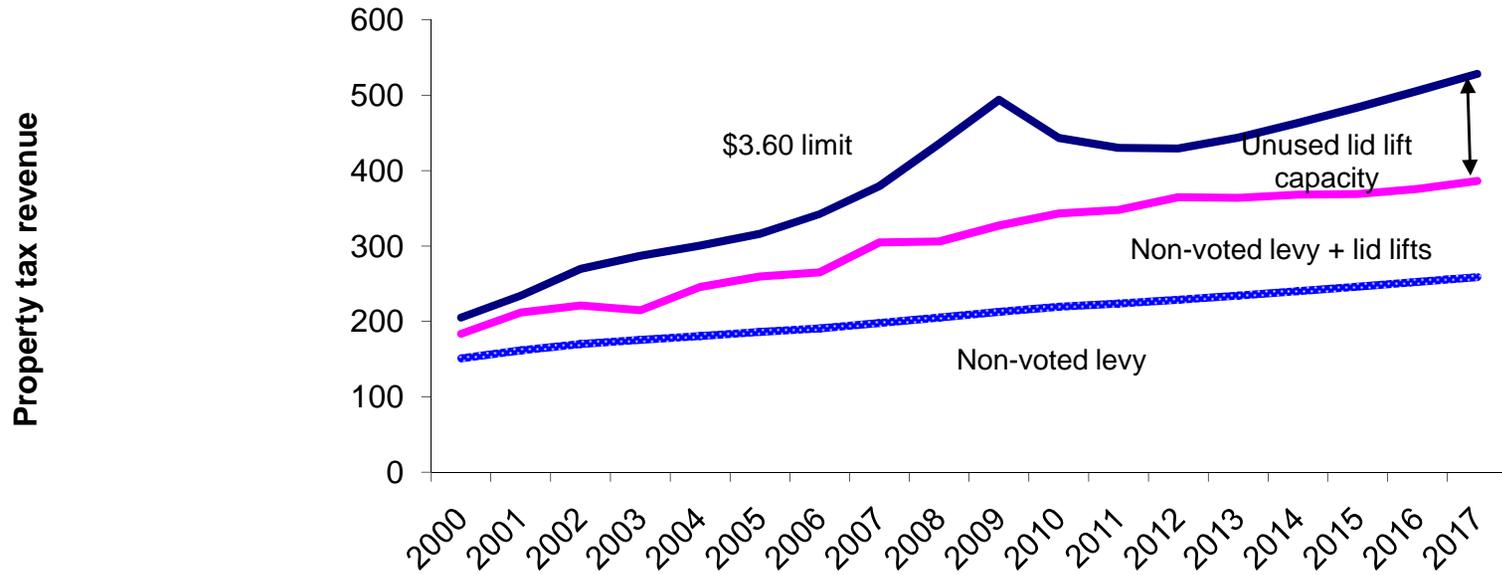


Seattle Property Tax Revenue Projections (\$m)

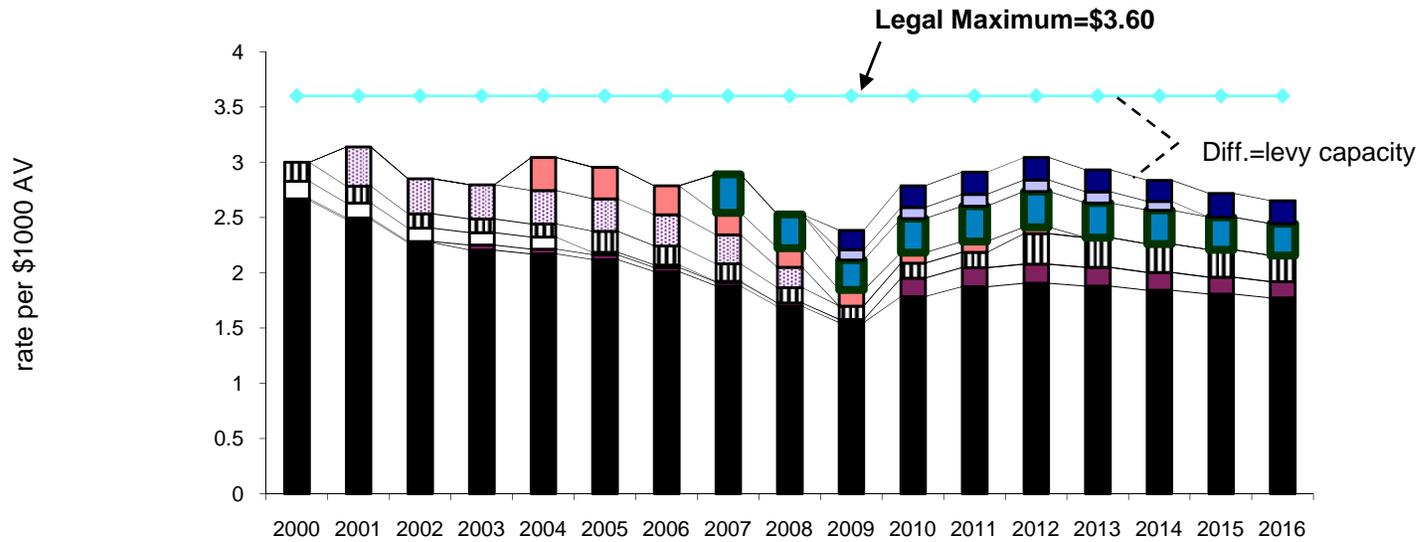


1) Lid lift values assume renewal of Families and Education, Parks, Transportation and Low-Income Housing lid lifts. These assumptions are for planning purposes only and do not reflect renewal proposals on the part of the Executive or Council.

2) Lid lift capacity in 2012, 2013 and 2014 under these assumptions is approximately \$65, \$80 and \$95 million.

3) The "Non-voted levy" is the City's general expense levy. "Lid lifts" as of 2011 include Families and Education, Parks, Low-Income Housing, Transportation, Fire Facilities and Pike Place Market.

Seattle Lid Lift Capacity



Seattle Property Tax Rates - 2010	Rate per \$1,000 AV	For a 448.5K House
General Property Tax	\$1.784	\$800
Families & Education Levy	\$0.136	\$61
Seattle Center RDV/Park Community Ctr - Parks		
Low Income Housing Levy		
Parks&Open Space Levy (2000)		
Fire facilities levy	\$0.095	\$43
Transportation BTG	\$0.307	\$138
Pike Place Market	\$0.102	\$46
Parks Levy (2008)	\$0.197	\$88
Low Income Housing Levy (2009)	\$0.168	\$75
City Regular Levy	\$2.789	\$1,251
Low Income Housing (Special Levy)	0	
City Excess (GO Bond) (includes library bond)	\$0.136	\$61
Grand Total City	\$2.925	\$1,312
State Schools	\$2.223	\$997
School Excess M&O	\$1.080	\$484
School Construction Excess	\$0.241	\$108
School Bond Fund Levy	\$0.664	\$298
Seattle Schools Total	\$1.985	\$890
County regular	\$0.962	\$432
county lid-lift (AFIS)	\$0.046	\$21
county lid-lift (Veterans/Human Svcs)	\$0.045	\$20
parks levy	\$0.055	\$24
zoo/open space/trails	\$0.055	\$24
County Regular Levy	\$1.162	\$521
County Cons. Futures	\$0.049	\$22
County Excess (GO Bonds)	0.0741	\$33
Grand Total County	\$1.285	\$576
Port	\$0.216	\$97
Medic 1/EMS	\$0.300	\$135
Ferry District levy	\$0.003	\$2
Flood Zone	\$0.105	\$47
Total Levy to Seattle Property Owners	\$9.042	\$4,055

D. Total Tax Seattle Hshld

Levy Rate and Annual Cost to Homeowner

Total Levy Amt	\$231,265,380
Average Annual Amount Collected at 7 years: \$33,038,000	

Tax Year	Assessed Value Estimate	% Growth	Rate:	Annual Cost to Owner of Average Residential Assessed Value	Average Residential Assessed Value
2011	119,466,161,527	-2.92%			\$452,985
2012	119,298,908,901	-0.14%	\$0.277	\$127.96	\$462,045
2013	123,199,983,222	3.27%	\$0.268	\$128.24	\$478,216
2014	128,596,142,487	4.38%	\$0.257	\$127.16	\$494,954
2015	134,382,968,899	4.50%	\$0.246	\$125.94	\$512,277
2016	140,430,202,499	4.50%	\$0.235	\$124.74	\$530,207
2017	146,749,561,612	4.50%	\$0.225	\$123.54	\$548,764
2018	153,353,291,884	4.50%	\$0.215	\$122.36	\$567,971

Seattle Lid Lift History

Election Date	Name	Duration	Total	Passed?	% Voting Yes	Amounts in 2010 Dollars	Annual Avg. Levy
Sep-86	Low Income Housing	8 year	\$49,975,000	Yes	58%	\$105,844,194	\$6,246,875
Sep-86	Seattle Art Museum	8 years	\$31,430,400	Yes	52%	\$66,567,791	\$3,928,800
Sep-88	Harborfront Park	10 years	\$3,470,000	No	40%	\$6,958,273	\$347,000
Nov-90	Families & Educ.	7 years	\$69,207,000	Yes	56%	\$123,718,083	\$9,886,714
May-91	Seattle Ctr/Comm. Ctrs	7 years	\$49,968,000	Yes	53%	\$84,631,254	\$7,138,286
Sep-95	Seattle Commons	9 year	\$121,000,000	No	47%	\$180,230,837	\$13,444,444
Nov-95	Low Income Housing*	7 years	\$59,211,000	Yes	54%	\$88,195,439	\$8,458,714
May-96	Seattle Commons	5 years	\$50,000,000	No	47%	\$72,062,216	\$10,000,000
Sep-97	Families & Educ. Renewal	7 years	\$69,000,000	Yes	61%	\$96,506,264	\$9,857,143
Nov-99	Seattle Ctr/Comm. Ctrs	8 years	\$72,000,000	Yes	55%	\$95,137,540	\$9,000,000
Nov-00	Parks for All	8 years	\$198,200,000	Yes	55%	\$252,442,777	\$24,775,000
Sep-02	Low Income Housing*	7 years	\$96,000,000	Yes	55%	\$116,026,435	\$13,714,286
Nov-03	Fire Facilities Levy	9 years	\$167,200,000	Yes	68%	\$199,156,962	\$18,577,778
Sep-04	Families & Educ. Renewal	7 years	\$116,788,000	Yes	62%	\$136,981,976	\$16,684,000
Sep-06	Initiative 88 - Funding for Schools**	6 year	undetermined	No	45%	\$0	
Nov-06	Transportation Levy - Bridging the Gap	9 year	\$365,000,000	Yes	53%	\$400,642,448	\$40,555,556
Nov-08	Pike Place Market	6 years	\$73,000,000	Yes	61%	\$73,894,507	\$12,166,667
Nov-08	Parks Levy	6 years	\$145,500,000	Yes	59%	\$147,282,887	\$24,250,000
Nov-09	Low Income Housing	7 years	\$145,000,000	Yes	66%	\$146,134,199	\$20,714,286

*Most of this is a special property tax authority outside of the lid lift capacity.

** Proposed rate limit of \$3.27 per \$1,000 AV with annual increase at CPI; first year amount dependent on room between regular levy rate and \$3.27 limit.