

LEVY LIMITATIONS WORKSHEET

TAXING DISTRICT

City of Rainier

2020

Levy for

2021

Taxes

Instructions for electronic version of form - Fill in highlighted cells all other self populate.

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).

Year	2019		\$276,617.21	×	101.000%	=	\$279,383.38
			Highest Lawful Levy Since 1985		Limit Factor/Max Increase 101%		

B. Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

	\$4,965,450	×	1.482566011396	÷	\$1,000	=	\$7,361.61
	A.V.		Last Year's Levy Rate				

C. Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).

	\$6,151,307	-	\$6,789,650	=	\$ (638,343.00)
	Current Year's A.V.		Previous Year's A.V.		Remainder
	0	×	1.482566011396	÷	\$1,000
	Remainder from Line C		Last Year's Levy Rate		

D. Regular property tax limit: A+B+C = \$286,744.99

Parts E through G are used in calculating the additional levy limit due to annexation.

E. To find the rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.

	\$286,744.99	÷	\$208,826,994	×	\$1,000	=	1.373122241083
	Total in Line D		Assessed Value Less Annexed AV				

F. Annexed area's current assessed value including new construction and improvements, times the rate in Line E.

		×	1.373122241083	÷	\$1,000	=	0
	Annexed Area's A.V.		Rate in Line E				

G. Regular property tax limit including annexation D+F = \$286,744.99

H. Statutory maximum calculation

Only enter fire/RFA rate, library rate, & firefighter pension fund rate for cities annexed to a fire/RFA or library, or has a firefighters pension fund.

3.600000000000	-	1.392499536033	-	0.323658	+		=	1.883842463967
District base levy rate		Fire or RFA Rate		Library Rate		Firefighter Pension Fund		Statutory Rate Limit
\$208,826,994	×	1.883842463967	÷	\$1,000	=	\$393,397.16		
A.V. of District		Statutory Rate Limit				Statutory Amount		

I. Highest Lawful Levy For This Tax Year (Lesser of G and H) = \$286,744.99

J. Tax Base For Regular Levy

1. Total district taxable value (including state-assessed property, and excluding boats, timber assessed value, and the senior citizen exemption for the regular levy) \$208,826,994

K. Tax Base for Excess and Voted Bond Levies

2. Less assessed value of the senior citizen exemption of less than \$40,000 income or 65% of the median household income for the county based on lower of frozen or market value.

3. Plus Timber Assessed Value (TAV)

4. Tax base for excess and voted bond levies (1-2+3) \$208,826,994

Excess Levy Rate Computation - Excess levy amount divided by the assessed value in Line K4 above.

	÷	\$208,826,994	×	\$1,000	=	0.000000000000
Levy Amount		A.V. from Line K4 above				

Bond Levy Rate Computation - Bond levy amount divided by the assessed value in Line K4 above.

	÷	\$208,826,994	×	\$1,000	=	0.000000000000
Levy Amount		A.V. from Line K4 above				

