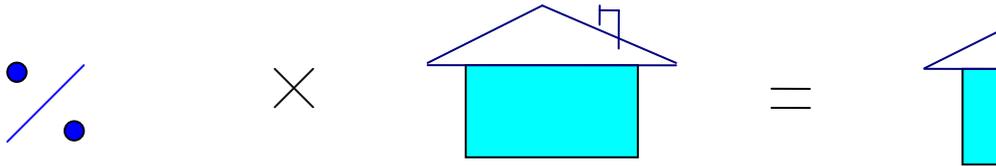


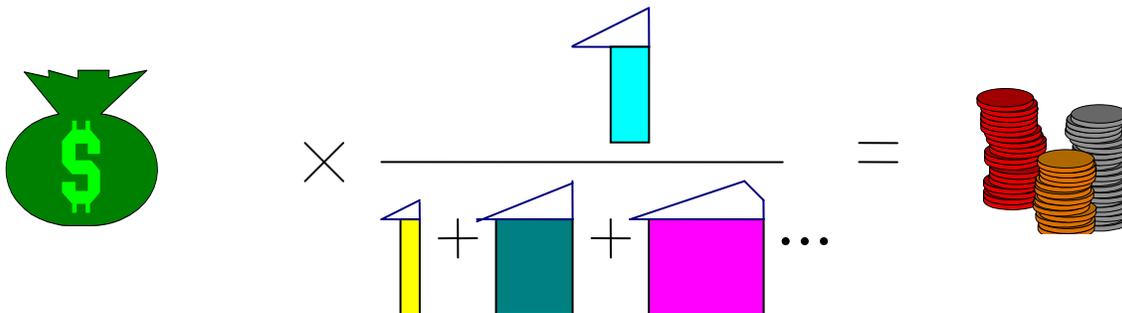
How your Newman Lake Flood Control Zone District Assessments are Calculated



- Why did my District assessment change this year?** Your location within the District is the main factor in how much you pay. But, assessment changes are not only affected by changes in the District budget, but also by relative changes in assessed property values within the District. To understand this better I'll explain how the District assessments are calculated.
- Benefit Assessments:** At the time of the formation of the District it was decided that of the funding options for flood control zone districts, benefit assessments would be the most equitable. Every parcel within the District is classified by benefit areas for both flood/lake level control facility benefits and water quality improvement facility benefits. This classification, and its associated benefit classification percentage, is based on the estimated amount that a parcel benefits from the implemented improvements by the District. For example, a primary lake front lot will be in higher rate classes (50-100%) than a lot without frontage. Agricultural properties below the lake benefiting from lake level controls are in a high flood control classification (100%), but are in a low (0-10%) classification for water quality improvements. Parcels in the upper watershed, receiving no benefit from any of the District's lake improvements, are classed at 0% for both. Your assessment is therefore based on your adjusted property value, a product of your benefit classification percentage and your assessed property value.
- How is my Assessment Calculated?**



Your Benefit Classification Percentage x Your Assessed Property Value = Your Adjusted Assessed Value



Total District Funding Requirement x $\frac{\text{Your Adjusted Assessed Value}}{\text{Total of all District Adjusted Assessed Values}}$ = Your District Assessment

- Effect?** As you can see, the amount of your assessment each year is affected not only by any changes in District budget requirements, but also by relative changes in assessed values. If your parcel's assessed value goes up relative to others

in the District, (i.e. due to improvements you've made in your property, increases in waterfront vs. secondary lot valuation, timing of County assessor's valuation updates, etc.), then your assessment will increase accordingly.

- **Example:**

For a Lake front lot with a **\$340,700** assessed valuation, benefit classification percentage of **50%** for Flood Control (**FC**) and **100 %** for Water Quality (**WQ**) improvements, the **2012 District Assessment** was calculated as follows:

$$\text{\$340,700} \times 50\% = \text{\$170,350}, \text{ FC Adjusted Property Value}$$

$$\text{\$340,700} \times 100\% = \text{\$340,700}, \text{ WQ Adjusted Property Value}$$

$$\text{2012 District FC Funding Requirement} = \text{\$31,985}$$

$$\text{2012 District WQ Funding Requirement} = \text{\$174,520}$$

$$\text{2012 District FC Adjusted Property Values} = \text{\$49,677,172} \quad \text{2012 District WQ Adjusted Property Values} = \text{\$97,383,977}$$

Therefore:

$$\text{FC Assessment: } \text{\$31,985} \times \frac{\text{\$170,350}}{\text{\$49,677,172}} = \text{\$109.68}$$

$$\text{WQ Assessment: } \text{\$174,520} \times \frac{\text{\$340,700}}{\text{\$97,383,977}} = \text{\$610.56}$$

$$\text{2012 District Assessment:} \quad \text{\$720.24}$$

- **Assessed Value Changes:** The Assessor's Office is required by law to appraise real property at 100% of market value (RCW 84.40.030). Spokane County is on an annual revaluation and a six-year inspection cycle. The Assessor office staff has recently inspected the Newman Lake area. Sales comparison is the primary basis for valuation of property. Property owners who have questions regarding their valuations should contact the Assessor's Office after they receive their notices.
- **Interesting Facts:** There are approximately 1,892 parcels within the boundaries of the District, of these 771 pay District assessments. The average parcel assessment in 2012 was \$268. The largest 2012 District assessment on a parcel was \$1,531.
- **Questions?** If you have any questions about your District assessment, benefit classification, etc., please contact Jane Clark at (509) 477-7431 or janec@spokanecounty.org or Karen Kruger at (509) 477-7262 or kkruger@spokanecounty.org Questions on your assessed property valuation should be directed to the Spokane County Assessors Office at (509) 477-5793.