



THURSTON COUNTY
WASHINGTON
SINCE 1852

THURSTON COUNTY DEVELOPMENT SERVICES

OPEN SPACE TAX PROGRAM

THE PUBLIC BENEFIT RATING SYSTEM HOW IT WORKS

The assessed value of properties classified as open space is determined by a formula using a point-rating system. Here's how it works: Thurston County has established a list of Priority Resources, based on the definition of open space in the State Open Space Tax Act (RCW 84.34). Each Priority Resource on the list provides either 1, 2 or 3 points for a property's "rating." The more points a property has, the larger reduction it gets in assessed value. The following thresholds are used to determine the amount that the assessed value will be reduced:

Total Points	% Reduction in Market Value
0 – 2	0%
3 - 6	50%
7 - 11	70%
12 - 13	90%
At least 1 Priority Resource AND Conservation or Historic Easement	90%

MINIMUM ELIGIBILITY

- Λ Property must be five acres or larger, except where Eligibility Criteria indicate otherwise. Property must have at least 1 priority resource and receive at least 3 points.**

THE POINT SYSTEM

There are two ways to accumulate points:

1. Document the property's eligibility for up to three Priority Resources, for a maximum of nine points (refer to the blue "Eligibility Criteria Checklist"); and
2. Enhance your point-rating by:
 - a. Allowing public access (there are three types described below)
 - b. Donating a conservation or historic easement to a qualified organization (automatically results in 90% reduction in assessed value).

TYPES OF PUBLIC ACCESS

<u>Partial Access:</u>	1 Point	Seasonal or members only;
<u>Substantial Access:</u>	2 Points	Members and the public upon special arrangements;
<u>Unlimited Access:</u>	4 Points	The public may enter at any time without special arrangements.

INELIGIBLE LANDS

1. Lands not containing a listed priority resource
2. Open space areas that are associated with, and which contribute to a development's receiving its maximum development potential under land use regulations (for example, a "resource use parcel" that is created as part of a planned rural residential development).