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:

<table>
<thead>
<tr>
<th>Total Points</th>
<th>% Reduction in Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 2</td>
<td>0%</td>
</tr>
<tr>
<td>3 - 6</td>
<td>50%</td>
</tr>
<tr>
<td>7 - 11</td>
<td>70%</td>
</tr>
<tr>
<td>12 - 13</td>
<td>90%</td>
</tr>
<tr>
<td>At least 1 Priority Resource AND Conservation or Historic Easement</td>
<td>90%</td>
</tr>
</tbody>
</table>

MINIMUM ELIGIBILITY

∧ 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

Partial Access: 1 Point  Seasonal or members only;
Substantial Access: 2 Points  Members and the public upon special arrangements;
Unlimited Access: 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).