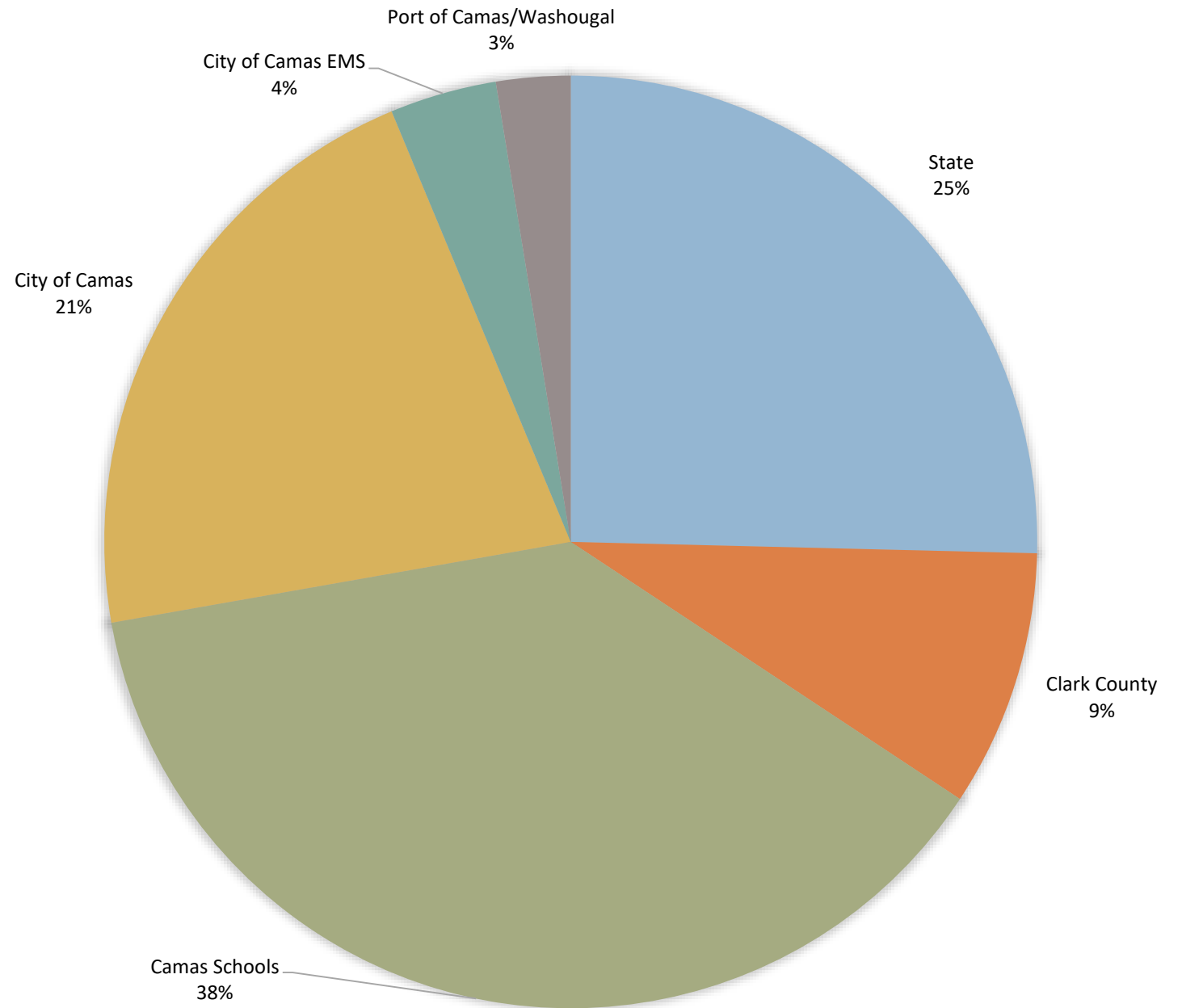




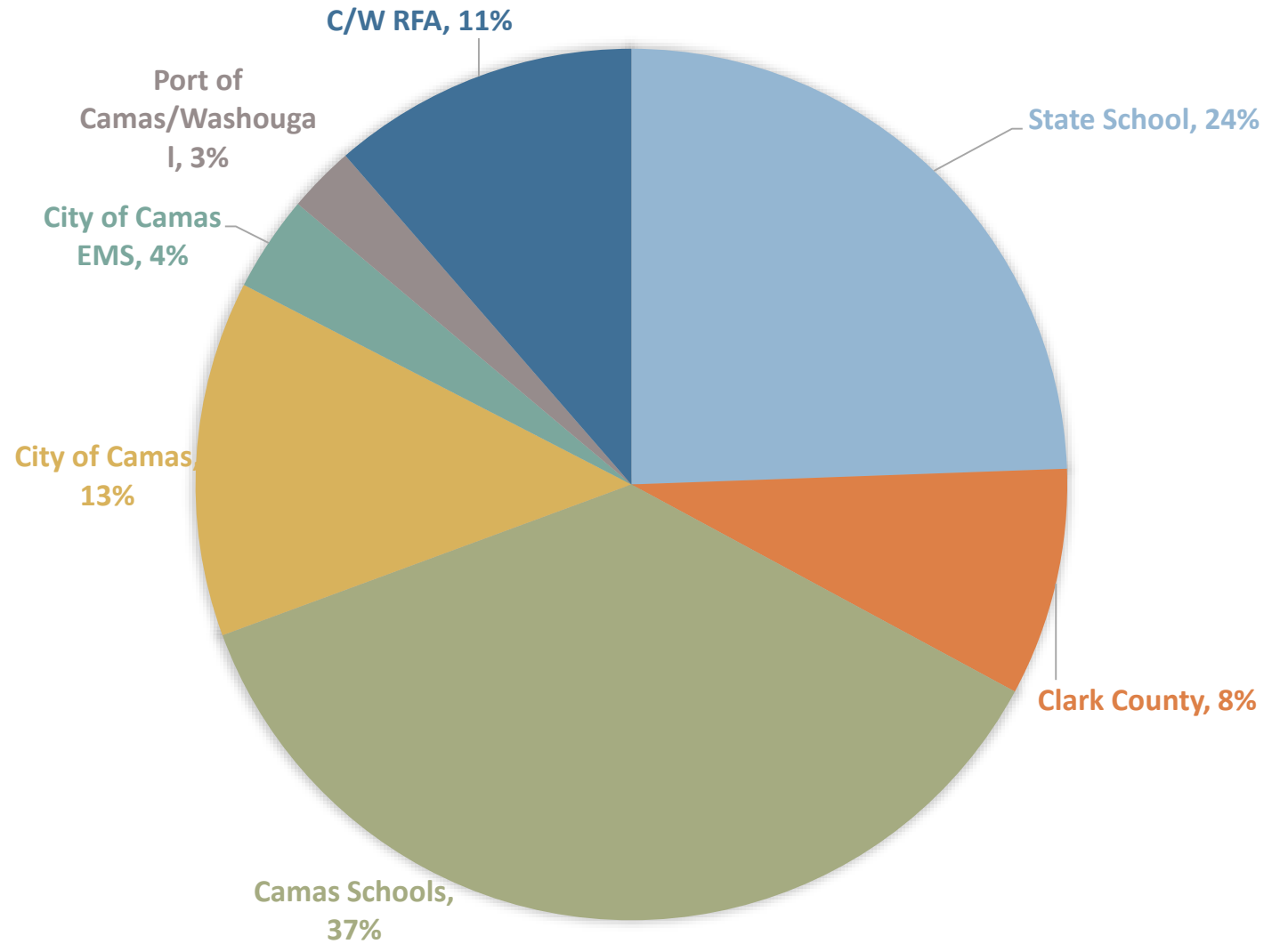
Camas/RFA Property Tax Presentation

REGIONAL FIRE AUTHORITY – CITY OF CAMAS LEVY INTENT

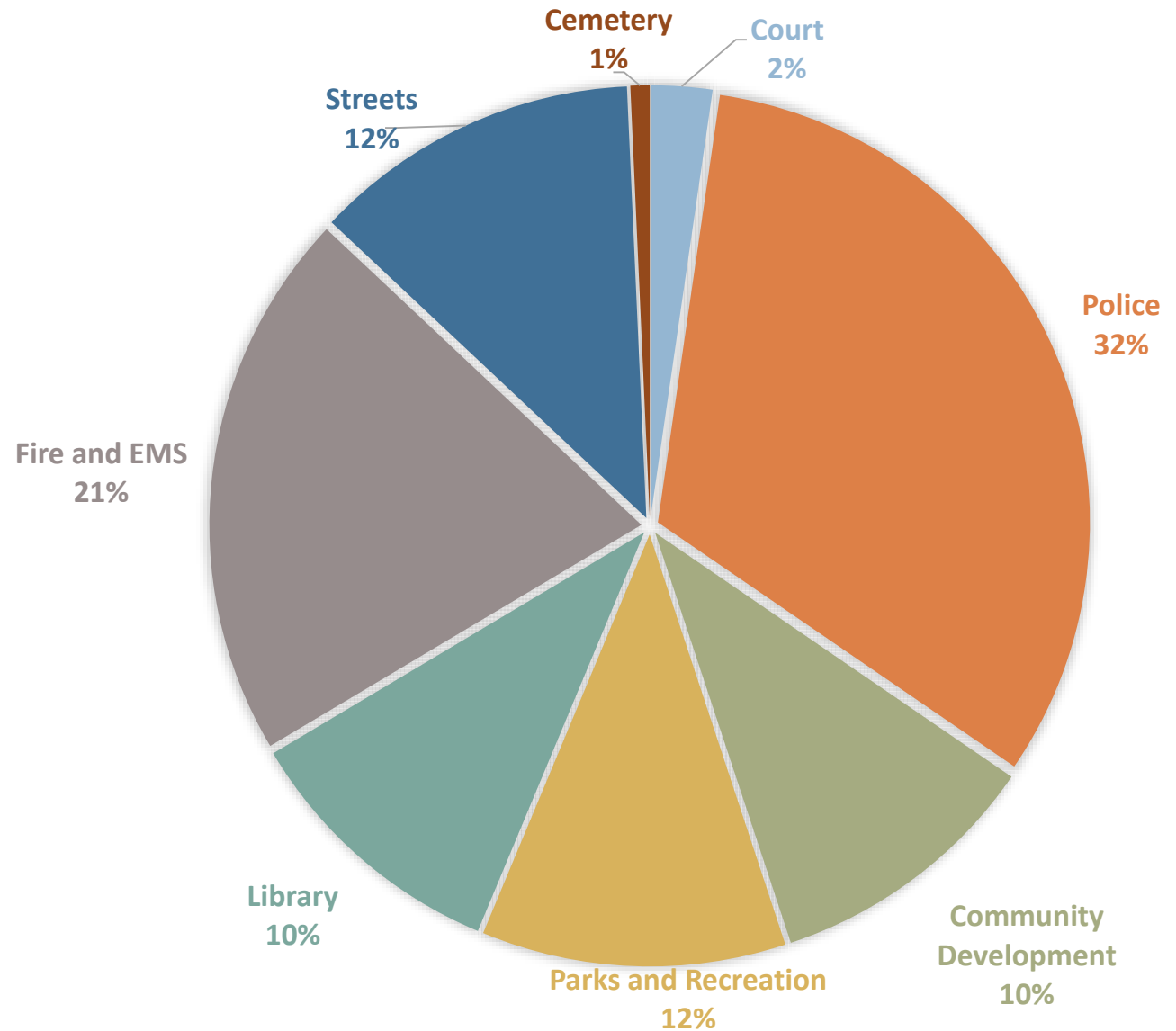
Current Property Tax Bill in Camas



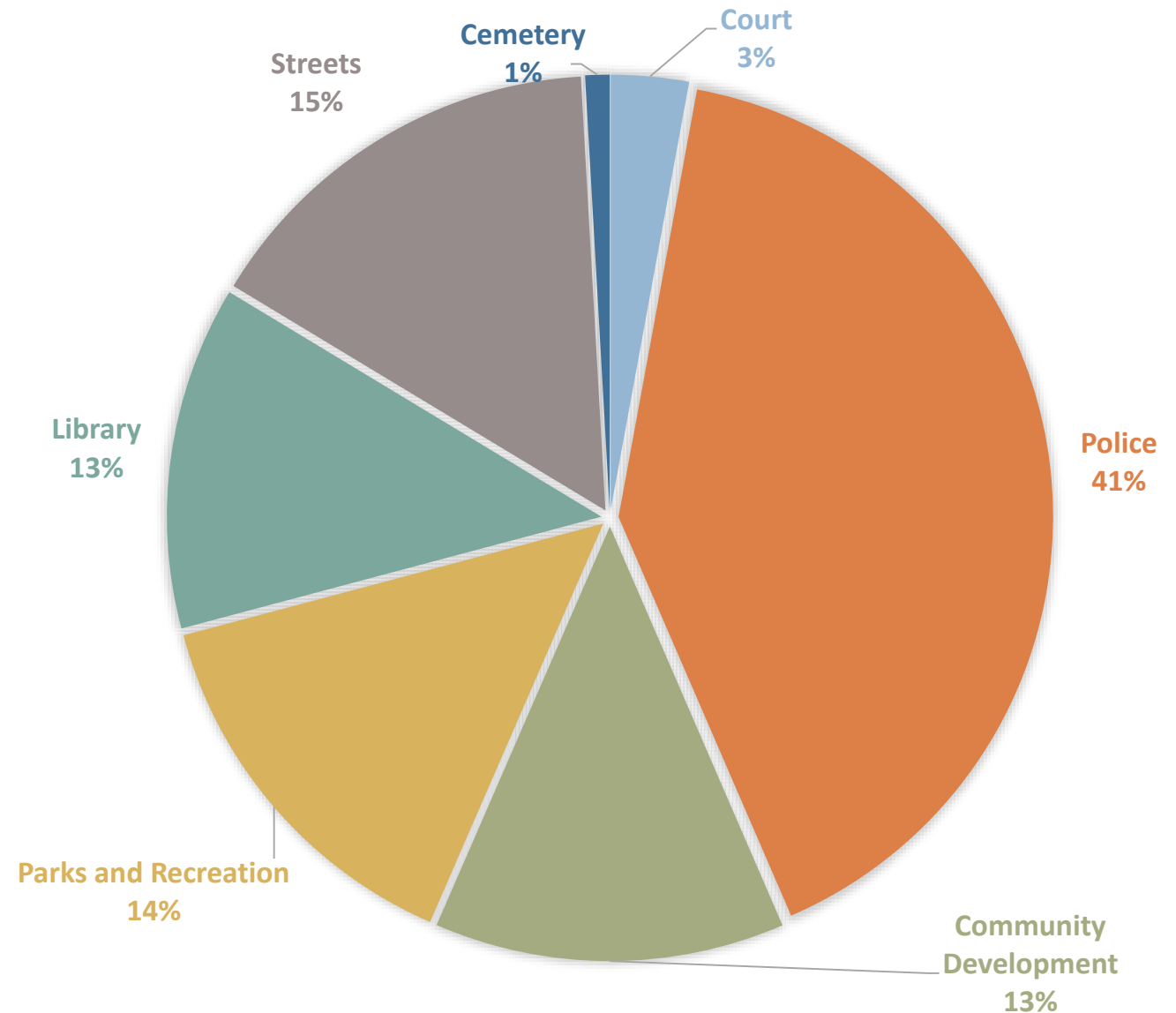
Proposed with C/W RFA Property Tax Bill in Camas



Current City Services Supported by Property Taxes

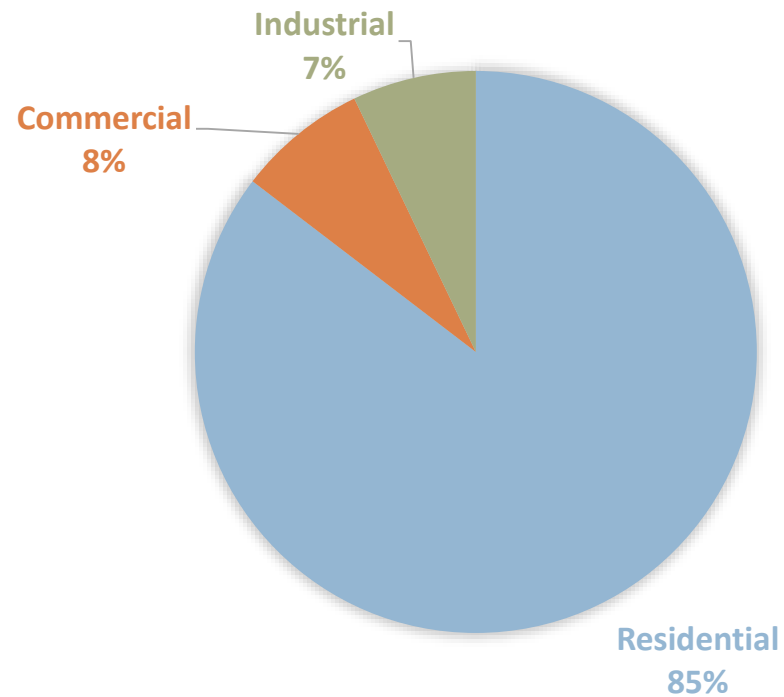


Proposed City
Services post
C/W RFA
Supported by
Property Taxes

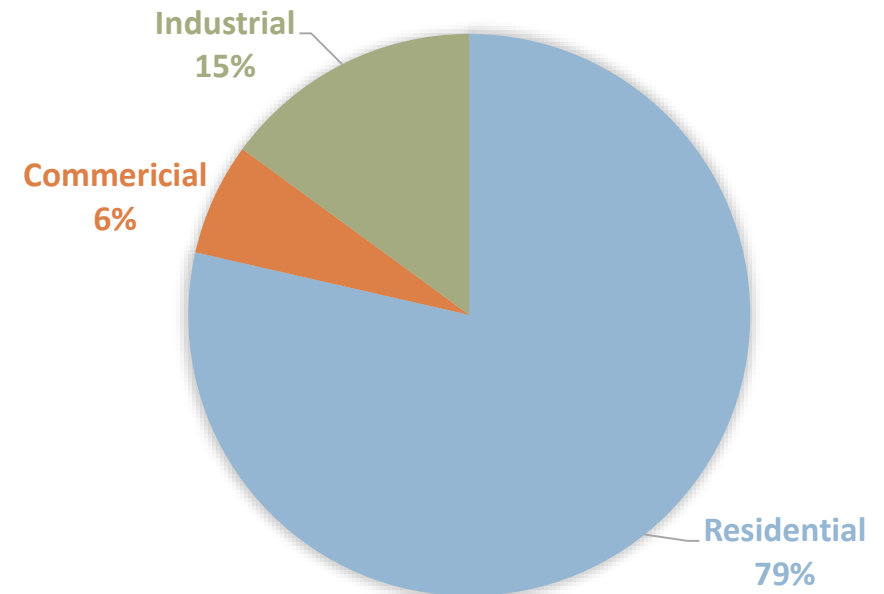


Who Pays Property Taxes in Camas?

2025



2015



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

$$\frac{\text{Tax Levy}}{\text{Assessed Value of City}} = \text{Tax Rate} = \text{Tax Rate} \times \text{Home Value} = \text{Tax Bill}$$

Tax Levy - Limit

In the formula, the amount of money the City wants to levy is limited (I-747) to 1% or the Implicit Price Deflator which ever is less.

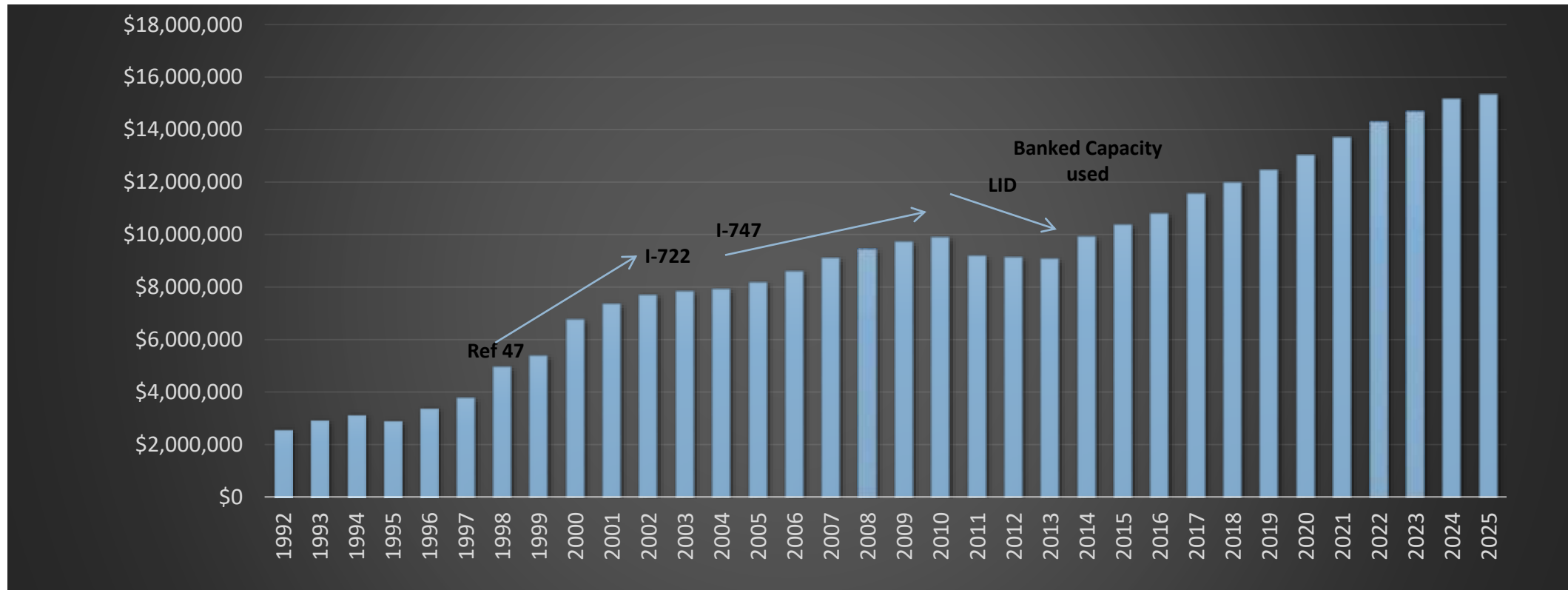
Last year's Implicit Price Deflator is approximately 2.57%

For 2025, the City can increase the highest lawful levy which is 2024 by 1%

For 2025, the City can increase \$15,181,347 by 1% which equals \$151,813.

Tax Levy of \$15,333,161 then becomes your base amount for future calculations

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.

City Property Tax Formula

$$\frac{\$15,333,161}{\text{Assessed Value of City}} = \text{Tax Rate} = \text{Tax Rate} \times \text{Home Value} = \text{Tax Bill}$$

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.

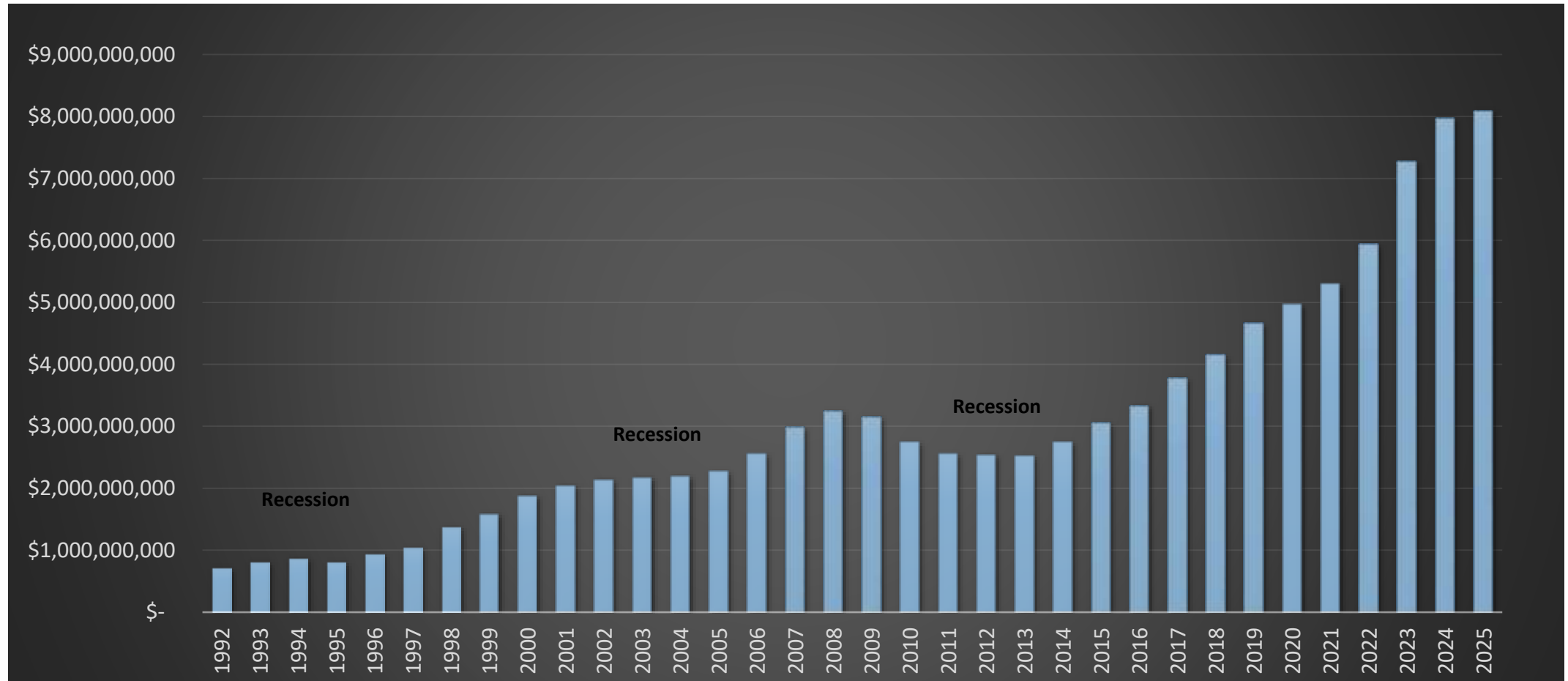
Comparable sales are used.

- Difficult at best in this real estate market.

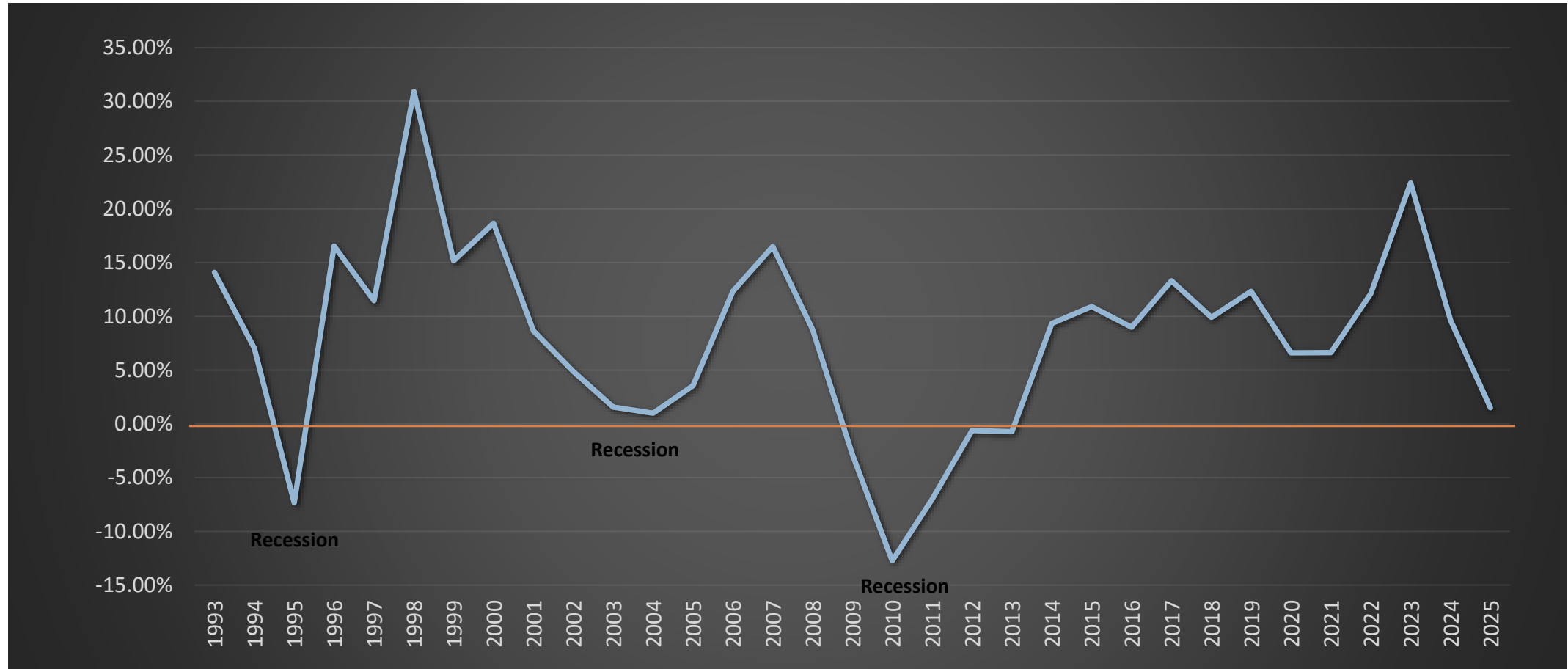
Annual valuations are done but physical assessments are on a cycle.

Check out

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



Assessed Value



Assessed Value Growth

City Property Tax Formula

$$\frac{\$15,333,161}{\$8,084,942,741} = \text{Tax Rate} = \text{Tax Rate} \times \text{Home Value} = \text{Tax Bill}$$

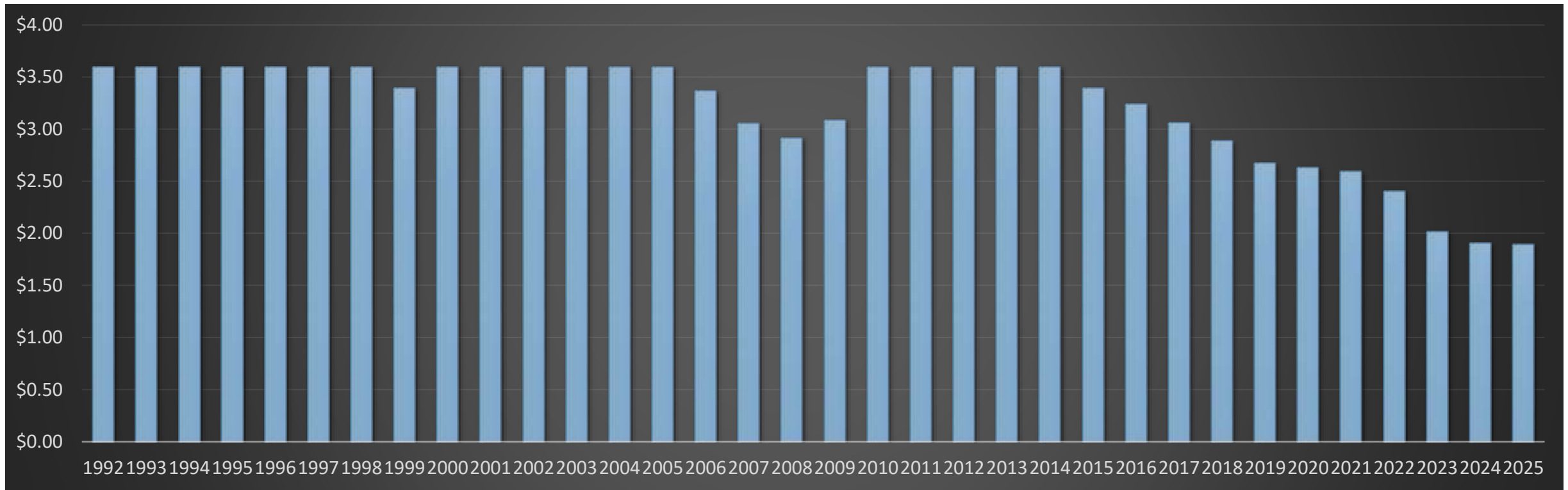
Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

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



In 2024 it is
\$1.90591 per
\$1,000

Tax Rate



Tax Rates

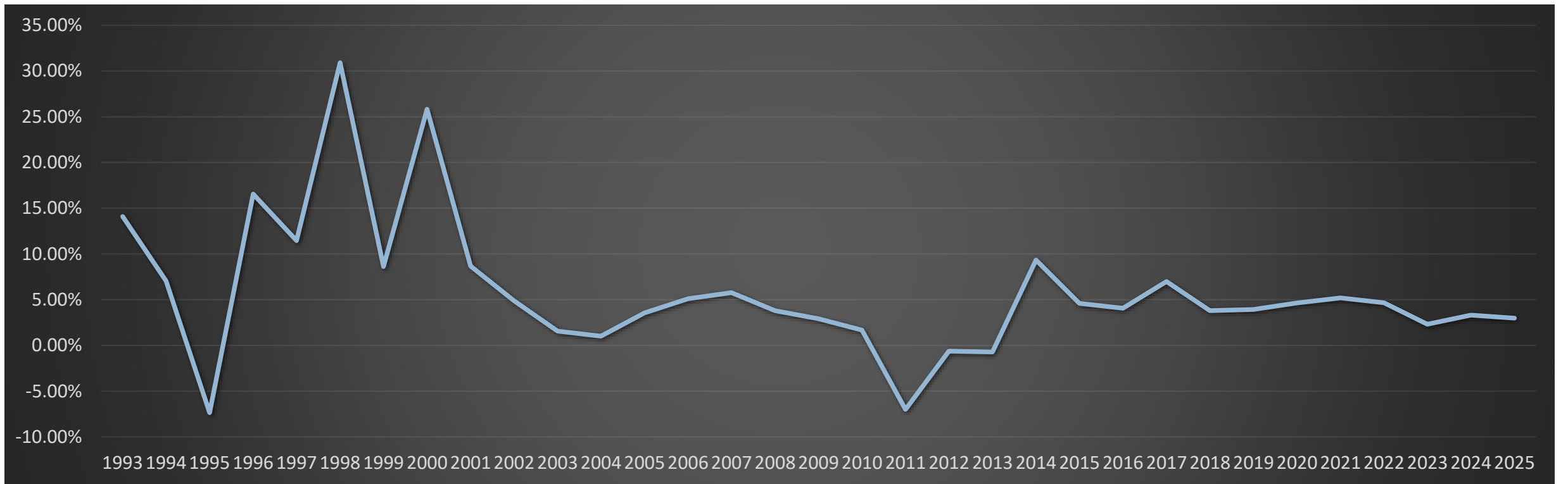
City	Tax Levy	Note
Battle Ground	\$1.0139	No Fire/Library
Camas	\$1.9059	With Fire/Library
LaCenter	\$0.8107	No Fire/Library
Ridgefield	\$0.6121	No Fire/Library
Vancouver	\$2.0858	No Library
Washougal	\$1.5321	No Library
Woodland	\$0.7126	No Fire/Library
Yacolt	\$1.0927	No Fire/Library

Comparison Tax Rates by City (2024)

City Property Tax Formula

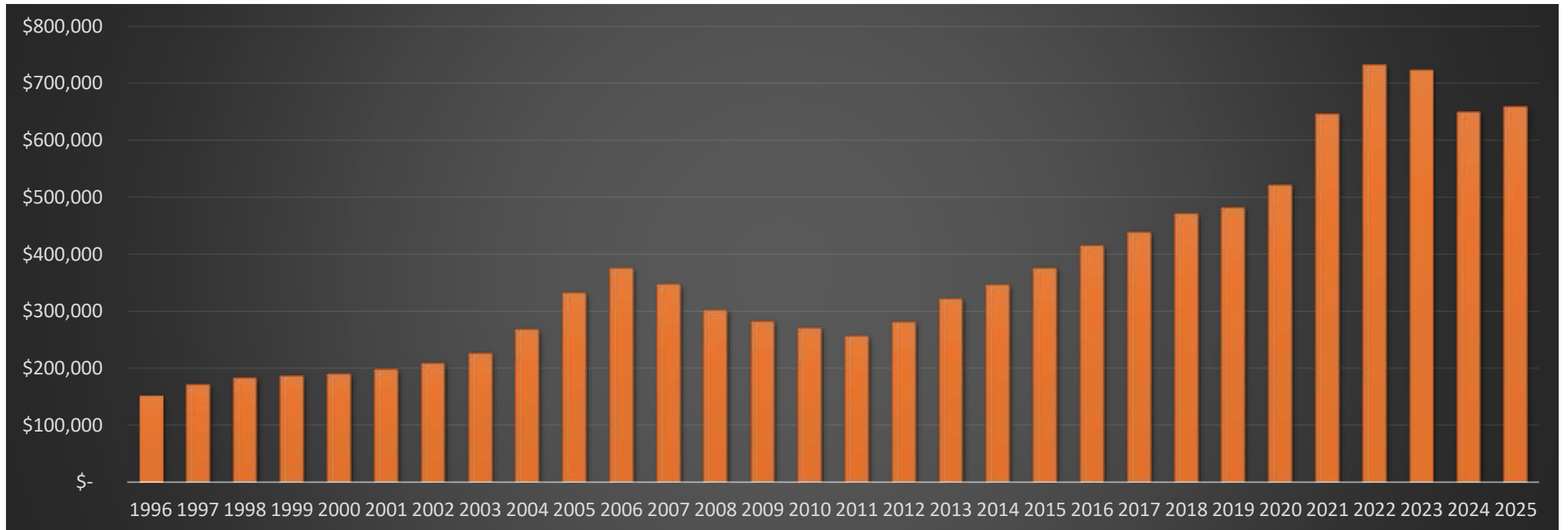
$$\frac{\$15,333,161}{\$8,084,942,741} = \$1.89651 = \$1.89651 \times \text{Home Value} = \text{Tax Bill}$$

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

$$\frac{\$15,333,161}{\$8,084,942,741} = \$1.89651 = \$1.89651 \times \$658,861 / \$1,000 = \$1,250$$

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

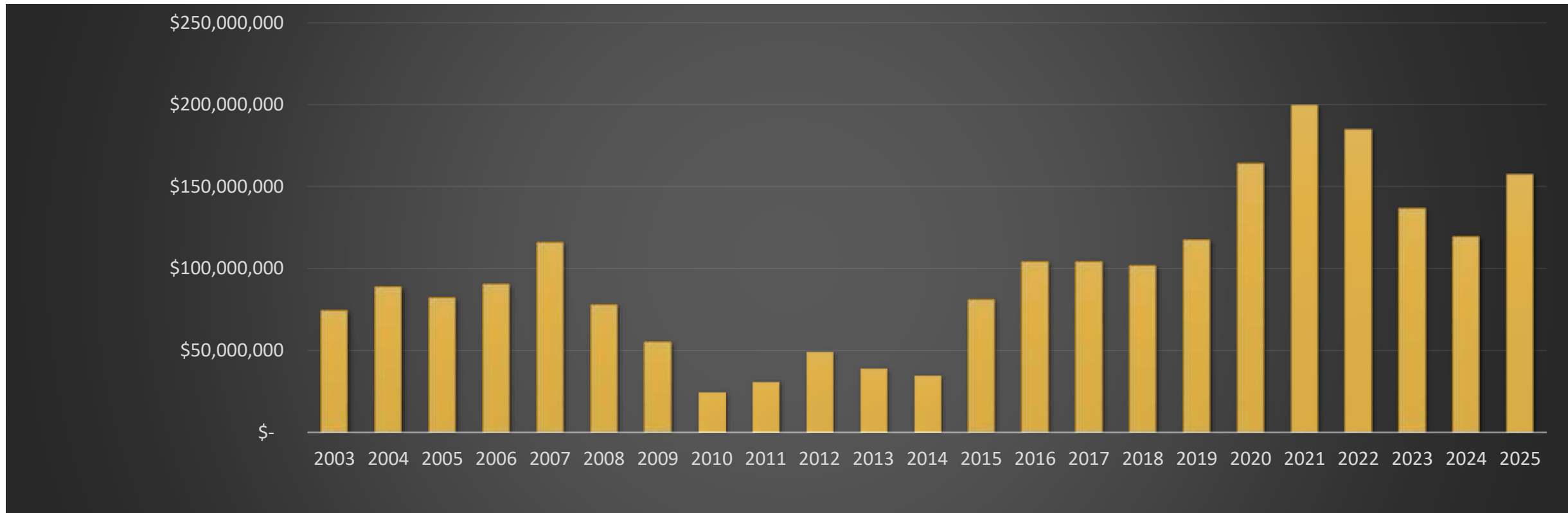
So is Property
Tax only
limited to
1%?

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

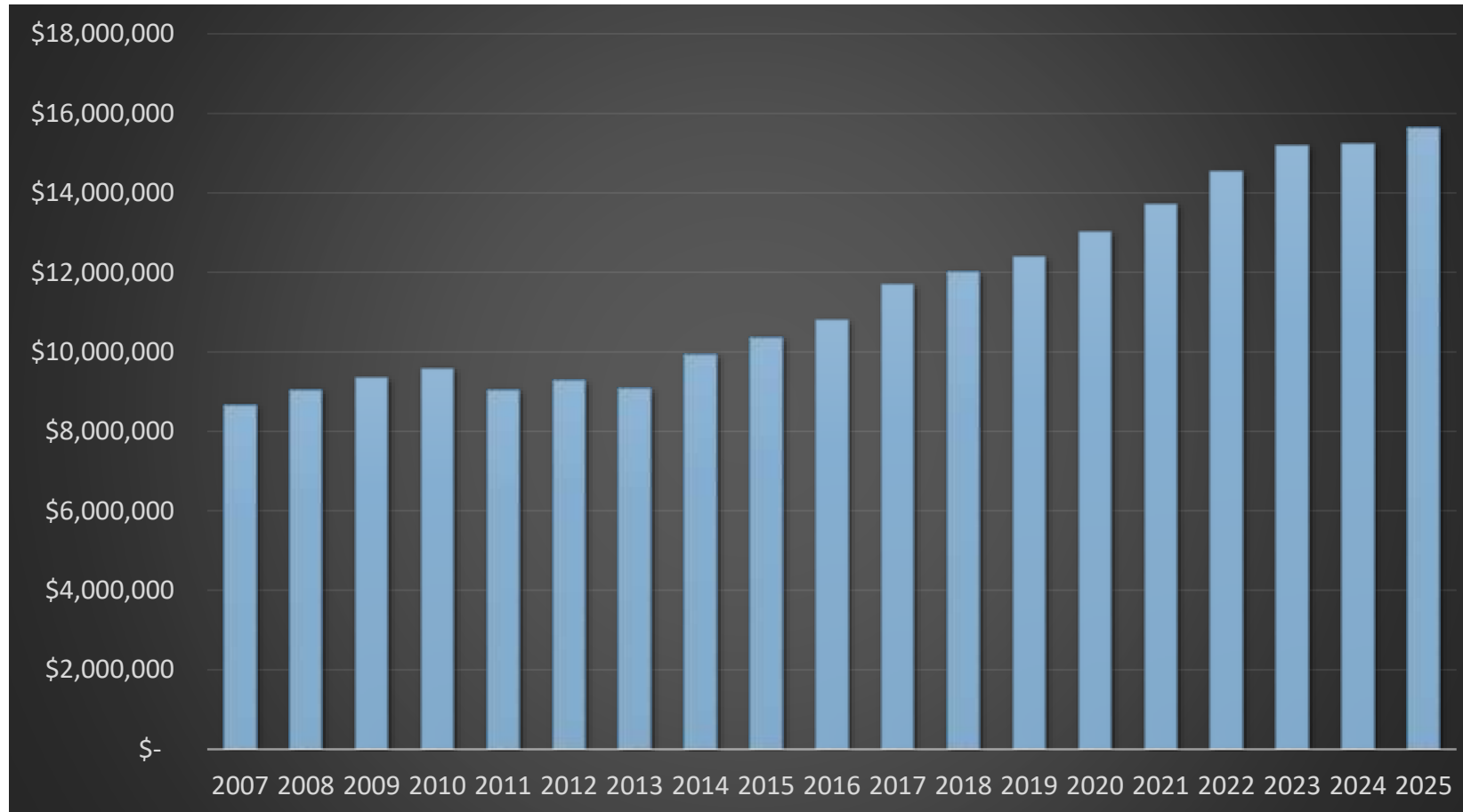


City Property Tax Formula

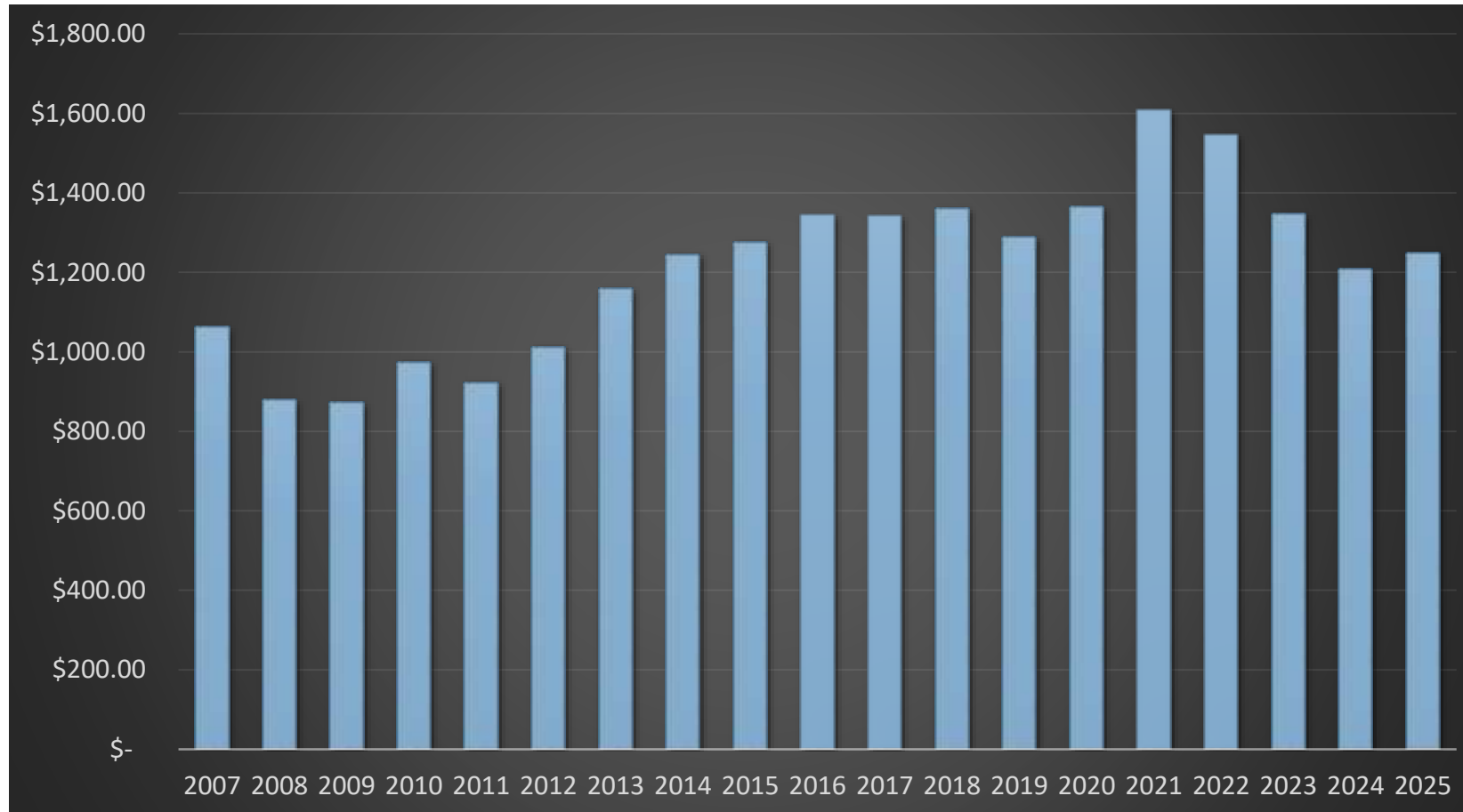
$$\begin{aligned} & \left(\$157,788,058 \times 1.90591 / \$1,000 = \$300,729 \right) \\ & + \\ & \left(\frac{\$15,333,161}{\$8,084,942,741} \right) = \$1.8967 / \$1,000 = \$1.8967 \times \$658,861 / \$1,000 = \$1,250 \end{aligned}$$

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

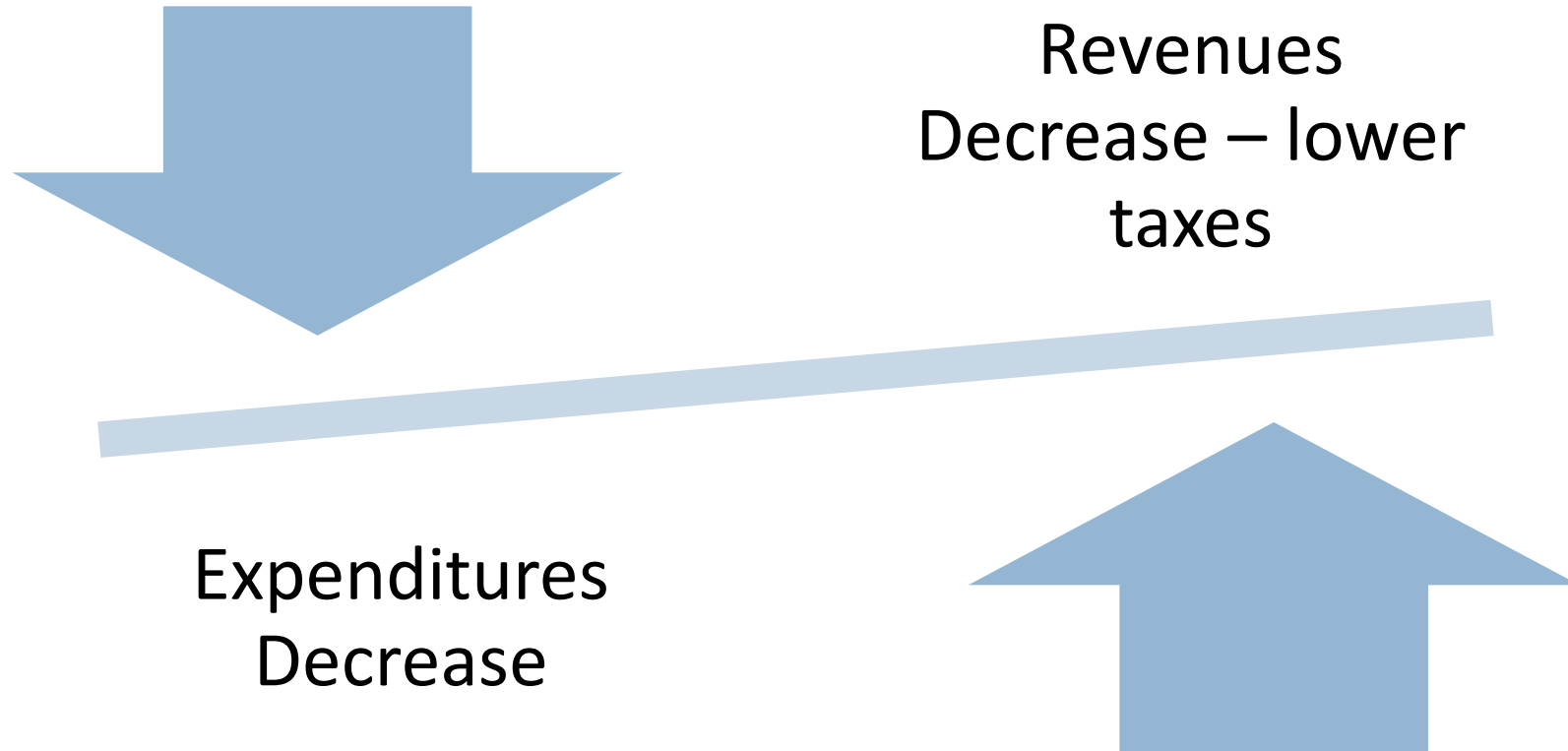
Tax Collections



City Tax Bill (Median Home Price)



RFA considerations



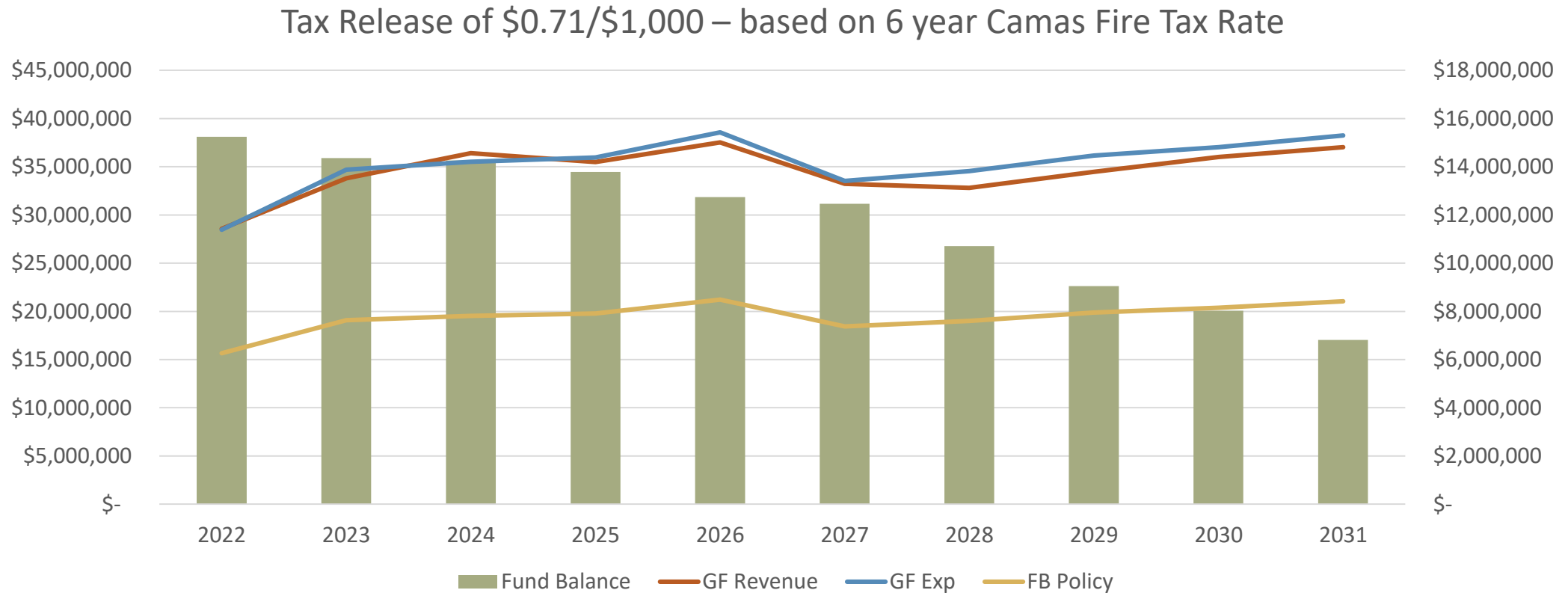
Camas Fire Contributions and Property Tax Analysis - excludes capital

7/29/2025

	Overall Fire Net Costs Less EMS	RFA "would be" AV	RFA "would be" Tax Rate	Camas ILA Share	General Fund Contribution	EMS Prop Tax Contribution	Other/Carry Forward	Effective Fire Tax Rate of Camas Contrib
2021	\$ 5,799,418	\$ 8,516,754,276	\$ 0.68	\$ 5,939,635	\$ 3,582,758	\$ 2,356,877	\$ -	\$ 0.68
2022	\$ 8,428,980	\$ 9,461,236,053	\$ 0.89	\$ 6,463,913	\$ 3,966,062	\$ 2,490,099	\$ 7,752	\$ 0.67
2023	\$ 9,176,813	\$ 10,871,045,260	\$ 0.84	\$ 8,386,017	\$ 5,500,000	\$ 2,539,729	\$ 346,288	\$ 0.80
2024	\$ 9,937,778	\$ 11,848,137,437	\$ 0.84	\$ 8,344,534	\$ 5,700,000	\$ 2,608,553	\$ 35,981	\$ 0.72
2025	\$ 8,122,708	\$ 12,094,032,242	\$ 0.67	\$ 9,266,427	\$ 5,504,350	\$ 3,719,074	\$ 20,267	\$ 0.69
2026	\$ 8,889,978	\$ 12,730,046,048	\$ 0.70	\$ 9,341,311	\$ 5,888,425	\$ 3,839,335	\$ -	\$ 0.73
2027	\$ 8,932,763	\$ 13,412,265,605	\$ 0.67	avg				\$ 0.71

Camas General Fund

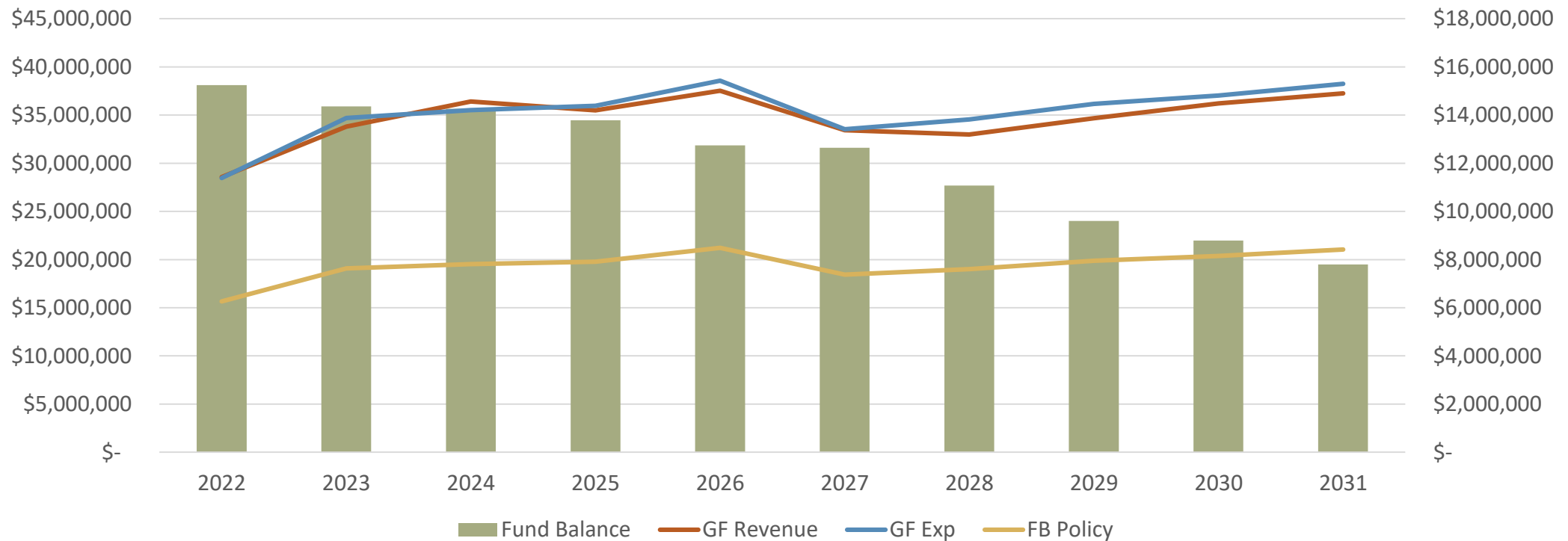
RFA Prop Tax Impact – Scenario 1



Camas General Fund

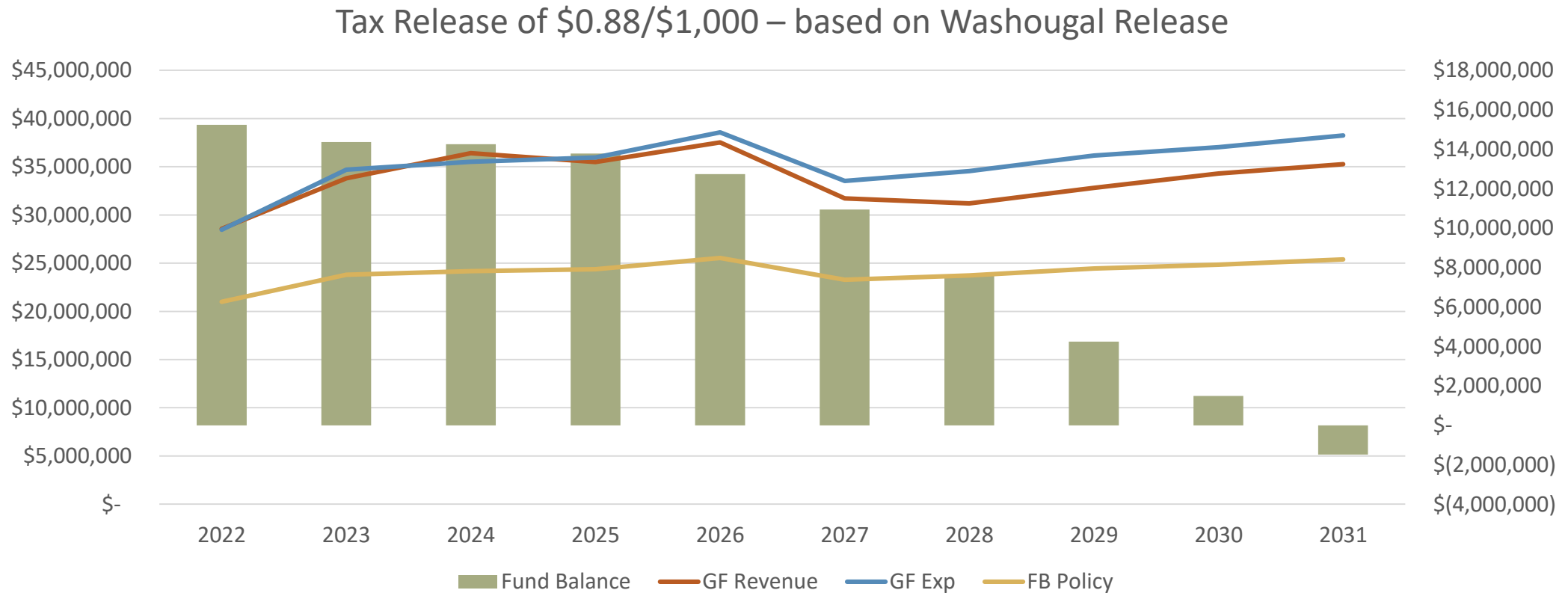
RFA Prop Tax Impact – Scenario 2

Tax Release of \$0.69/\$1,000 – based on 2025 Camas Fire Tax Rate



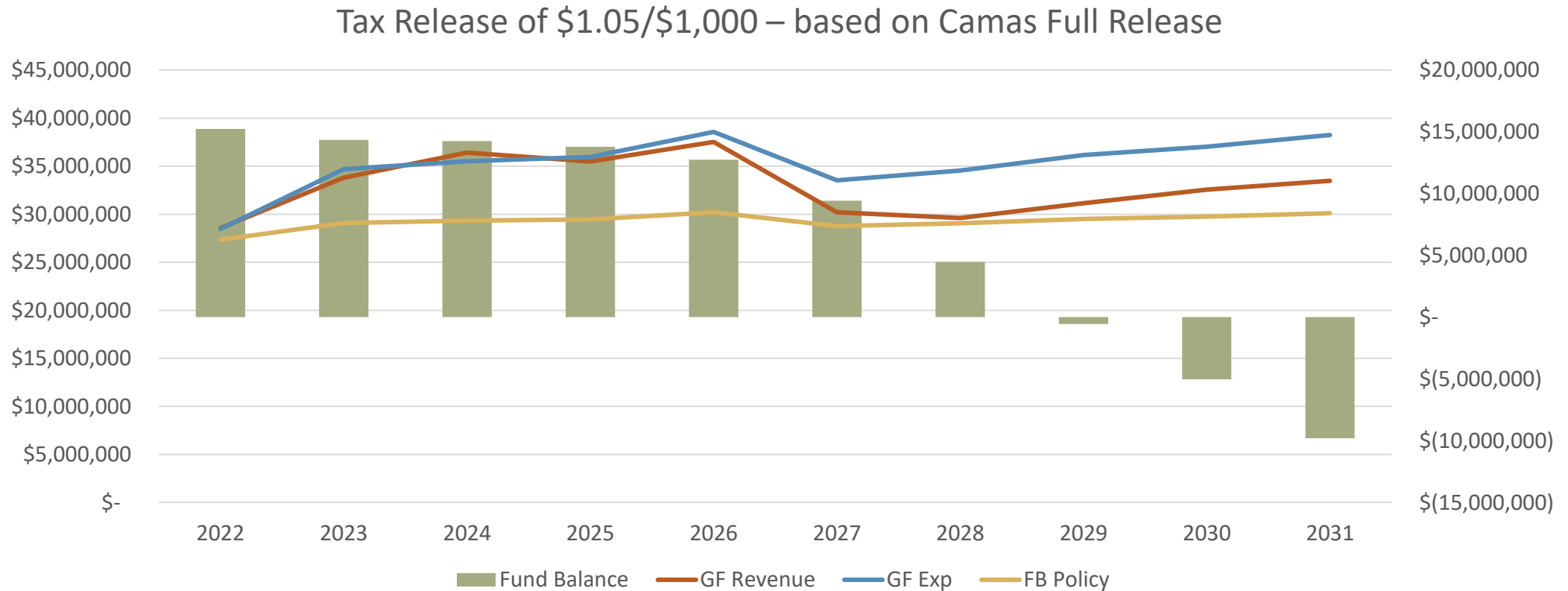
Camas General Fund

RFA Prop Tax Impact – Scenario 3



Camas General Fund

RFA Prop Tax Impact – Scenario 4



Council's Consideration for Levy Intent Resolution to mitigate the RFA Levy

Scenario 1

- Reduce Camas Levy by \$0.71 to \$1.20 in 2027
- Average homeowner is projected to pay additional tax of \$0.34/\$1,000 or \$260 more a year
- Reduces General Fund Budget by \$6.4 million in 2027
- Fund Balance is projected to be under policy limit by 2030

Scenario 2

- Reduce Camas Levy by \$0.69 to \$1.22 in 2027
- Average homeowner is projected to pay additional tax of \$0.36/\$1,000 or \$275 more a year
- Reduces General Fund Budget by \$6.2 million in 2027
- Fund Balance is projected to be under policy limit by 2031

Scenario 3

- Reduce Camas Levy by \$0.88 to \$1.03
- Average homeowner is projected to pay additional tax of \$0.17/\$1,000 or \$123 more a year
- Reduces General Fund Budget by \$7.9 million in 2027
- Fund Balance is projected to be under policy limit by 2028 and out of funds by 2031

Scenario 4

- Reduce Camas Levy by \$1.05 to \$0.86
- Average homeowner is projected to pay no additional tax
- Reduces General Fund Budget by \$9.4 million in 2027
- Fund Balance is projected to be under policy limit by 2028 and out of funds by 2029

What can the voters expect for the additional tax?



3-person engine company response



No patient copay for ambulance transport for residents of Camas and Washougal



Stable fund balance



Fully funded emergency equipment replacement plan



Capital Plan with proactive funding model



Preservation of the existing Fire and EMS department serving Camas and Washougal