



City of Camas

2019-2020 BIENNIAL BUDGET
PROPERTY TAX PRESENTATION

Calculating the tax bill

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Tax Levy (1% over last yr)

Assessed Value of City

$\text{Tax Rate} * \text{Home Value}$

Tax Bill

Tax Levy Limit – Using 2018 Base

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- ▶ In the formula, the increase in the amount of money the City can levy from one year to the next is limited (I-747) to 1% or the Implicit Price Deflator which ever is less
 - ▶ **Implicit Price Deflator is approximately 2.16% for 2019**
- ▶ Using the 2018 levy as a base
 - ▶ **1% increase on the 2018 levy is \$119,972 for a total levy of \$12,117,140**
- ▶ New construction is also added to the levy amount
- ▶ Subject to the statutory maximum levy rate of \$3.60

2019 Property Tax Levy Options

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	1% Increase	No Increase
Base Levy	\$11,997,168	\$11,997,168
Lawful Increase of 1%	\$119,972	\$0
Estimated New Construction Increase	\$262,743	\$262,743
Total Tax Levy for 2018	\$12,379,883	\$12,259,911
Estimated Assessed Value	\$4,671,051,023	\$4,671,051,023
Estimated Levy Rate	\$2.65034/\$1,000	\$2.62466/\$1,000
Home Owner's Bill*	\$1,231	\$1,219
Difference		(\$12)

*Median Home Price \$464,700

2018-2019 Property Tax Levy Comparison

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	2018 Comparison	2019 Comparison	% Change
Base Levy	\$11,558,723	\$11,997,168	3.8%
Lawful Increase of 1%	\$115,587	\$119,972	3.8%
New Construction Increase	\$312,302	\$262,743	-15.77%
Total Tax Levy for 2018	\$11,986,612	\$12,379,883	3.4%
Assessed Value	\$4,157,141,196	\$4,671,051,023	12.4%
Levy Rate	\$2.88338/\$1,000	\$2.65034/\$1,000	-8%
Home Owner's Bill*	\$1,281	\$1,231	-3.9%
Difference		(\$50)	

AV 

Tax Levy 

Reduces Levy Rate

Offset with home price increase

*2018 Median Home Price \$444,200 and \$464,700 in 2019 that is 4.6%

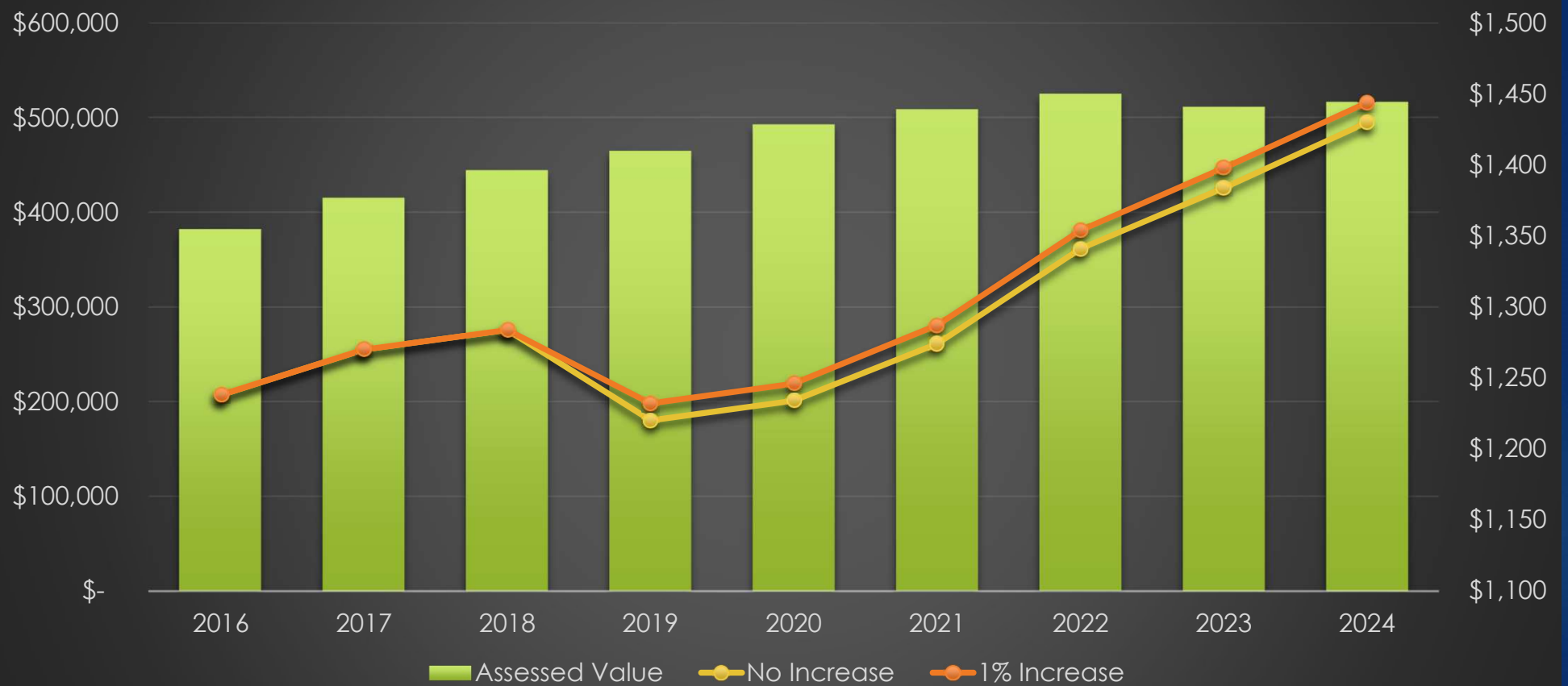
2019 Property Tax Levy Options

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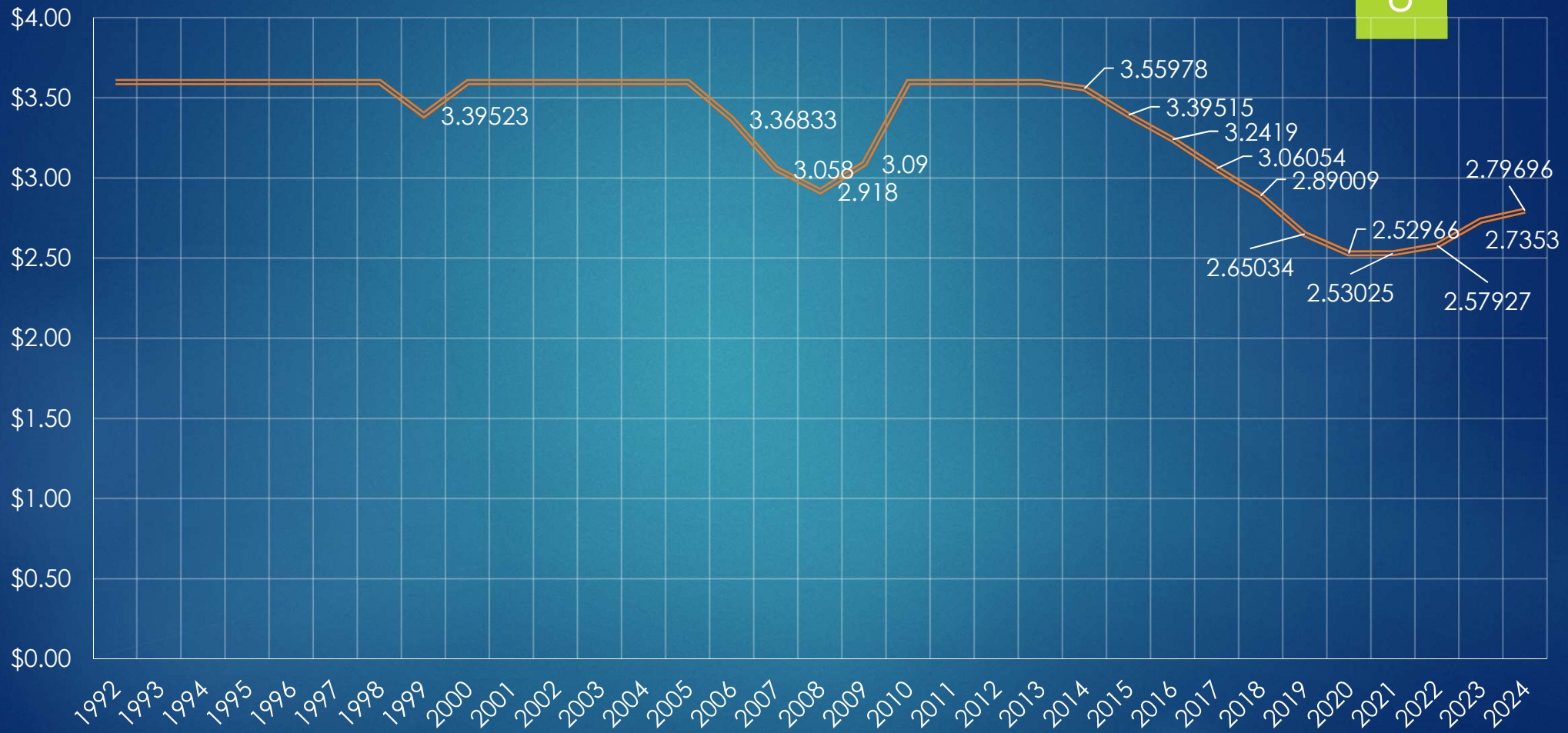
Home Owner Tax Bill

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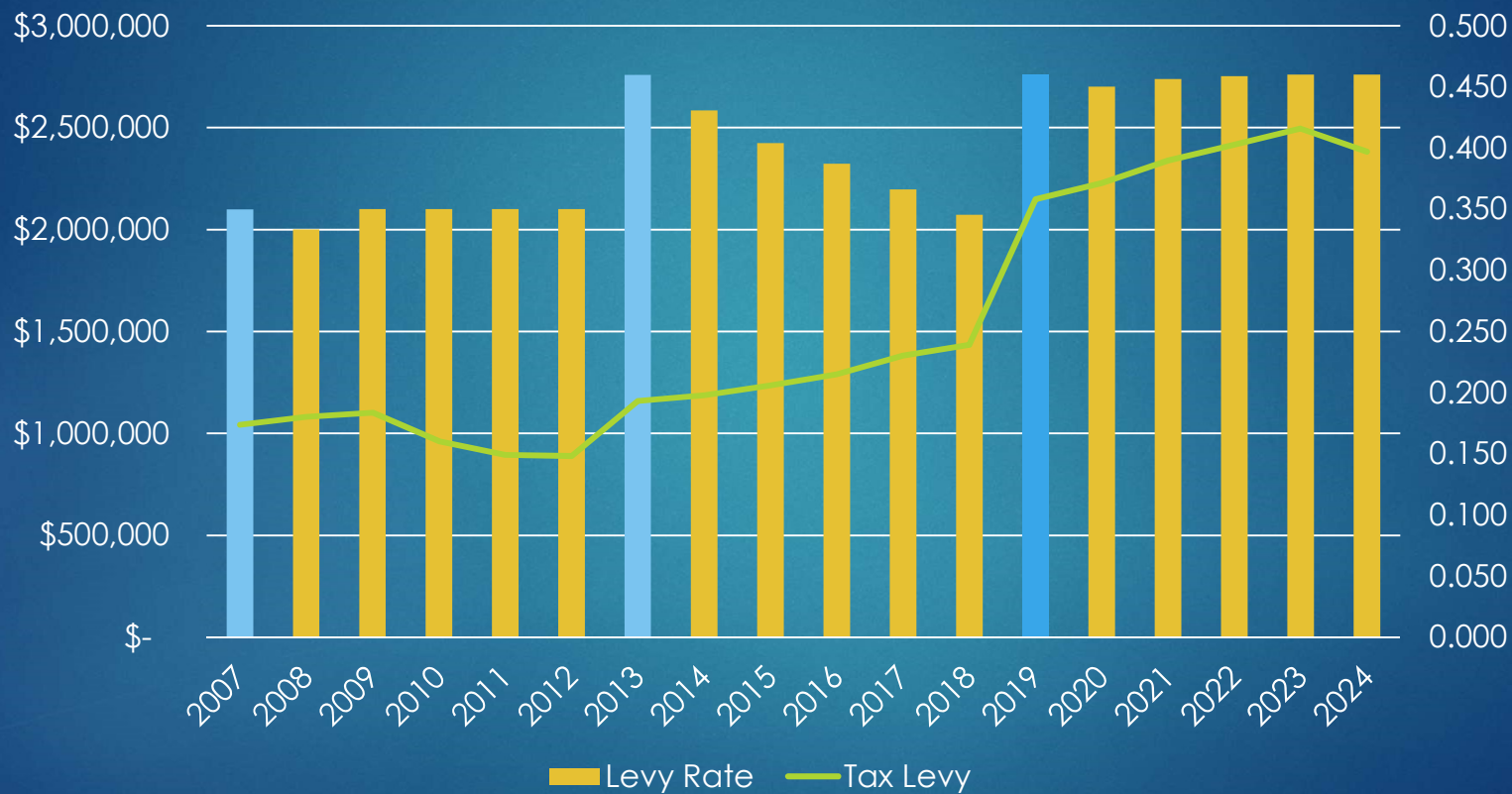
Tax Rates

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EMS Levy Reset

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Camas City Council Budget Worksession
2014 Property Tax
October
21, 2013

Council's Consideration

1%
increase
for
\$119,972

- Annual impact on the median homeowner is estimated to be \$50 decrease from 2018 in City taxes.

No
increase

- Annual impact on the median homeowner is estimated to be \$64 decrease from 2018 in City taxes.