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. This document aims to aid in the understanding of how the District assessments are calculated through this detailed explanation.

- **Benefit Assessments**
  
  At the time of the formation of the District, it was decided that benefit assessments would be the most equitable of the funding options for flood control zone districts. Every parcel within the District is classified by benefit areas for both flood/lake level control and water quality improvement benefits. This classification, and its associated benefit classification percentage, are based on the estimated amount that a parcel benefits from the implemented improvements and operational management by the District. For example, a primary lakefront 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. Therefore your assessment is based on your adjusted property value, a product of your benefit classification percentage and your assessed property value, detailed below.

- **How is my Assessment Calculated**

  **Step 1:**

  \[
  \text{Your Benefit Classification } \% \times \text{Your Adjusted Assessed Value} = \text{Your Adjusted Assessed Value}
  \]

  **Step 2:**

  \[
  \text{Total District Funding Requirement} \times \text{Total of all District Adjusted Assessed Values} = \text{Your Assessment}
  \]
• **Effect**
  As you can see, your annual assessment amount is affected by any changes in District budget requirements and 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**
  **Track Equation with Color Coding**
  For a lakefront lot with a $400,000 assessed valuation, benefit classification percentage of 50% for Flood Control (FC), and 100% for Water Quality (WQ) improvements, the **2023 District Assessment** is calculated as follows:

| Step 1: |  
| FC Benefit Class 50% | X | $400,000 | = | $200,000 | ----- FC Adjusted Property Value |
| WQ Benefit Class 100% | X | $400,000 | = | $400,000 | --- WQ Adjusted Property Value |

| 2023 District FC Funding Requirement: | $50,617 |  
| 2023 FC Total of all District Adjusted Assessed Values: | $108,395,711 |
| 2023 District WQ Funding Requirement: | $270,164 |  
| 2023 WQ Total of all District Adjusted Assessed Values: | $214,987,845 |

| Step 2: |  
| FC Assessment: | $50,617 | X | $200,000 | ---- $108,395,711 | = | $93.39 |
| WQ Assessment: | $270,164 | X | $400,000 | ---- $214,987,845 | = | $502.66 |

**2023 Total Individual Assessment** = $596.05

• **Assessment 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’s office increased assessed values in Spokane County in 2022, some as much as 30%. Sales comparison is the primary basis for valuation of a property. This increase will increase the adjusted property value, thus, depending on the percentage increase, it could raise individual assessments. However, since everyone in Spokane County is affected, the individual assessment increases are likely minimal. In addition, the Board of Appraisers reevaluated the benefit classifications of the District, which concluded at the end of 2022. Changes included the removal of split parcels and adjusting individual parcels’ classification. As a result, numerous parcels experienced assessment changes, whether it was less or more depends on their final decision. Detailed results can be found under the BOA section of the Newman Lake Flood Control Zone District website.

• **Interesting Facts**
  In 2023 there are 1,764 parcels within the boundaries of the District, of these 802 pay District assessments. The average parcel assessment in 2023 is $400. The largest 2023 District assessment on a parcel is $2,947.

• **Questions?**
  If you have any questions about your District assessment, benefit classification, etc., please call Derek Vilar at (509) 477-7262. Questions on your assessed property valuation should be directed to the Spokane County Assessors Office at (509) 477-5793.