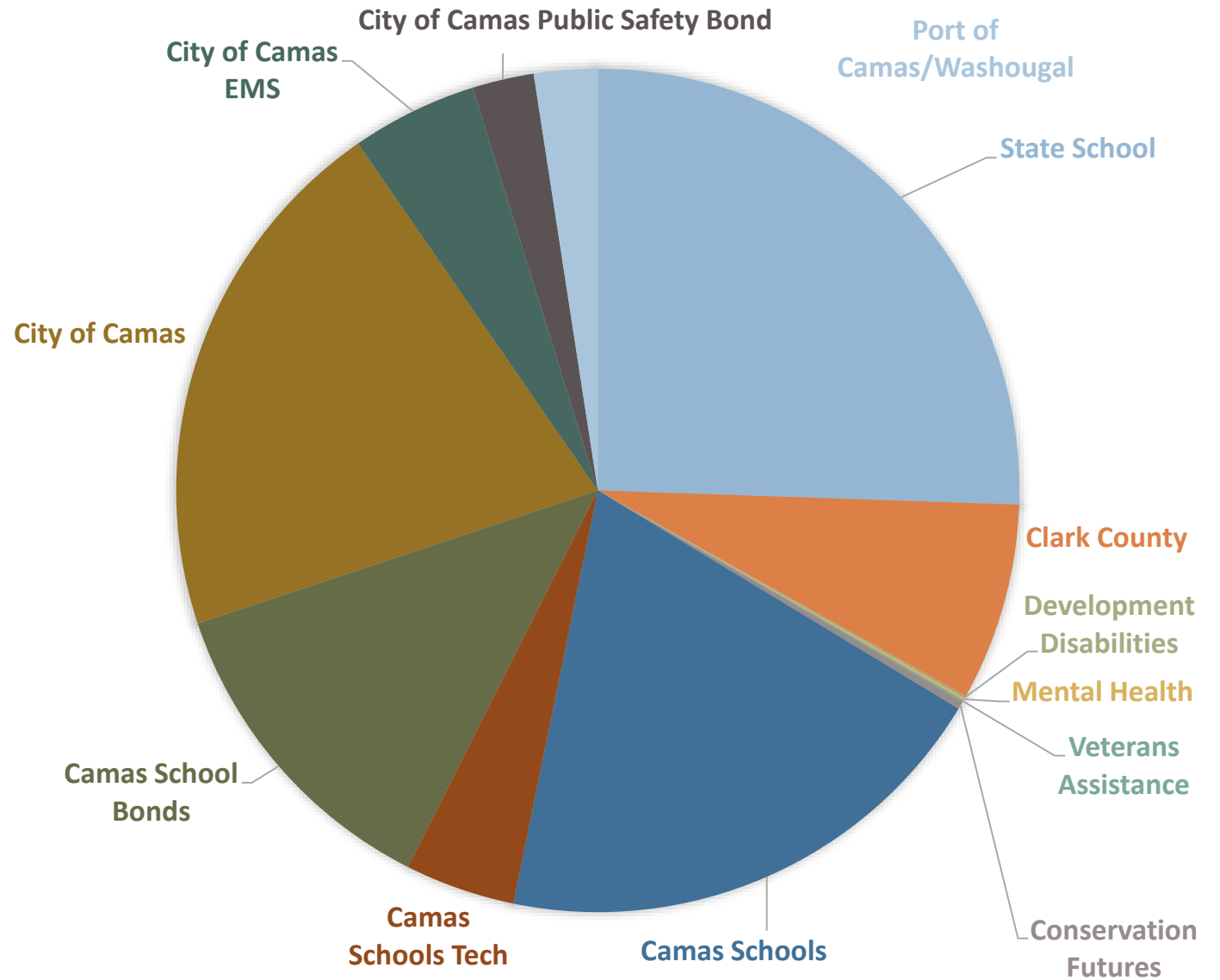


2026 Property Tax Presentation

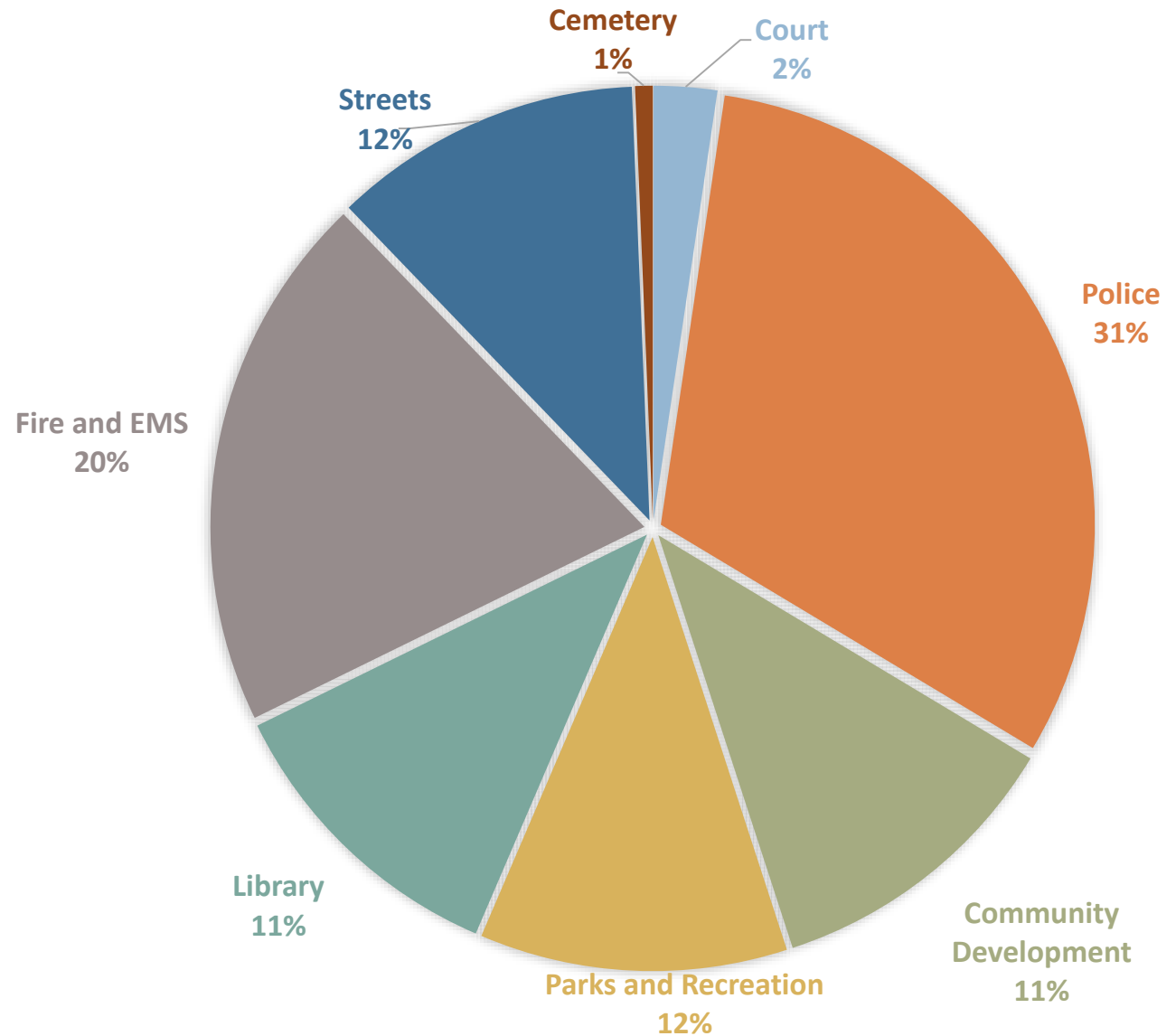
CITY OF CAMAS 2026 BUDGET
PREPARATION



Property Tax Bill in Camas

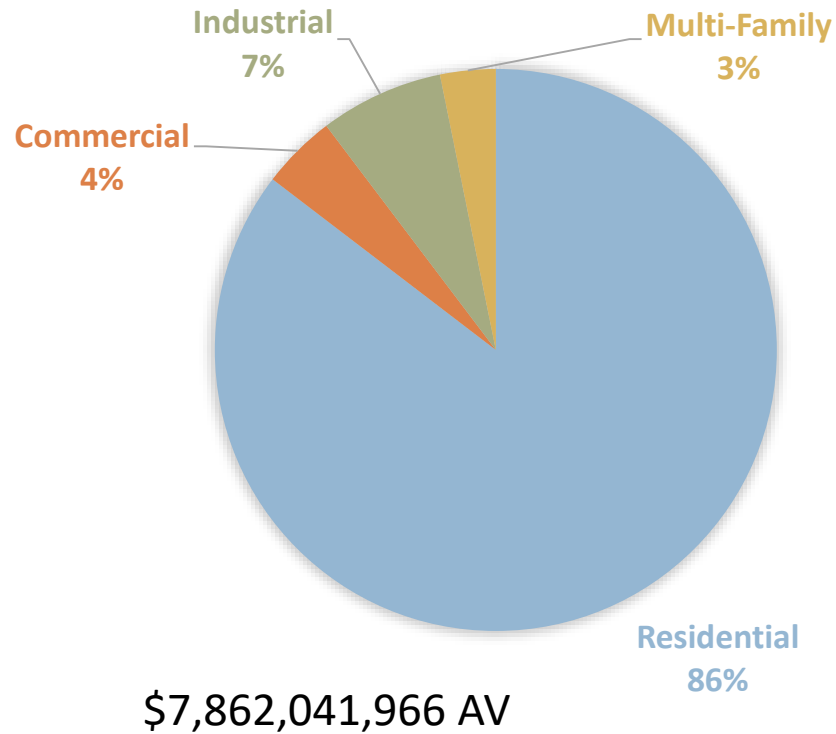


City Services Supported by Property Taxes

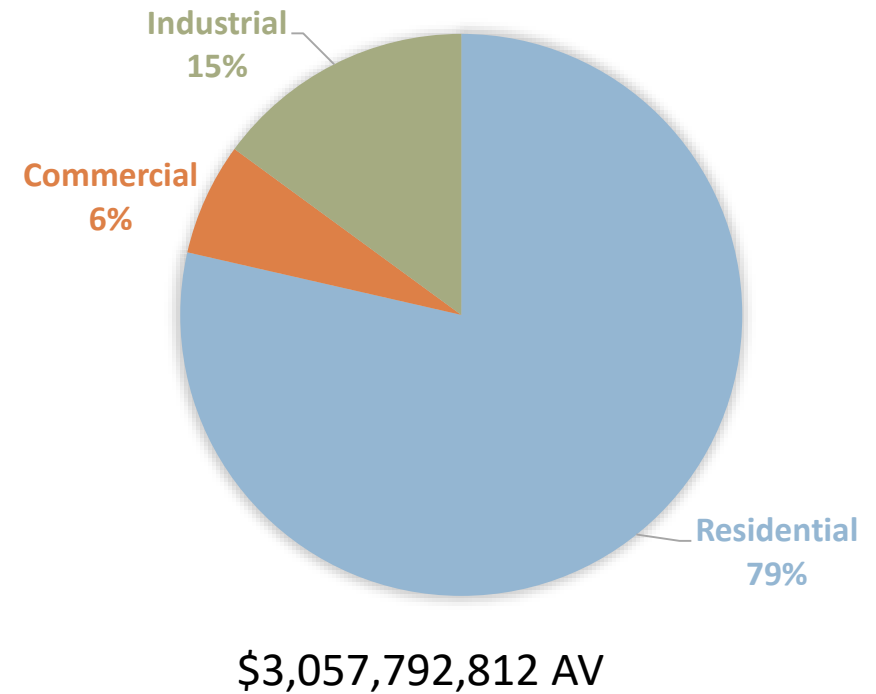


Who Pays Property Taxes in Camas?

2025



2015



Property Taxes Per Person

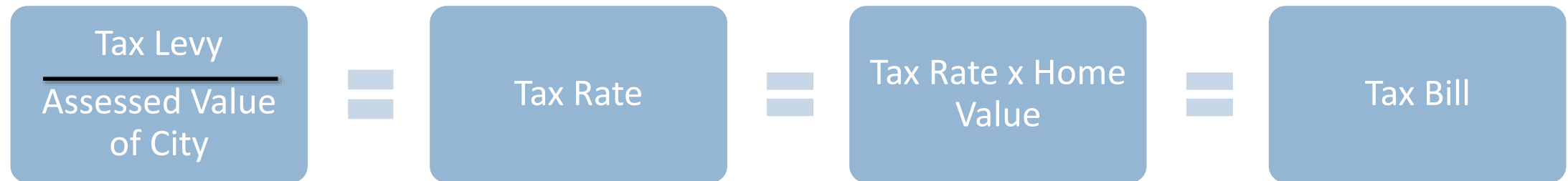


Calculating a tax levy

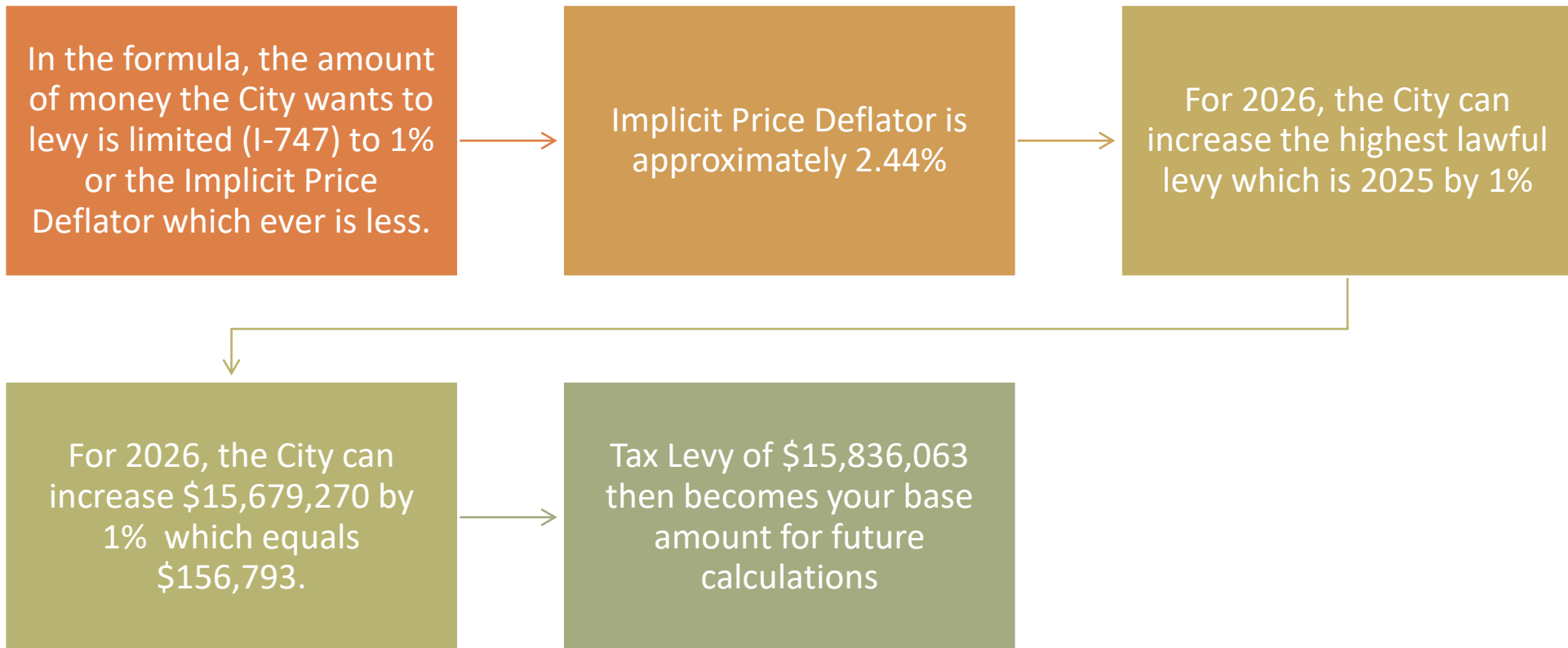
The levy process is simple:

- The amount of money needed by the City's budget divided by the value of all the taxpayers' properties in the City.
- This equals the tax rate for the City
- This rate is then levied on the taxpayer's property per \$1,000

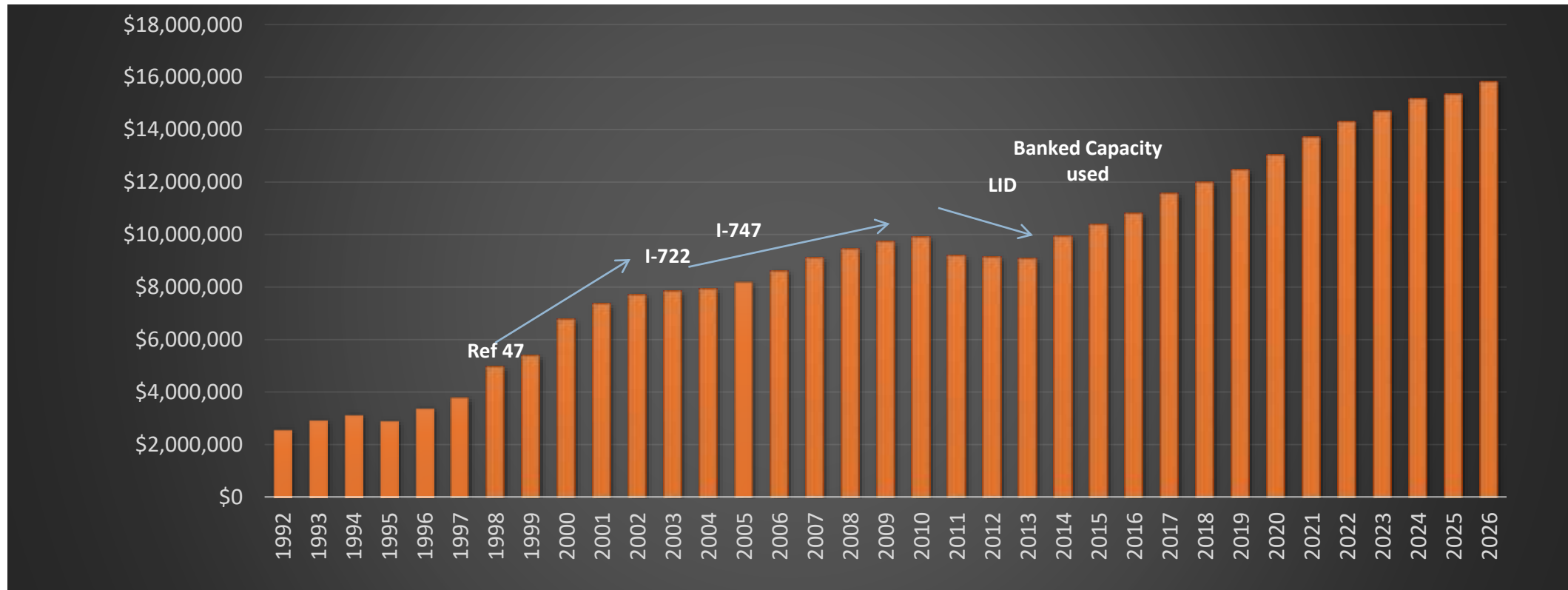
City Property Tax Formula



Tax Levy - Limit



Lawful Tax Levy



Banking Capacity

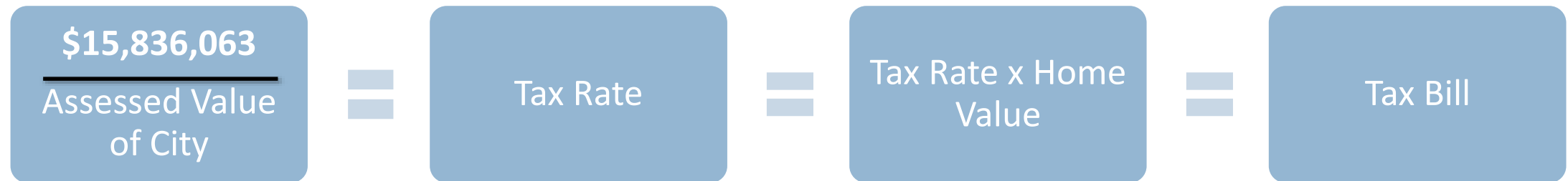
The 1% limit is an increase adopted by ordinance each year.

Council has three options:

- Adopt the 1% increase
- Keep prior year levy
- Or bank the 1% which means Council sets it aside to use another year. Essentially “saving” it for another time.

Camas has banked the 1% in 2009 until 2014 and the 1% in 2023 until 2024.

City Property Tax Formula



Assessed Value

Clark County Assessor's Office values property for an Assessed Value amount.

Goal is market value, but it is a snapshot in time.

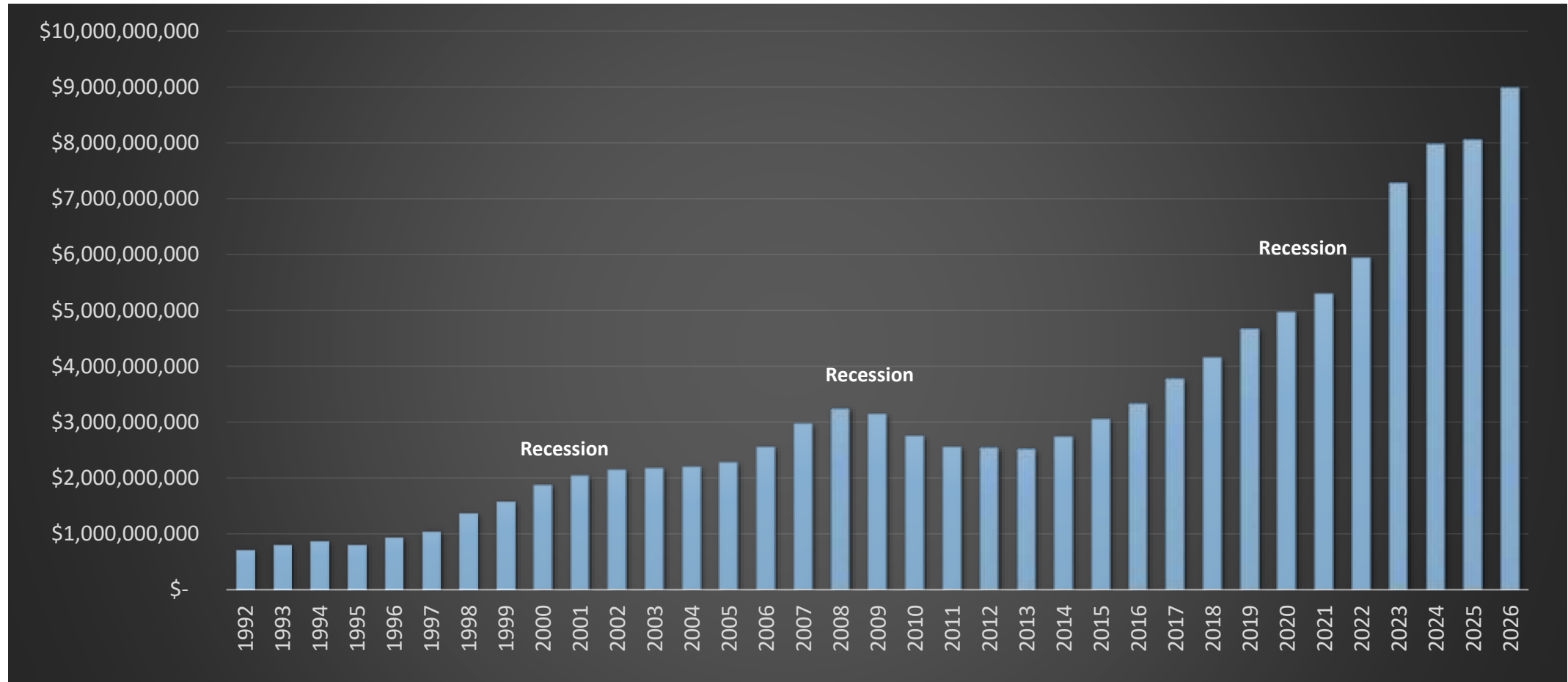
Comparable sales are used.

- Difficult at best in this real estate market.

Annual valuations are done but physical assessments are on a cycle.

Check out

- <http://gis.clark.wa.gov/applications/gishome/property/>



Assessed Value



Assessed Value Growth

City Property Tax Formula

$$\frac{\$15,836,063}{\$8,984,435,676} = \text{Tax Rate} = \text{Tax Rate} \times \text{Home Value} = \text{Tax Bill}$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

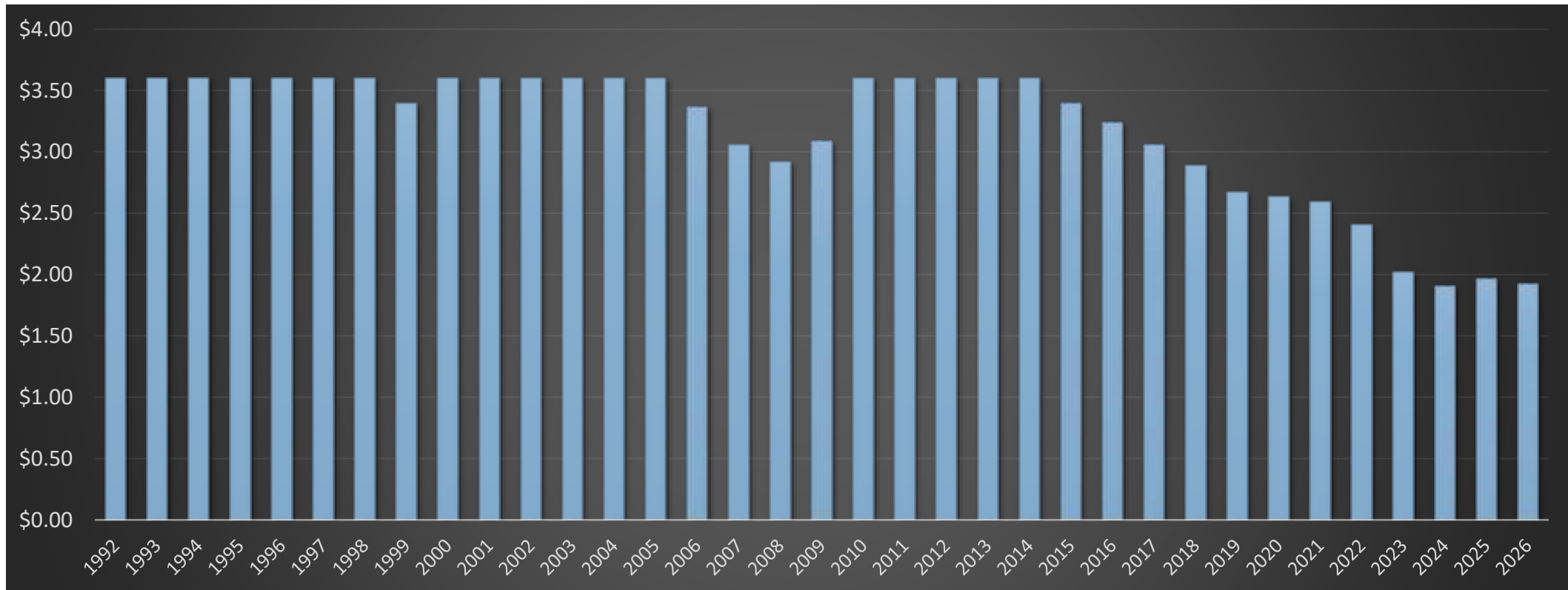
The diagram consists of two circles connected by a right-pointing triangle. The left circle is orange and contains the definition of the tax rate. The right circle is olive green and contains the 2025 value. The connecting triangle is also orange.

Tax Rate is the
amount of Tax
Levy divided by
assessed value
multiplied by
\$1,000

In 2025 it is
\$1.96449 per
\$1,000

Tax Rate

Tax Rates



City	Tax Levy	Note
Battle Ground	\$1.0025	No Fire/Library
Camas	\$1.9449 \$1.2349	With Fire/Library No Fire/Library
LaCenter	\$0.7856	No Fire/Library
Ridgefield	\$0.6131	No Fire/Library
Vancouver	\$2.1275	No Library
Washougal	\$1.5584	No Library
Woodland	\$0.6850	No Fire/Library
Yacolt	\$1.0694	No Fire/Library

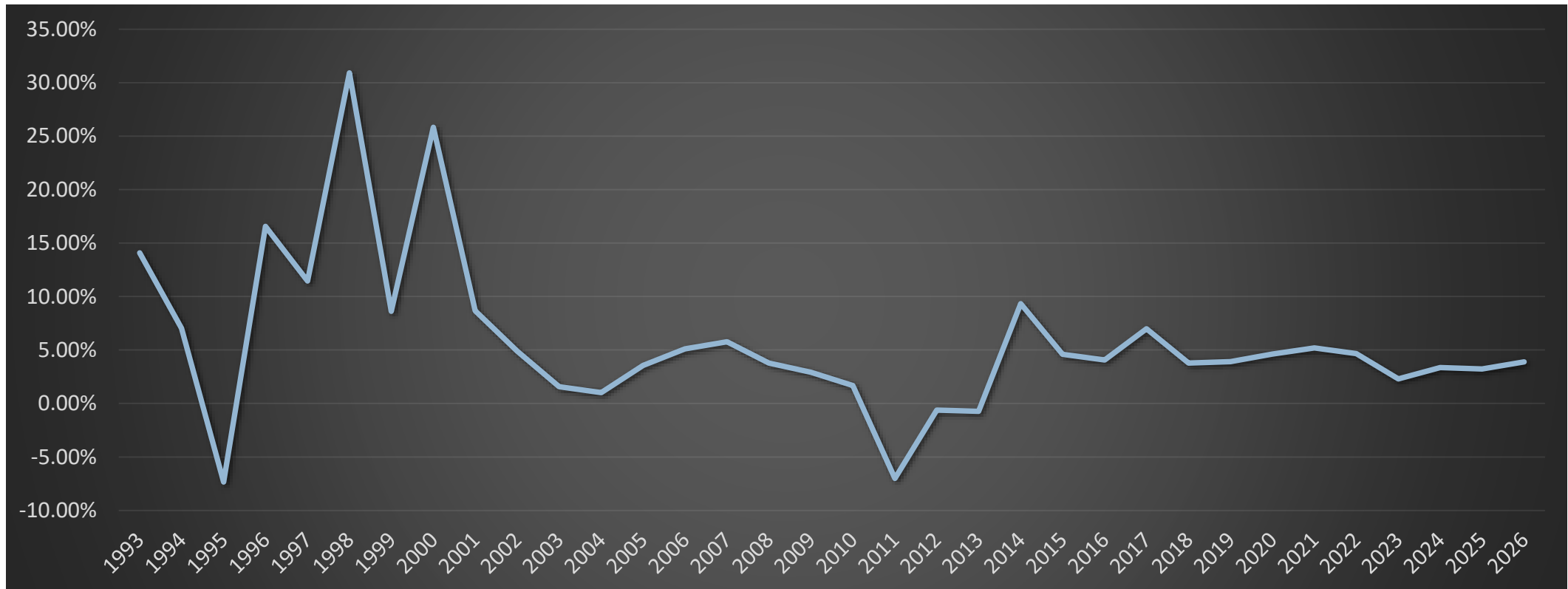
Comparison Tax Rates by City (2025)

City Property Tax Formula

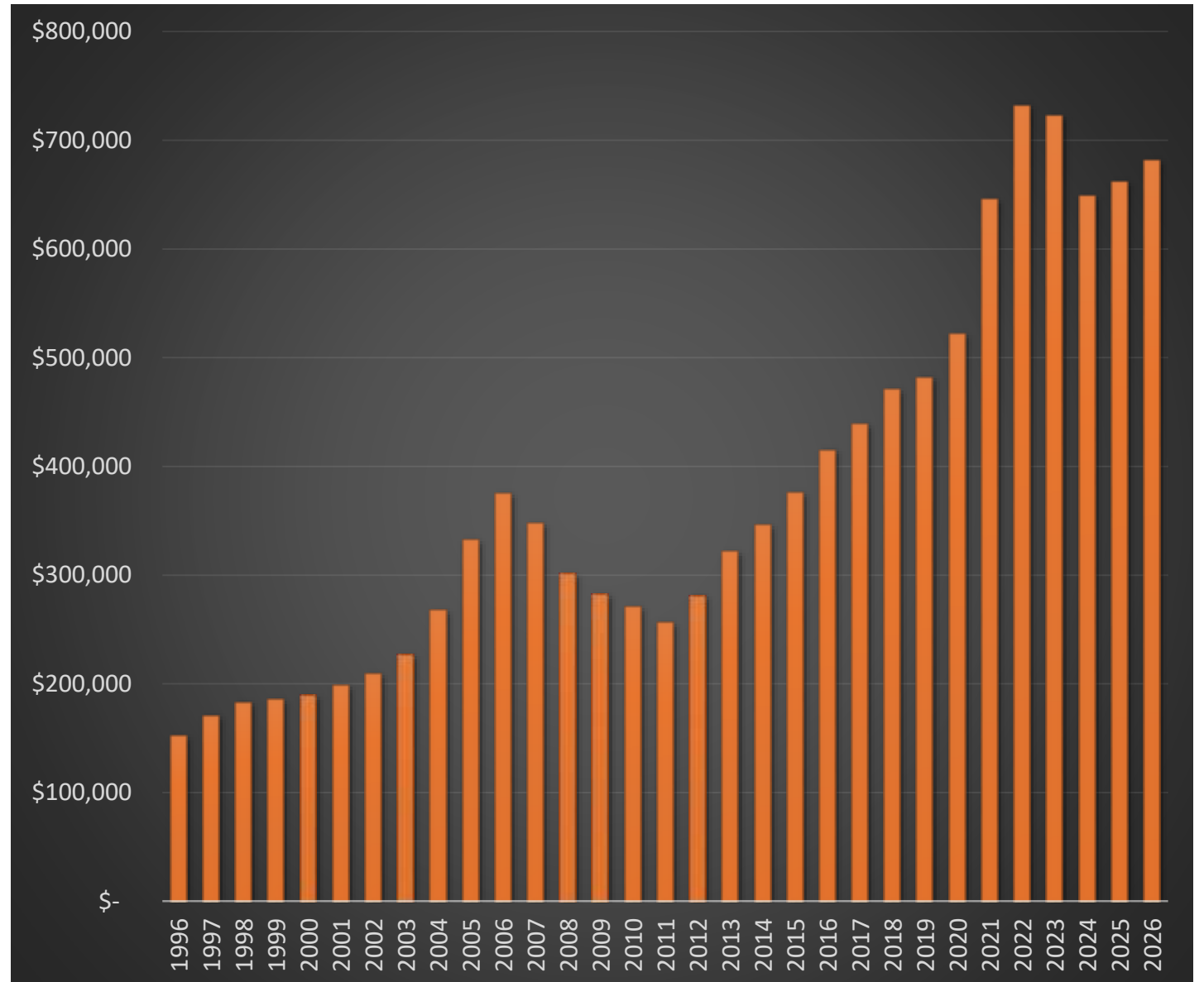
$$\frac{\$15,836,063}{\$8,984,435,676} = \$1.76261 = \$1.76261 \times \text{Home Value} = \text{Tax Bill}$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

Tax Levy Growth



Home Values



City Property Tax Formula

$$\frac{\$15,836,063}{\$8,984,435,676} = \$1.76261 = \frac{\$1.76261 \times \$681,970}{\$1,000} = \$1,202$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

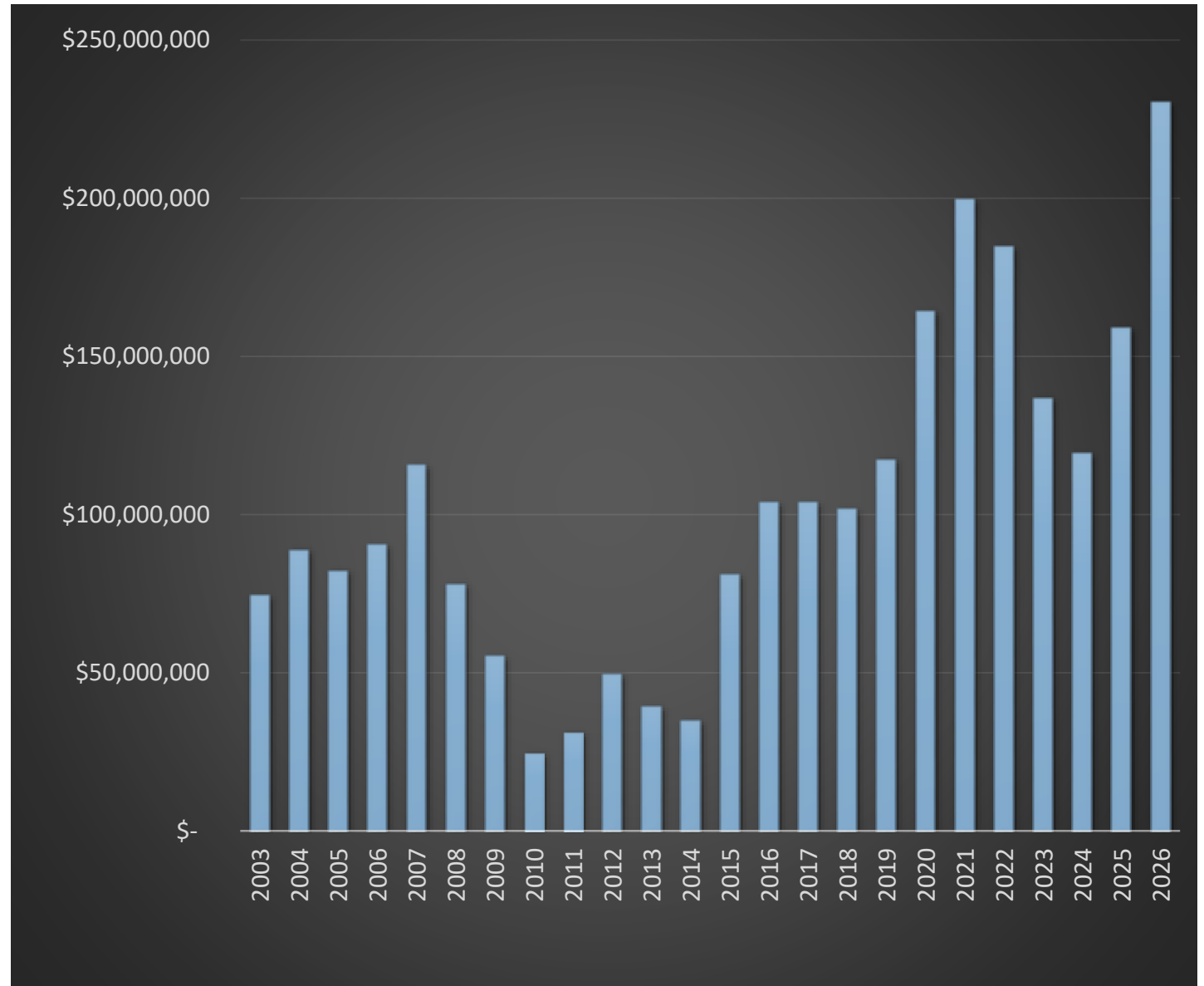
So is Property
Tax only limited
to 1%?

No, new construction can increase to tax collections.

- New construction is added on by the Assessor's Office with a cutoff typically in mid-summer.
- New construction is calculated by:

Construction assessed value X prior year levy

New Construction Values

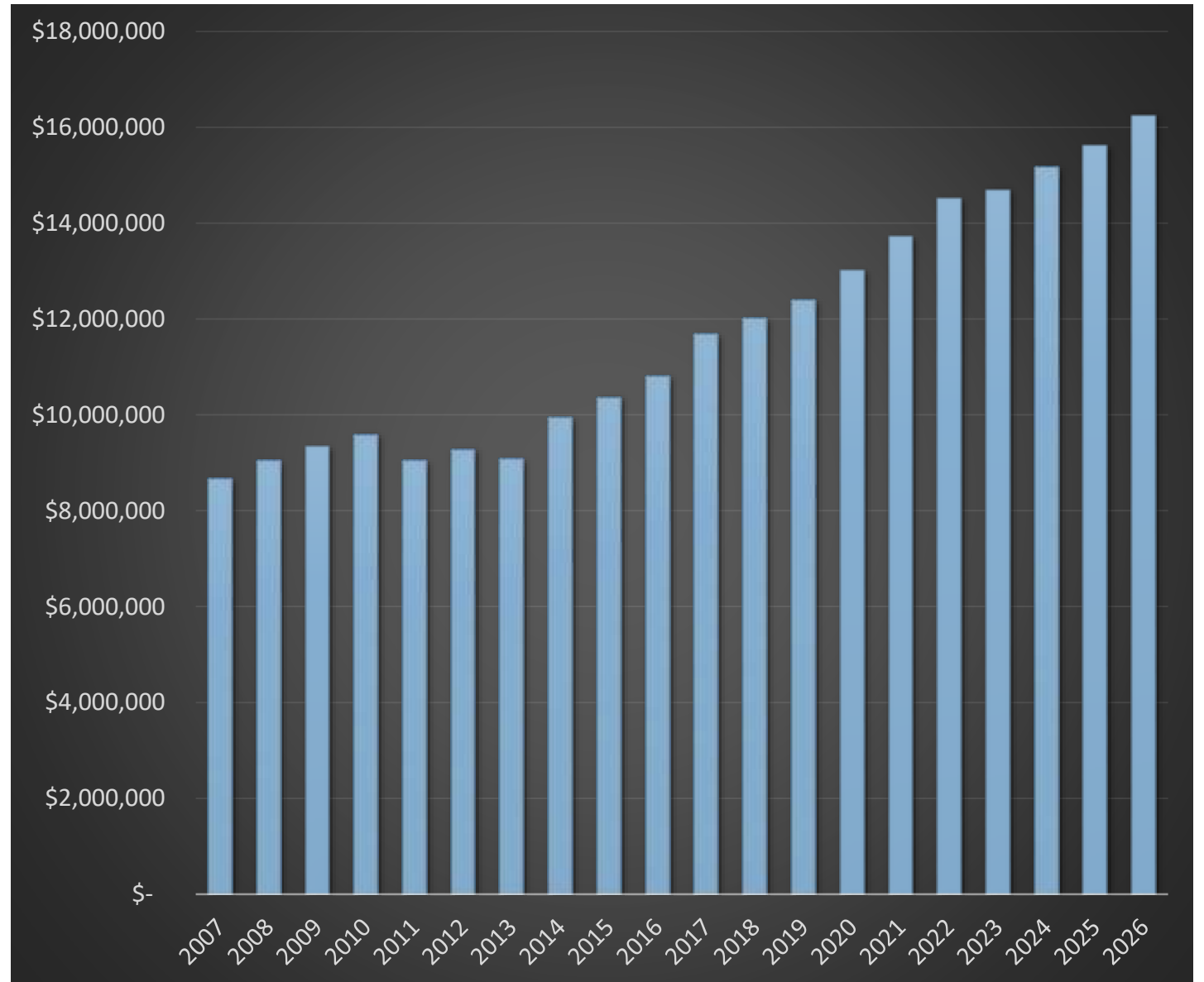


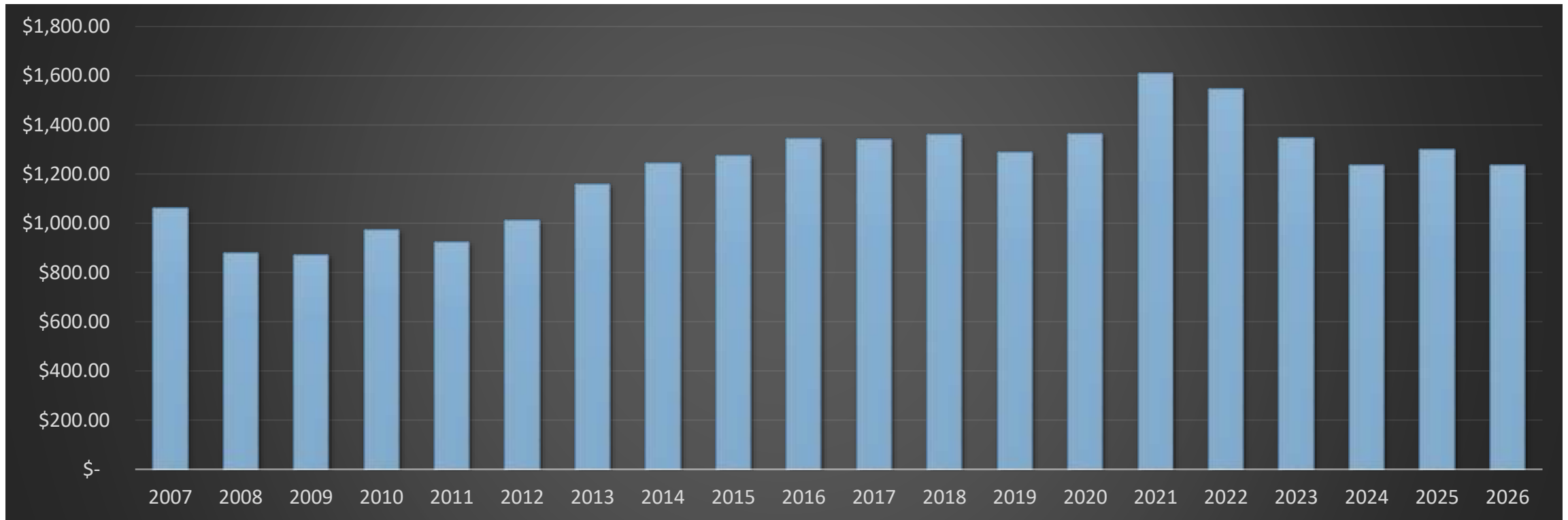
City Property Tax Formula

$$\begin{aligned} & \left(\$230,404,206 \times 1.96449 / \$1,000 = \$452,627 \right) \\ & + \\ & \left(\frac{\$15,836,063}{\$8,984,435,676} \right) = \$1.81299 / \$1,000 = \$1.81299 \times \$681,970 / \$1,000 = \$1,236 \end{aligned}$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

Tax Collections





City Tax Bill (Median Home Price)

Council's Consideration

1. Increase to lawful levy(1%) of
\$15,836,063

- Impact on average homeowner from prior year **decrease** of \$64

2. Hold levy to 2025 levy rate at
\$15,679,270

(\$156,793 less to General Fund)

- Impact on average homeowner from prior year **decrease** of \$76

2026 EMS Levy

2025 Levy increased by 1% or 37,084

New Construction adds \$105,984

Tax Rate \$0.42868/\$1,000

Tax Levy \$3,851,466 (compared to \$3,708,396 in 2025)

Impact to taxpayer \$292 - decrease of \$12 compared to 2025

Fire Station Unlimited GO Bond Tax Levy

\$26.3 million bond for 25 years to fund Fire and
EMS Headquarter Station in downtown Camas

Approximate levy of \$2,057,370 for annual
debt service in 2026

Tax Levy Rate = \$0.23/\$1,000





Combined Camas Property Tax Levies for 2026 (*Estimated*)

General Fund Property Tax Levy \$1.81

Camas EMS Levy \$0.43

CWFD Unlimited GO Bond Levy \$0.23

Total Camas Tax Levies for 2026 \$2.47

Total Camas Tax Levies for 2025 \$2.62