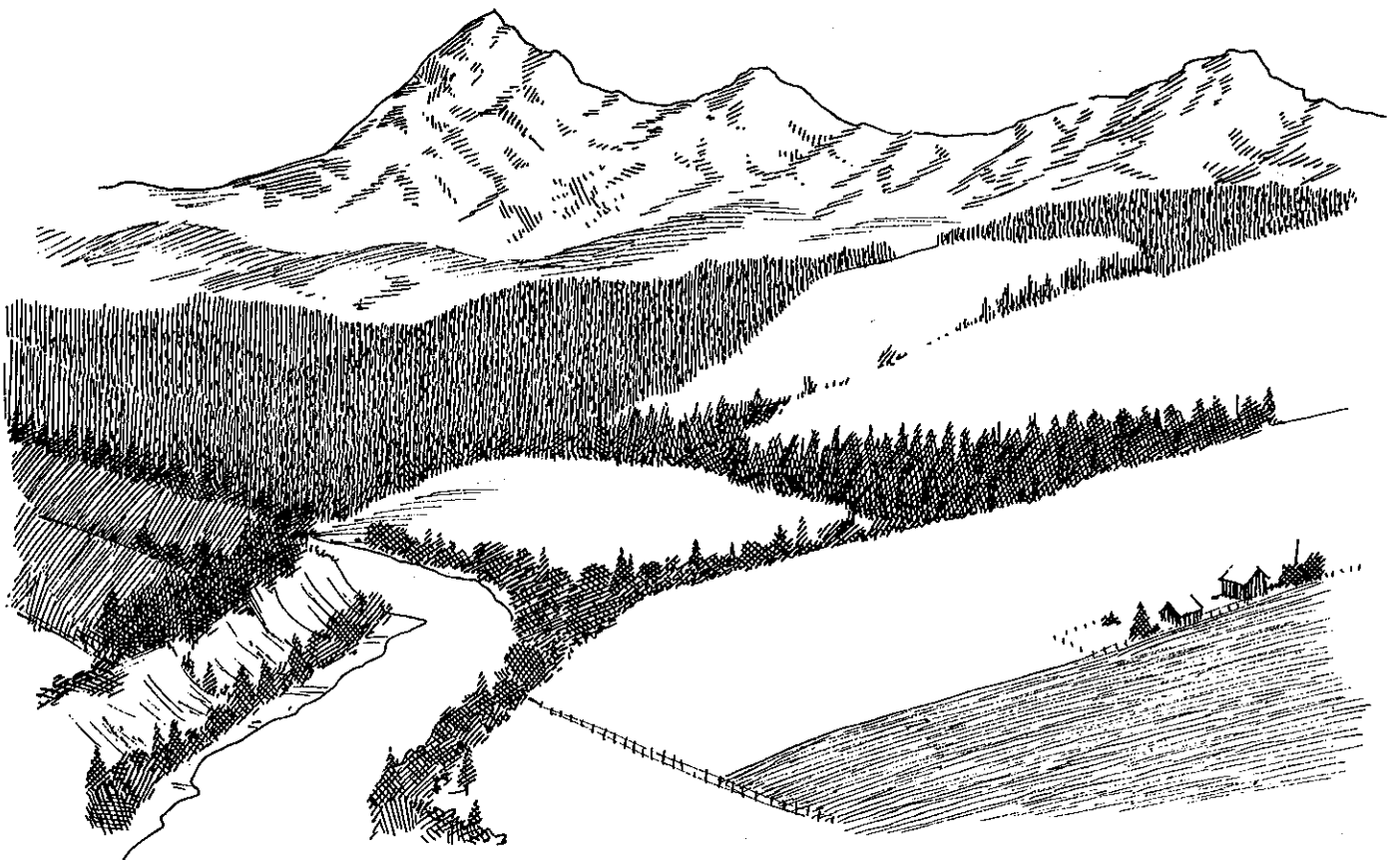


# KITTITAS COUNTY ASSESSORS REPORT

1989 ASSESSED VALUATIONS  
LEVIES AND TAXES TO BE COLLECTED 1990



UTANA MACKNER, COUNTY ASSESSOR

UTANA MACKNER, Assessor  
Member I.A.A.O.

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Office Staff

IRIS ROMINGER  
Administrative Assistant

MARSHA WEYAND  
Property Segregation Deputy

HARRIET BLAND  
Personal Property Deputy

SUSAN FITTERER  
Data Processing Deputy

SANDY LENICKA  
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LINDA SNELLING  
Office Deputy

SUSIE COCHRAN  
Office Deputy

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Appraisal Staff

JAMES FIELDS  
Chief Appraiser and Appraiser IV\*

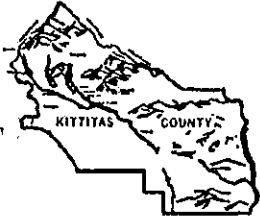
RAY WEBBER  
Appraiser III\*

RUTH CARPENTER  
Appraiser III\*

GORDON GROVEN  
Appraiser IV\*

GLENN MYERS  
Appraiser V\*

\*State Certified  
I.A.A.O. (International Association of Assessing Officers)



# Kittitas County Assessor

Kittitas County Courthouse, Room 101  
205 West 5th Street  
Ellensburg, WA 98926

UTANA MACKNER  
Assessor

Phone: (509) 962-7501  
Scan: (509) 460-7501  
FAX: (509) 962-2695

## A MESSAGE TO KITTTITAS COUNTY PROPERTY OWNERS

As your County Assessor, it is my responsibility to determine the value of all real and personal property in Kittitas County and to insure that all property owners are fairly and impartially treated in accordance with our State Laws. I attribute county-wide valuation equality to our efficient and dedicated office staff.

Kittitas County has a population of 25,100 and covers a 2,315 square mile area or approximately 1,481,600 acres. 283,000 of those acres are assessed as forest land. Forty-six percent of our county is exempt from taxation as Federal, State, County, City, etc. property.

Our office maintains information on over 21,700 taxable real property parcels, 1900 personal property parcels, 2200 exempt parcels, 300 Department of Wildlife parcels and more than 600 personal and real property utility parcels.

We are required to keep numerous records in addition to thousands of property appraisal reports. A detailed series of maps showing all properties within the county are maintained along with a set of aerial photos. Each time property is sold or divided, or a new plat filed, the transaction is shown in office records. Our assessment roll of the county lists ownership and address, description, parcel number, tax code area, use code, revaluation year and the valuation of land and buildings for all taxable property.

This booklet has been prepared for your information and better understanding of your Kittitas County Assessor's Office. The 1989 assessed values of our taxing districts, their levies and the amount of taxes our districts are to collect in 1990, statistics for land assessed on basis of current use and much other information, including the Senior Citizen Property Tax Exemption, is in the booklet.

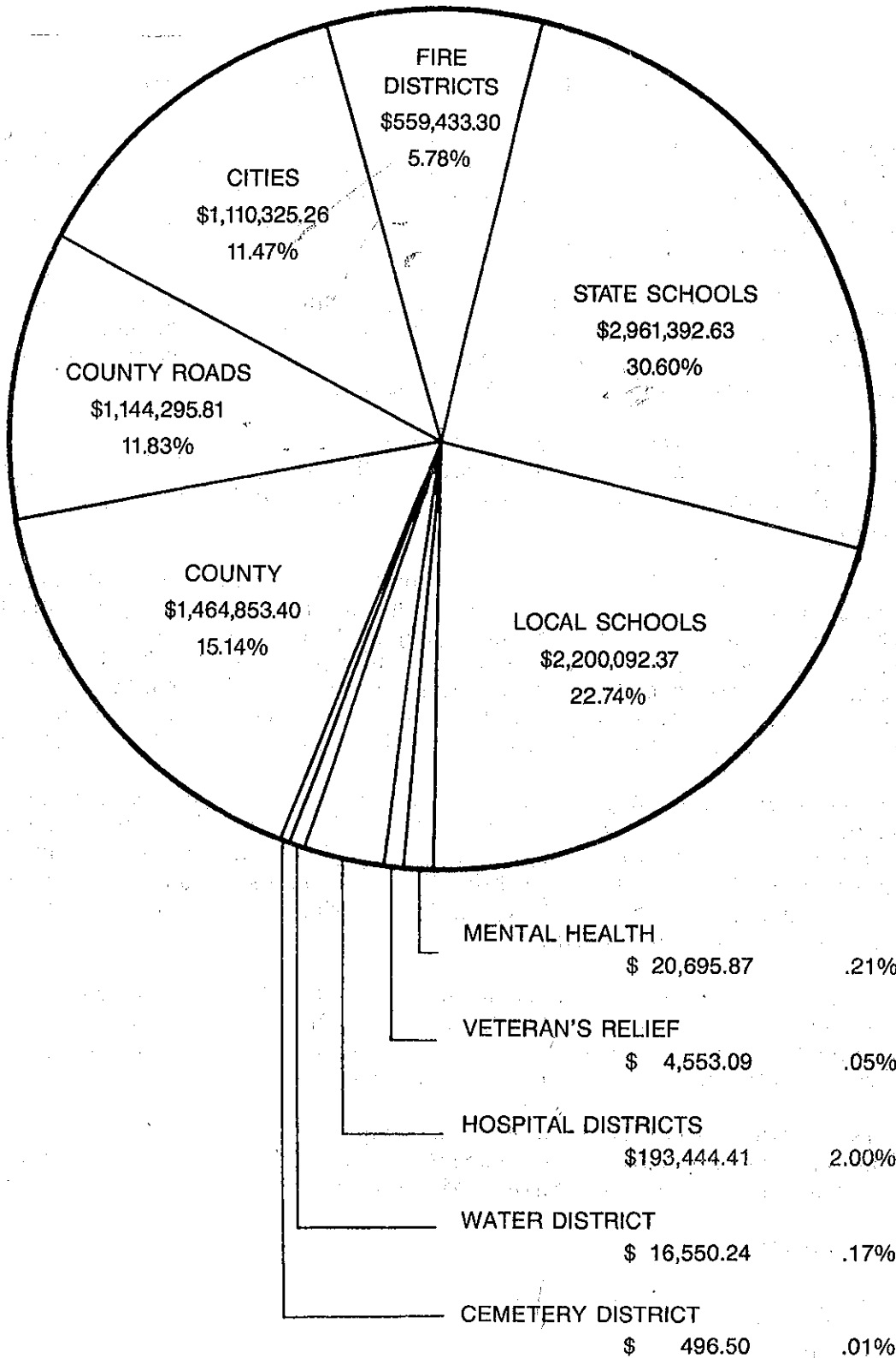
As a public servant, I am accountable to you and represent your interests. It is encouraging to note the increased interest among taxpayers in the functions of all county offices and the cost of government and your concern as to how your hard-earned tax dollars are spent.

It is my sincere desire to serve the taxpayers of Kittitas County in an effective, responsible and courteous manner and I welcome your inquiries regarding any matter concerning this office.

Respectfully,

UTANA MACKNER  
Kittitas County Assessor

# HOW YOUR 1990 TAX DOLLAR WILL BE SPENT



# KITTITAS COUNTY LEVIES FOR 1989-1990

TAXING DISTRICT	VALUATIONS	LEVY (Dollars per Thousand)	LOCAL COLLECTION	TIMBER YIELD TAX	TOTAL TAX
<b>STATE (Public Schools)</b>	\$827,852,128.	\$3.5772	\$2,961,392.63		\$2,961,392.63
<b>COUNTY FUNDS</b>					
Current Expense	827,834,646.	1.7695	1,464,853.40		
Mental Health	827,834,646.	.0250	20,695.87		
Veteran's Relief	827,834,646.	.0055	4,553.09		
<b>TOTAL .....</b>		<b>1.8000</b>	<b>1,490,102.36</b>		<b>1,490,102.36</b>
<b>ROAD DISTRICT No. 1</b>	508,575,914.	2.2500	1,144,295.81		1,144,295.81
<b>CITIES AND TOWNS</b>					
Cle Elum Regular Levy	44,674,111.	2.5733	114,959.89		114,959.89
Ellensburg Regular Levy	233,738,527.	3.6000	841,458.70		
Pool Bond (1978-1998)	230,789,577.	.2064	47,634.97		
<b>TOTAL .....</b>		<b>3.8064</b>	<b>889,093.67</b>		<b>889,093.67</b>
Kittitas Regular Levy	10,467,055.	3.3750	35,326.31		35,326.31
Roslyn Regular Levy	20,368,802.	2.0428	41,609.39		41,609.39
South Cle Elum Regular Levy	10,010,237.	2.9306	29,336.00		29,336.00
<b>SCHOOL DISTRICTS</b>					
No. 28 Easton M. & O. (1990)	65,788,696.	.8536	56,157.23		
**50% TAV	10,360,790.	.8536		8,843.97	65,001.20
<b>TOTAL .....</b>		<b>.8536</b>	<b>56,157.23</b>	<b>8,843.97</b>	<b>65,001.20</b>
No. 400 Thorp Bond (1990-2010)	38,699,791.	2.6642	103,103.98		
*100% TAV	10,170,668.	2.6642		27,096.70	130,200.68
M. & O. Levy (1989-1990)	38,699,791.	3.0833	119,323.07		
**50% TAV	5,085,334.	3.0833		15,679.61	135,002.68
<b>TOTAL .....</b>		<b>5.7475</b>	<b>222,427.05</b>	<b>42,776.31</b>	<b>265,203.36</b>
No. 401 Ellensburg Bond	411,783,035.	.1167	48,055.08		
*100% TAV	16,964,437.	.1167		1,979.75	50,034.83
Capital Projects Levy (1988-1993)	411,783,035.	.6998	288,165.77		
*100% TAV	16,964,437.	.6998		11,871.71	300,037.48
M. & O. Levy (1989-1990)	411,783,035.	2.3676	974,937.52		
**50% TAV	8,482,219.	2.3676		20,082.50	995,020.02
<b>TOTAL .....</b>		<b>3.1841</b>	<b>1,311,158.37</b>	<b>33,933.96</b>	<b>1,345,092.33</b>
No. 403 Kittitas M. & O. (1990)	74,876,041.	3.4857	260,995.42		
**50% TAV	290,315.	3.4857		1,011.95	262,007.37
<b>TOTAL .....</b>		<b>3.4857</b>	<b>260,995.42</b>	<b>1,011.95</b>	<b>262,007.37</b>
No. 404 Cle Elum-Roslyn M. & O. (1989-1990)	209,668,236.	1.6643	348,950.85		
**50% TAV	30,086,309.	1.6643		50,072.64	399,023.49
<b>TOTAL .....</b>		<b>1.6643</b>	<b>348,950.85</b>	<b>50,072.64</b>	<b>399,023.49</b>
No. 3-J Naches Bond (1977-1997)	127,317.	.9790	124.64		
M. & O.	127,317.	2.1899	278.81		403.45
<b>TOTAL .....</b>		<b>3.1689</b>	<b>403.45</b>		<b>403.45</b>
<b>FIRE DISTRICTS</b>					
No. 1 Thorp Regular Levy	35,287,633.	1.0000	35,287.63		35,287.63
No. 2 Ellensburg Area Regular Levy	226,039,050.	1.4846	335,577.57		335,577.57
No. 3 Easton Regular Levy	14,796,407.	.9713	14,371.75		14,371.75
No. 4 Vantage Regular Levy	5,220,564.	1.0000	5,220.56		5,220.56
No. 5 Snoqualmie Pass Regular Levy	24,077,921.	1.0000	24,077.92		24,077.92
No. 6 Ronald Area Regular Levy	32,374,277.	1.0000	32,374.28		32,374.28
Bond (1987-2007)	32,215,177.	.5222	16,822.77		
*100% TAV	130,658.	.5222		68.23	16,891.00
<b>TOTAL .....</b>		<b>1.5222</b>	<b>49,197.05</b>	<b>68.23</b>	<b>49,265.28</b>
No. 7 Upper County Area Regular Levy	87,498,522.	1.0000	87,496.52		87,496.52
No. 8 Kachess Plats Regular Levy	8,204,303.	1.0000	8,204.30		8,204.30
<b>HOSPITAL DISTRICTS</b>					
No. 1 Lower County Area Regular Levy	581,968,332.	.0027	1,571.31		1,571.31
Bond (1988-1998)	576,854,932.	.1963	113,236.62		
*100% TAV	49,631,915.	.1963		9,742.75	122,979.37
<b>TOTAL .....</b>		<b>.1990</b>	<b>114,807.93</b>	<b>9,742.75</b>	<b>124,550.68</b>
No. 2 Upper County Area Regular Levy	245,738,997.	.3200	78,636.48		78,636.48
<b>CEMETERY DISTRICT</b>					
No. 1 Thorp Regular Levy	39,094,331.	.0127	496.50		496.50
<b>WATER DISTRICT</b>					
No. 6 Vantage Bond Redemption (1978-1998)	3,879,750.	1.1728	4,550.17		4,550.17
M. & O. (1990-1991)	3,879,750.	3.0930	12,000.07		12,000.07
<b>TOTAL .....</b>		<b>4.2658</b>	<b>16,550.24</b>		<b>16,550.24</b>
<b>GRAND TOTAL ALL DISTRICTS .....</b>			<b>\$9,676,132.88</b>	<b>\$146,449.81</b>	<b>\$9,822,582.69</b>
***State Dept. of Wildlife Land	23,260,700.				\$109,363.10

\*100% District Timber Assessed Value - For Voted Bonds and Capital Project Levies  
 \*\*50% District Timber Assessed Value - For School Maintenance and Operation Levies  
 \*\*\*State Dept. of Wildlife Land - In Lieu of Property Tax (RCW 77.12.203 and 205)

KITTITAS COUNTY VALUATIONS

FOR 1989 FOR 1990 TAX COLLECTIONS

	Assessed Valuation
ROAD DISTRICT	
Road District No. 1.....	\$511,882,714.
CITIES AND TOWNS	
Cle Elum.....	46,428,461.
Ellensburg.....	237,742,977.
Kittitas.....	11,157,005.
Roslyn.....	21,864,302.
South Cle Elum.....	10,460,487.
SCHOOL DISTRICTS	
*No. 7 Damman.....	18,566,080.
No. 28 Easton.....	65,903,596.
No. 400 Thorp.....	39,522,791.
No. 401 Ellensburg.....	421,433,735.
No. 403 Kittitas.....	76,238,491.
No. 404 Cle Elum-Roslyn.....	217,743,936.
No 3-J Naches.....	127,217.
FIRE DISTRICTS	
District No. 1 - Thorp.....	35,694,733.
District No. 2 - Ellensburg Area.....	227,842,800.
District No. 3 - Easton.....	14,841,307.
District No. 4 - Vantage.....	5,230,064.
District No. 5 - Snoqualmie Pass.....	24,077,921.
District No. 6 - Ronald Area.....	32,701,077.
District No. 7 - Upper County Area.....	88,081,972.
District No. 8 - Kachess Plats.....	8,204,303.
HOSPITAL DISTRICTS	
District No. 1 - Lower County.....	589,120,382.
District No. 2 - Upper County.....	250,288,247.
CEMETERY DISTRICT	
District No. 1 - Thorp.....	39,509,831.
WATER DISTRICTS	
*District No. 2 - Ronald.....	2,868,053.
*District No. 3 - Easton.....	8,712,075.
*District No. 4 - Thorp.....	3,428,294.
*District No. 5 - Elk Meadows.....	7,352,769.
District No. 6 - Vantage.....	3,889,250.
SEWER DISTRICT	
*District No. 1 - Snoqualmie Pass (King and Kittitas Counties).....	24,106,107.
Total Valuation for Kittitas County.....	839,535,946.
Senior Citizen Valuation Cancelled.....	11,701,300.
Kittitas County Valuation for 1990 Tax Collection.....	827,834,646.
Total Kittitas County Timber Assessed Value...	108,609,931.

\*District Valuations but no levy for 1990.

NOTE: Above district valuations include Senior Citizen Exemption values.

KITTITAS COUNTY 1989 LEVIES FOR 1990 TAX COLLECTION

CODE	TAXING DISTRICT	REGULAR LEVIES	SENIOR CITIZENS EXEMPTION LEVIES EXCLUDING ALL SPECIAL LEVIES (under \$18,001. Income)	CODE
1	1-403-F4-H1-W6	16.5777	8.6299	1
2	1-7-H1	7.8262	7.6299	2
3	1-7-F2-H1	9.3108	9.1145	3
4	1-28-H2	8.8008	7.9472	4
5	1-28-F3-H2	9.7721	8.9185	5
6	1-28-F3-H2-W3	9.7721	8.9185	6
7	1-400-F1-H1-C1-W4	14.5864	8.6426	7
8	1-400-H2	13.6947	7.9472	8
9	1-400-H1	13.5737	7.6299	9
10	1-400-H1-C1	13.5864	7.6426	10
11	1-400-F1-H1-C1	14.5864	8.6426	11
12	1-400-F1-H1	14.5737	8.6299	12
13	1-404-F6-H2-W2	11.1337	8.9472	13
14	1-28-F5-H2-S1	9.8008	8.9472	14
15	1-400-H2-C1	13.7074	7.9599	15
16	1-400-F2-H1	15.0583	9.1145	16
17	1-400-F2-H1-C1	15.0710	9.1272	17
18	E-401-H1	12.5667	8.9799	18
19	1-401-H1	11.0103	7.6299	19
20	1-401-F1-H1	12.0103	8.6299	20
21	1-401-F1-H1-C1	12.0230	8.6426	21
22	1-401-F2-H1	12.4949	9.1145	22
23	1-401-F2-H1-C1	12.5076	9.1272	23
24	K-403-H1	12.4369	8.7549	24
25	1-403-H1	11.3119	7.6299	25
26	1-403-F2-H1	12.7965	9.1145	26
27	1-403-F4-H1	12.3119	8.6299	27
28	C-404-H2	9.9348	8.2705	28
29	R-404-H2	9.4043	7.7400	29
30	S-404-H2	10.2921	8.6278	30
31	1-404-H2	9.6115	7.9472	31
32	1-404-H1	9.4905	7.6299	32
33	1-404-H1-C1	9.5032	7.6426	33
34	1-404-F1-H1	10.4905	8.6299	34
35	1-404-F7-H2-W5	10.6115	8.9472	35
36	1-404-F2-H1	10.9751	9.1145	36
37	1-28-F5-H2	9.8008	8.9472	37
38	1-404-F1-H1-C1	10.5032	8.6426	38
39	1-3J	10.7961	7.6272	39
40	1-404-F6-H2	11.1337	8.9472	40
41	1-28-F7-H2	9.8008	8.9472	41
42	1-400-F7-H1-C1	14.5864	8.6426	42
43	1-404-F7-H2	10.6115	8.9472	43
44	1-404-F7-H1	10.4905	8.6299	44
47	1-28-F8-H2	9.8008	8.9472	47
48	R-28-H2	8.5936	7.7400	48
49	1-28-H2-S1	8.8008	7.9472	49

**1990 TAX YEAR  
KITITAS COUNTY SENIOR CITIZEN EXEMPTION**

INCOME LEVEL	NUMBER OF PARTICIPANTS	TOTAL TAXABLE VALUE PRIOR TO EXEMPTION \$	AMOUNT OF VALUE EXEMPTED FROM REGULAR LEVIES \$	TOTAL LEVY EXEMPTION IN DOLLARS	
				REGULAR LEVIES \$	SPECIAL LEVIES \$
\$12,000 or Less	389	12,017,750	9,533,600	82,747	35,294
\$12,001-\$14,000	97	3,448,400	2,167,700	18,778	9,601
\$14,001-\$18,000	129	4,713,500	<del>                    </del>	<del>                    </del>	12,989
TOTAL	615	20,179,650	11,701,300	101,525	57,884

**1990 TAX YEAR  
KITITAS COUNTY FARM & AGRICULTURAL  
OPEN SPACE EXEMPTIONS**

Total Number of Open Space Applicants = 737				
Total Number of Land Parcels = 2,206				
	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
True & Fair Value	218,678.00	127,172,690.	48,755,500.	175,928,190.
Open Space Value	218,678.00	44,874,590.	48,755,500.	93,630,090.
Value Reduction	218,678.00	82,298,100.	—0—	82,298,100.

**KITITAS COUNTY VALUE**

ASSESSED BY COUNTY ASSESSOR

Forest Land (RCW 84.33)	\$ 5,170,950.
Farm and Agricultural Land and Improvements (RCW 84.34)	93,630,090.
Other Land Outside Incorporated Cities and Towns	157,646,502.
Other Improvements Outside Incorporated Cities and Towns	192,227,802.
Land Inside Incorporated Cities and Towns	71,698,380.
Improvements Inside Incorporated Cities and Towns	206,206,047.
Personal Property	51,156,602.
	<u>\$777,736,373.</u>

ASSESSED BY STATE DEPARTMENT OF REVENUE

Boats (Commercial)	\$ 17,482.
Real Property Utilities	6,412,118.
Personal Property Utilities	43,686,115.
	<u>\$ 50,115,755.</u>

**TOTAL VALUE OF ALL TAXABLE PROPERTY** **\$827,852,128.**



## HISTORICAL VALUATION AND TAX COMPARISON 1930-1990

% OF MARKET VALUE	YEAR	TOTAL COUNTY VALUATION	TOTAL TAX	CURRENT EXPENSE	ROAD DISTRICT
25%	1929-30	\$21,480,309.	\$1,049,009.03	\$165,827.99	\$196,927.99
	1939-40	16,248,014.	489,022.36	101,550.09	36,341.15
	1949-50	21,405,502.	878,639.27	174,668.90	106,404.34
	1959-60	27,189,960.	1,203,725.08	167,218.25	182,065.00
	1969-70	46,241,910.	3,121,776.83	304,502.97	265,005.56
50%	1970-71	96,942,640.	3,369,132.37	296,014.36	274,672.23
	1971-72	101,432,277.	3,528,556.23	308,875.75	275,635.36
	1972-73	129,418,355.	3,904,780.39	393,556.32	385,518.91
	1973-74	134,028,730.	3,940,501.02	426,987.01	401,793.90
100%	1974-75	276,574,375.	4,326,346.89	415,041.95	380,572.94
	1975-76	288,668,037.	4,324,500.73	417,136.39	375,945.79
	1976-77	315,196,517.	5,102,809.62	459,461.96	414,033.06
	1977-78	374,291,215.	5,442,924.53	494,064.40	446,243.66
	1978-79	390,447,622.	6,026,547.89	543,171.21	486,907.77
	1979-80	446,467,751.	5,324,921.12	696,333.43	522,846.04
	1980-81	512,002,917.	5,860,683.33	765,444.36	576,143.76
	1981-82	612,845,891.	6,264,236.58	834,989.05	648,077.75
	1982-83	662,730,061.	6,919,521.53	906,429.86	694,357.96
	1983-84	675,988,123.	6,938,569.70	974,098.88	743,442.39
	1984-85	718,856,172.	7,581,799.31	1,059,522.11	811,053.01
	1985-86	752,601,264.	8,088,874.77	1,157,952.30	890,616.59
	1986-87	780,762,684.	8,652,057.39	1,256,247.16	965,584.31
	1987-88	794,776,996.	9,127,636.93	1,345,795.89	1,033,438.07
	1988-89	807,801,443.	9,251,086.55	1,428,677.63	1,110,761.49
1989-90	827,834,646.	9,676,132.88	1,464,853.40	1,144,295.81	

From the Office of

**KITTITAS COUNTY ASSESSOR**

Kittitas County Courthouse, Room 101  
205 West Fifth Avenue  
Ellensburg, WA 98926