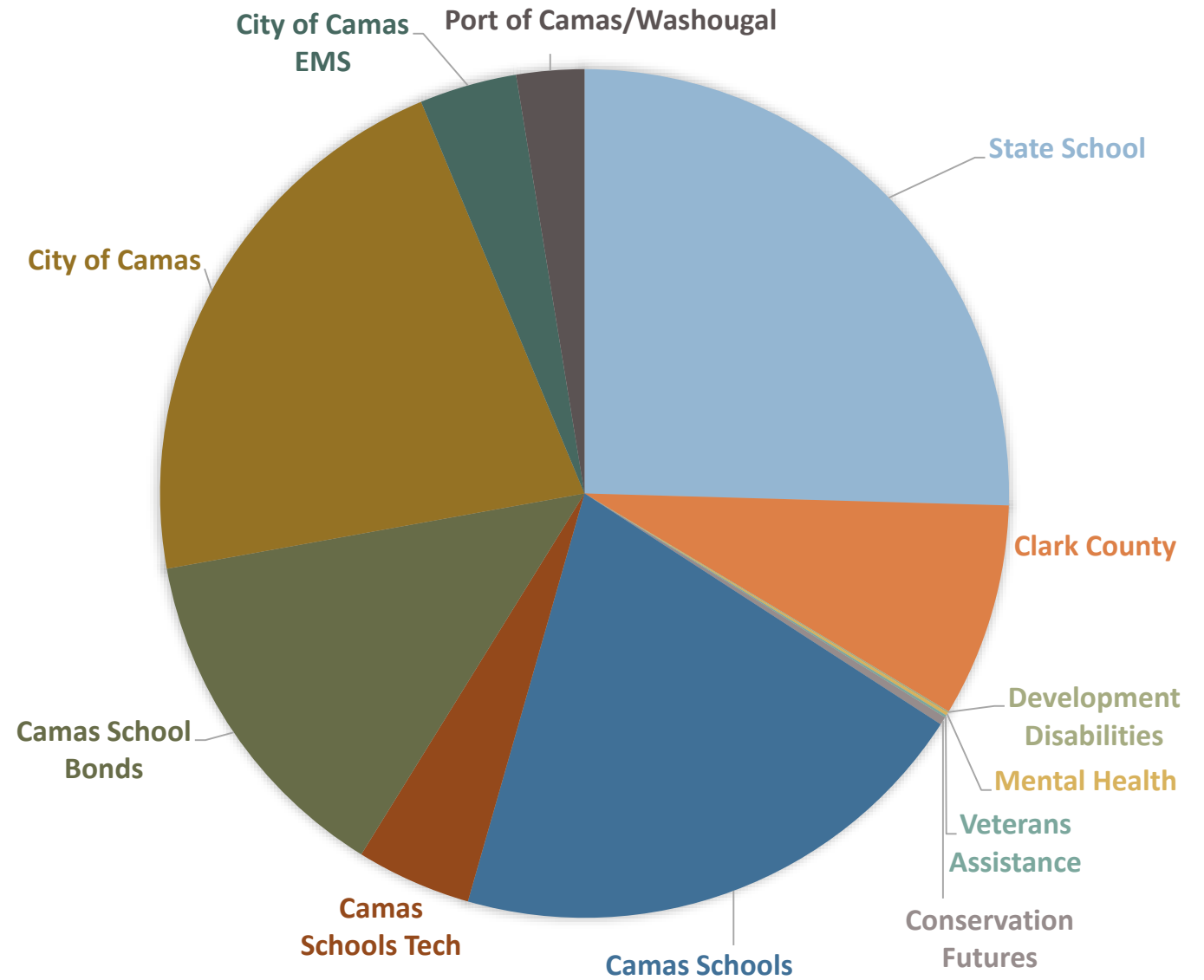




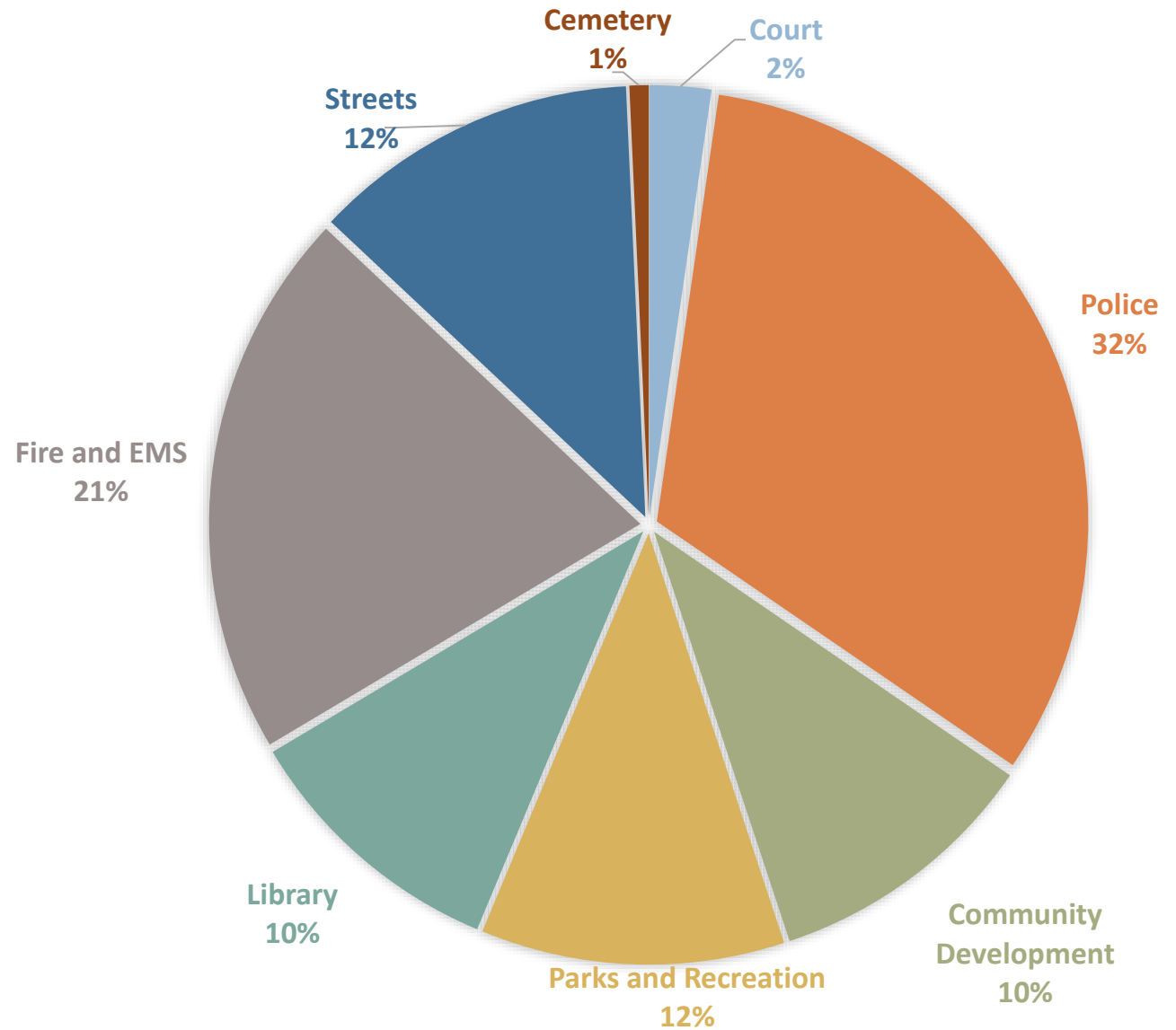
# 2025 Property Tax Presentation

CITY OF CAMAS 2025-2026 BUDGET PREPARATION

# Property Tax Bill in Camas



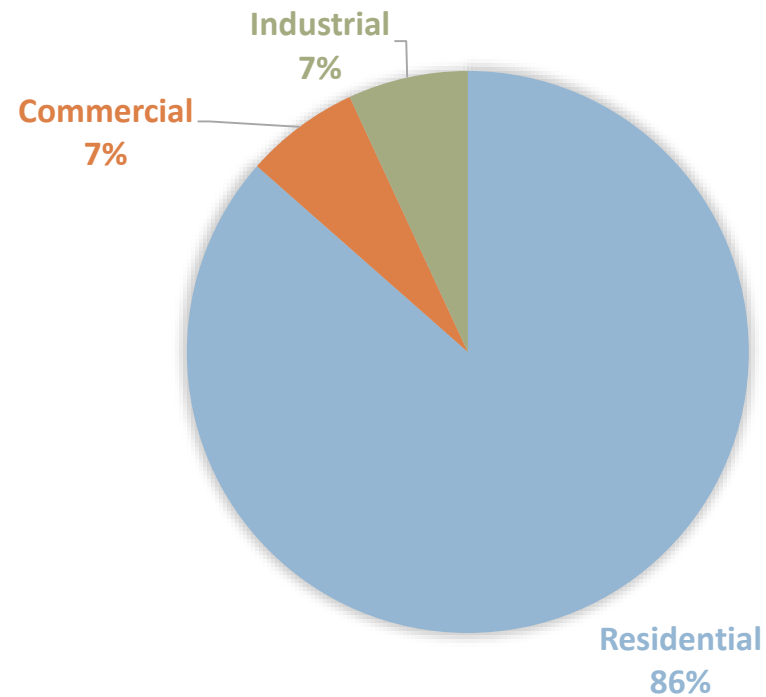
# City Services Supported by Property Taxes



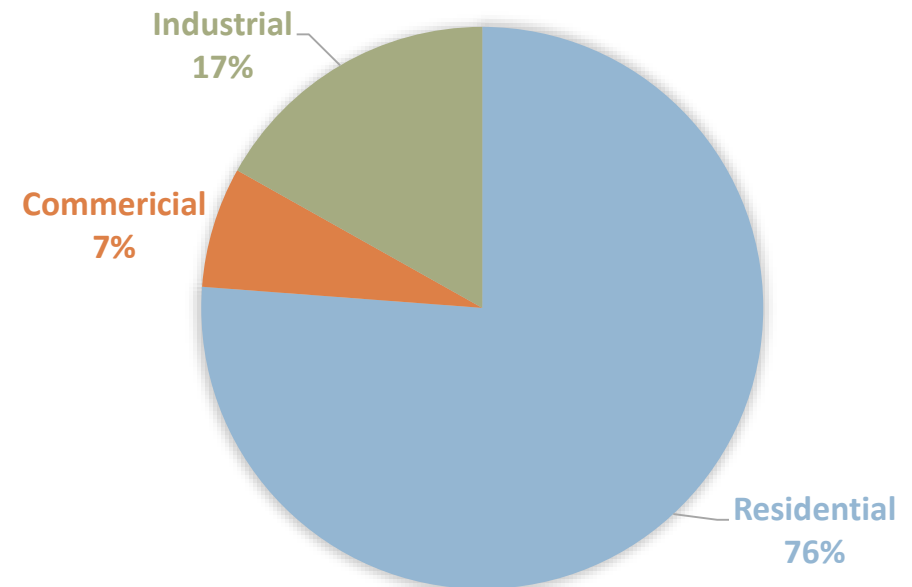
# Who Pays Property Taxes in Camas?

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2024



2014



# Property Taxes Per Person



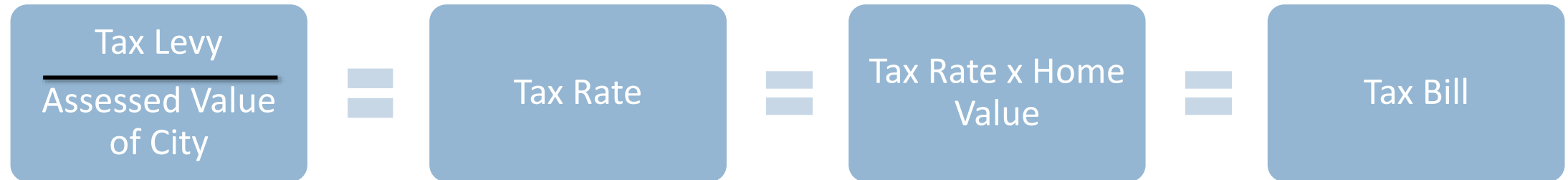
# Calculating a tax levy

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

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# Tax Levy - Limit

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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.

Implicit Price Deflator is approximately 2.57%

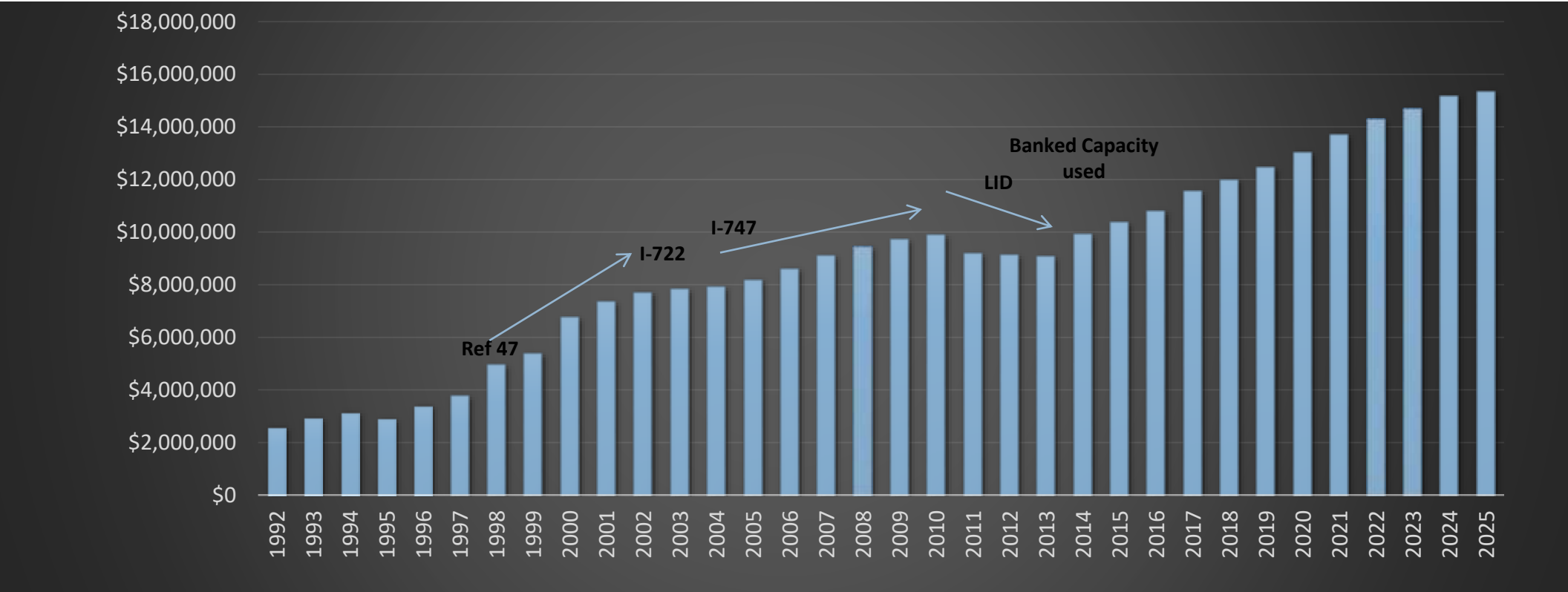
For 2025, the City can increase the highest lawful levy which is 2024 by 1%

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.

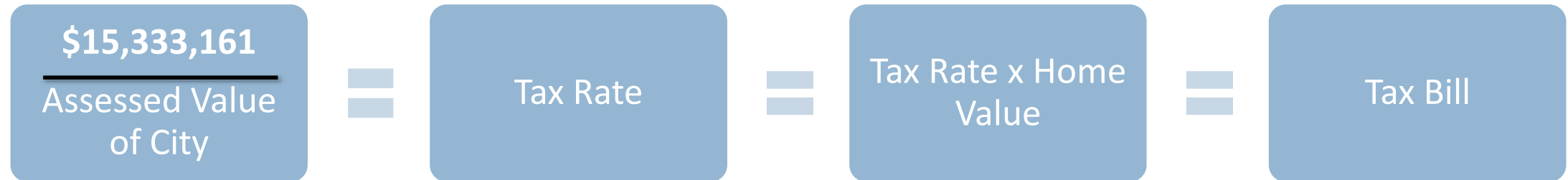
Council has three options:

- 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

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# 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.

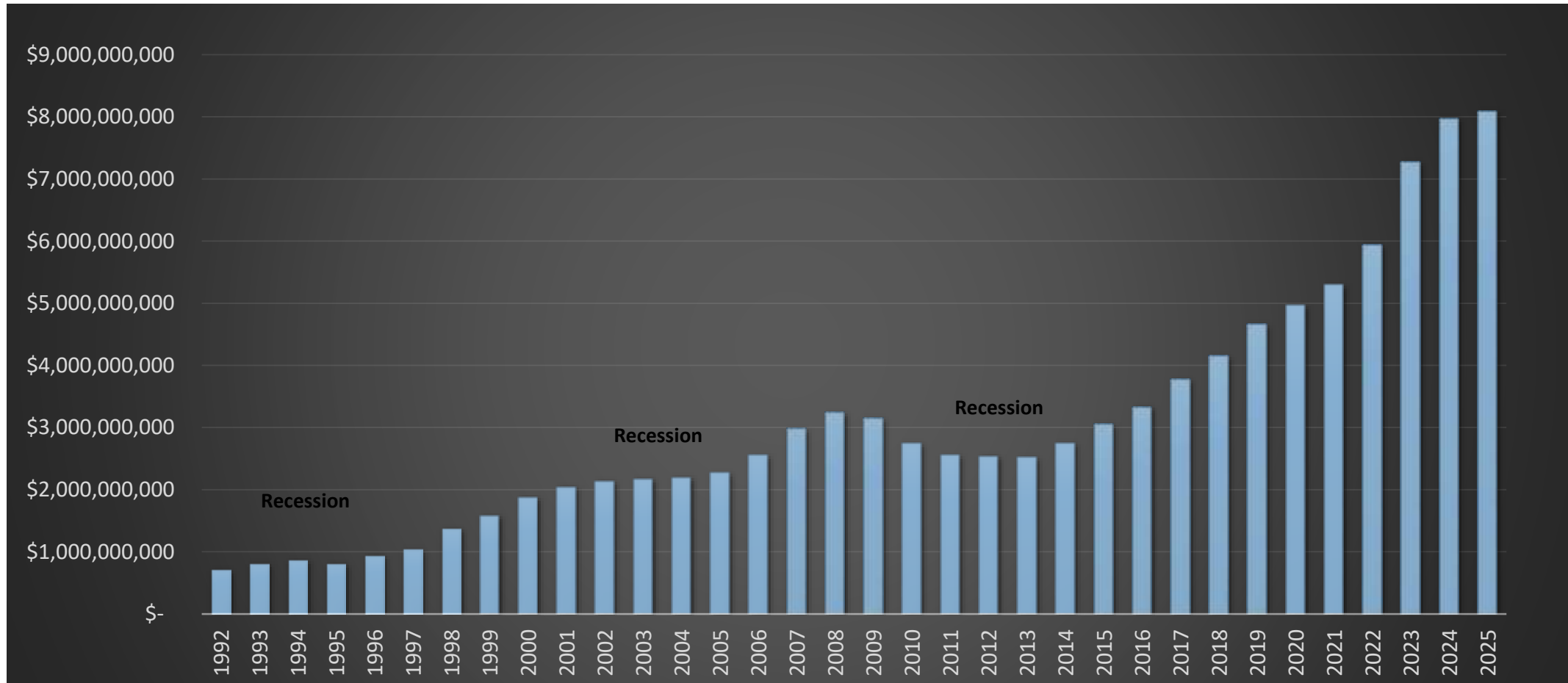
Comparable sales are used.

- Difficult at best in this real estate market.

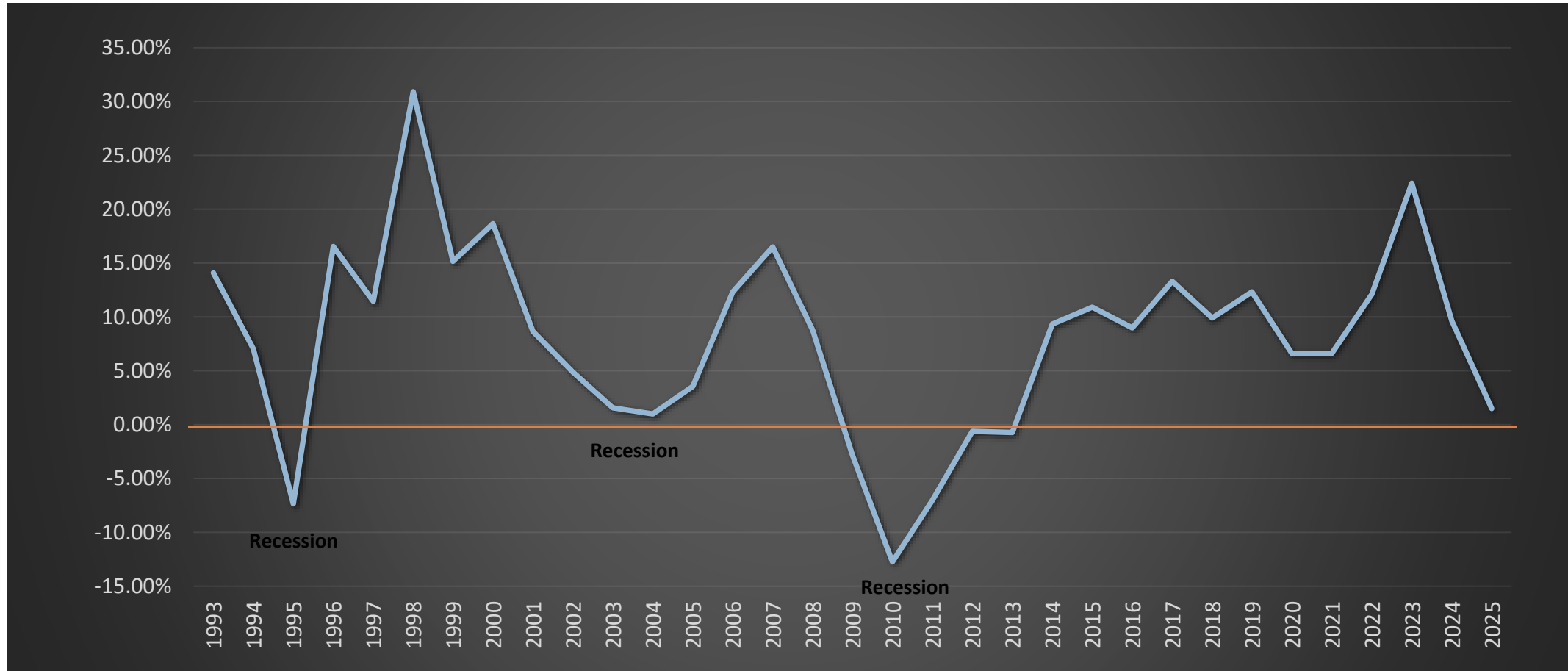
Annual valuations are done but physical assessments are on a cycle.

Check out

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



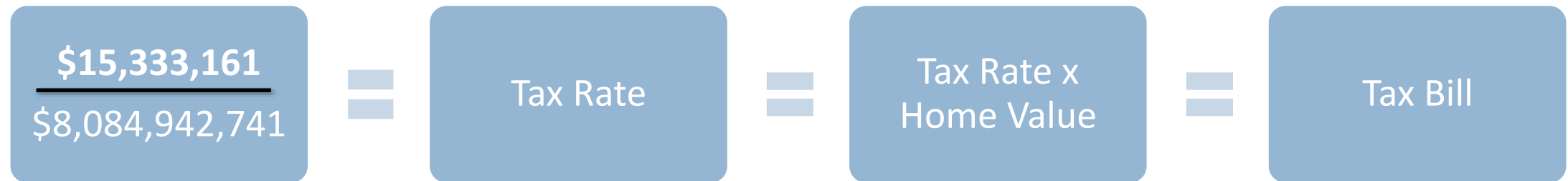
# Assessed Value



# Assessed Value Growth

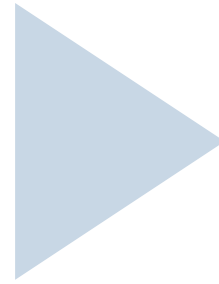
# City Property Tax Formula

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

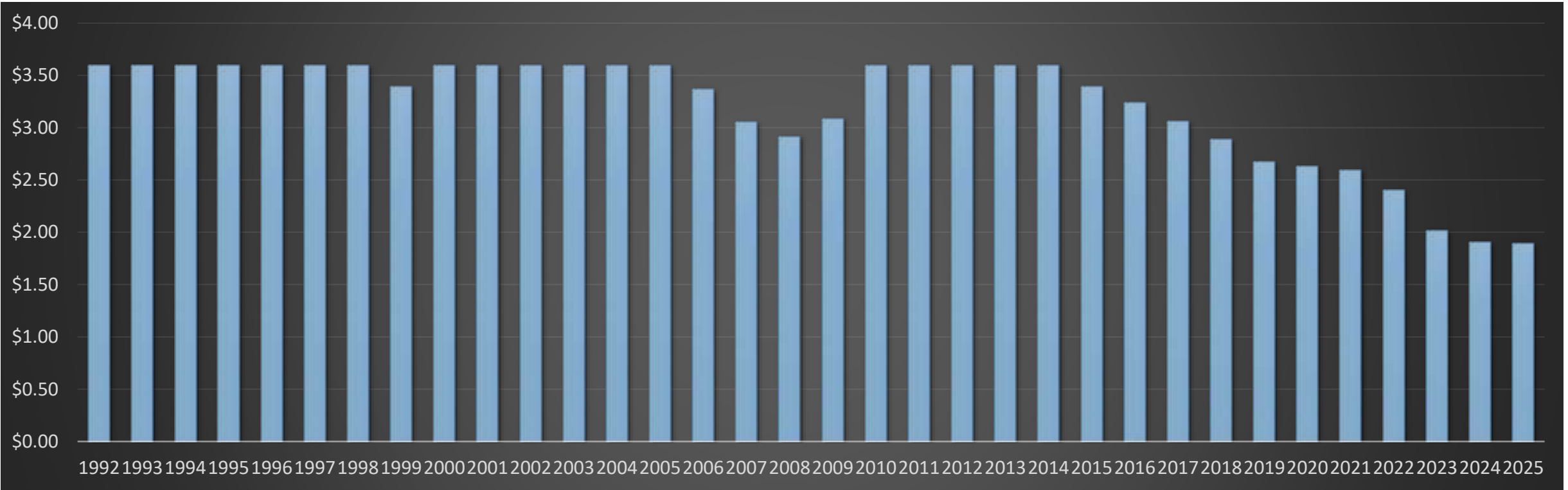
Tax Rate is the amount of Tax Levy divided by assessed value multiplied by \$1,000



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

Tax Rate





# Tax Rates

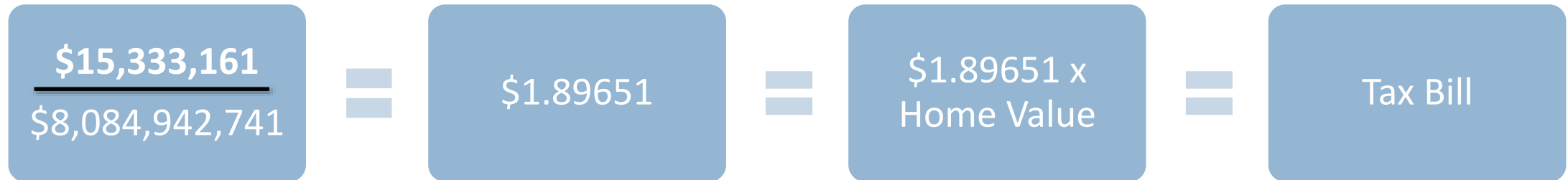
City	Tax Levy	Note
Battle Ground	\$1.0139	No Fire/Library
<b>Camas</b>	<b>\$1.9059</b> <b>\$0.847</b>	<b>With Fire/Library</b> <b>No Fire/Library</b>
LaCenter	\$0.8107	No Fire/Library
Ridgefield	\$0.6121	No Fire/Library
Vancouver	\$2.0858	No Library
Washougal	\$1.5321	No Library
Woodland	\$0.7126	No Fire/Library
Yacolt	\$1.0927	No Fire/Library

# Comparison Tax Rates by City (2024)

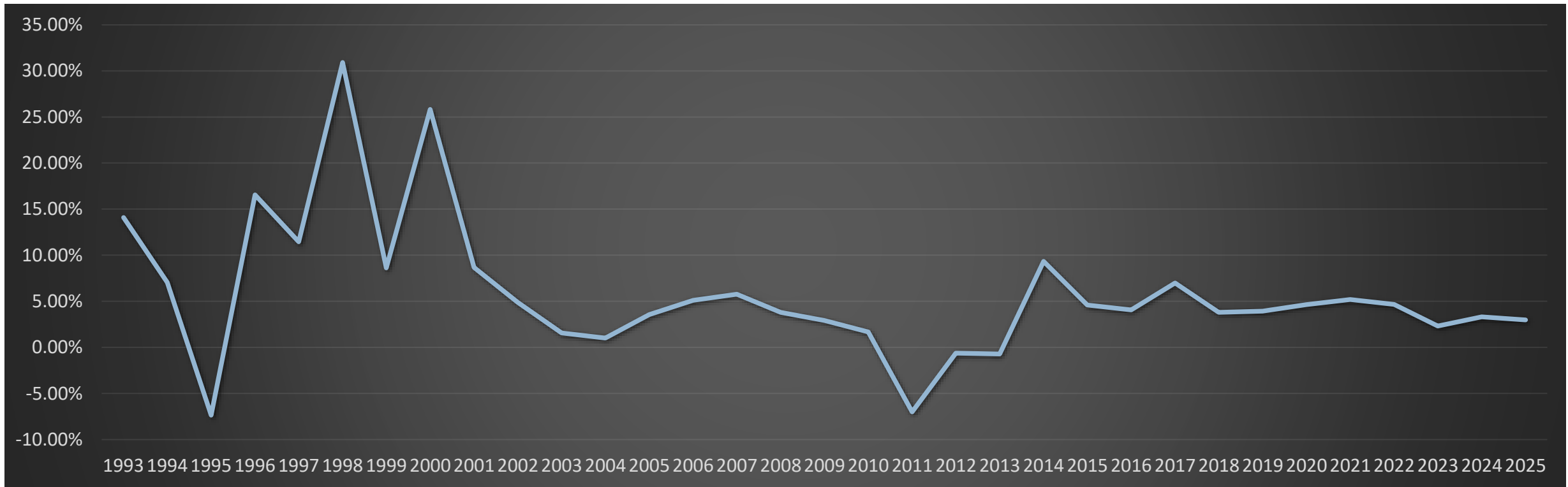
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# City Property Tax Formula

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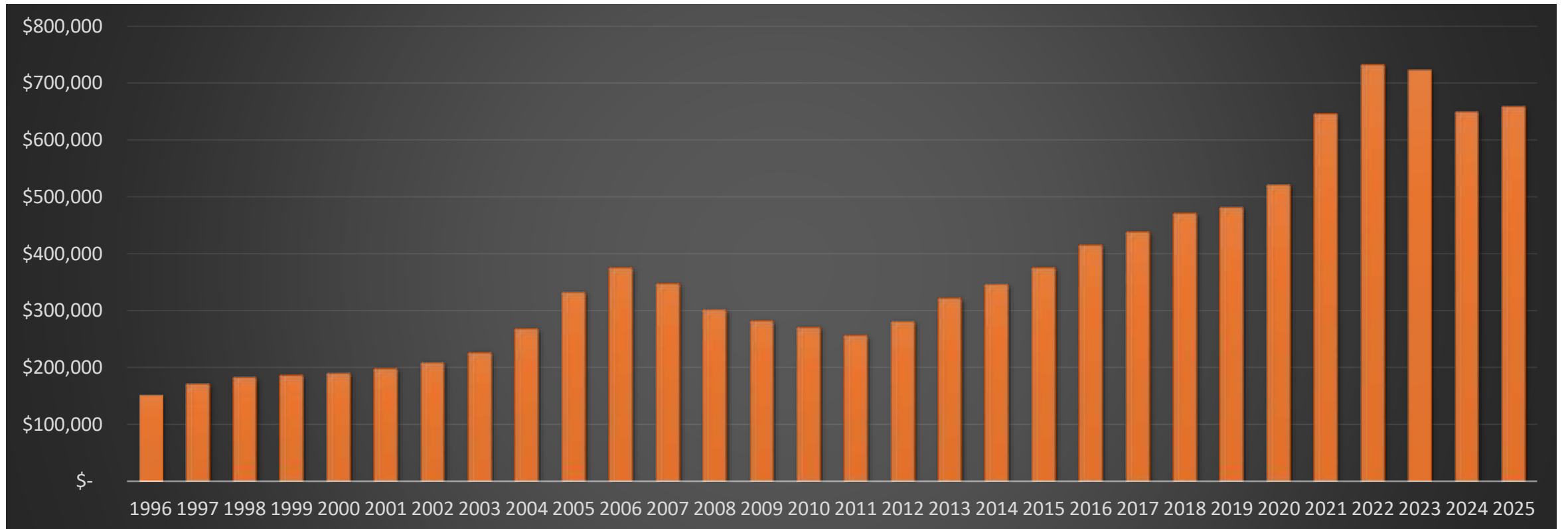
Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon



# Tax Levy Growth

# Home Values

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# City Property Tax Formula

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

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%?

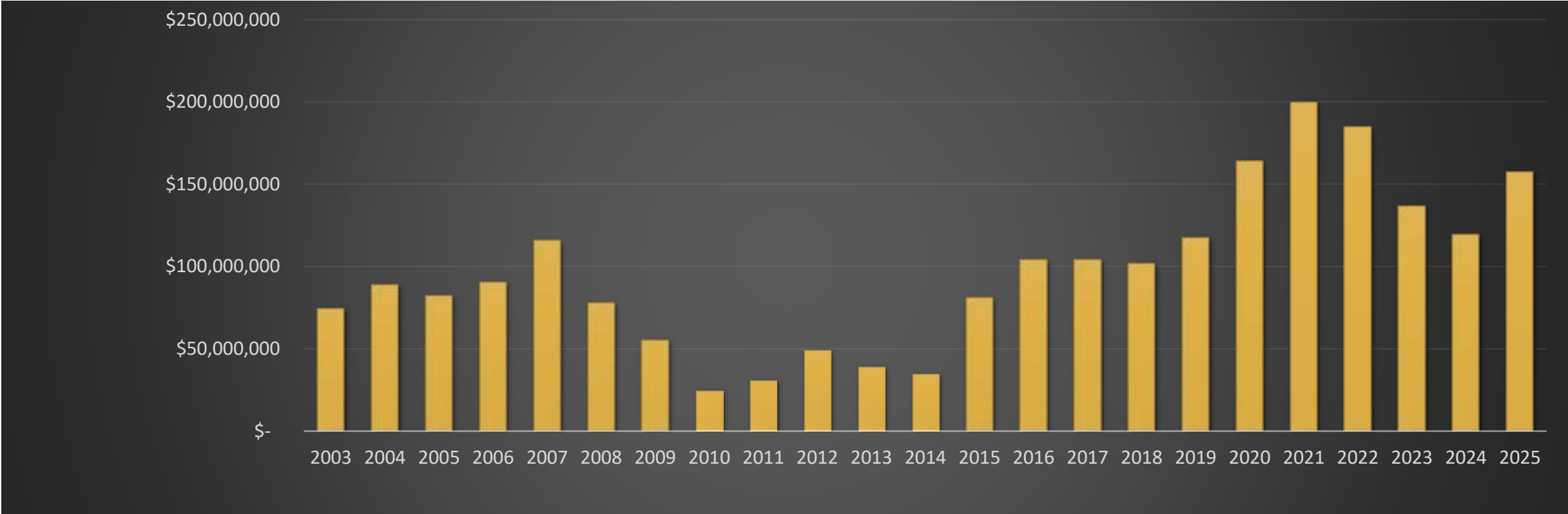
No, new construction can increase to tax collections.

- 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

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# City Property Tax Formula

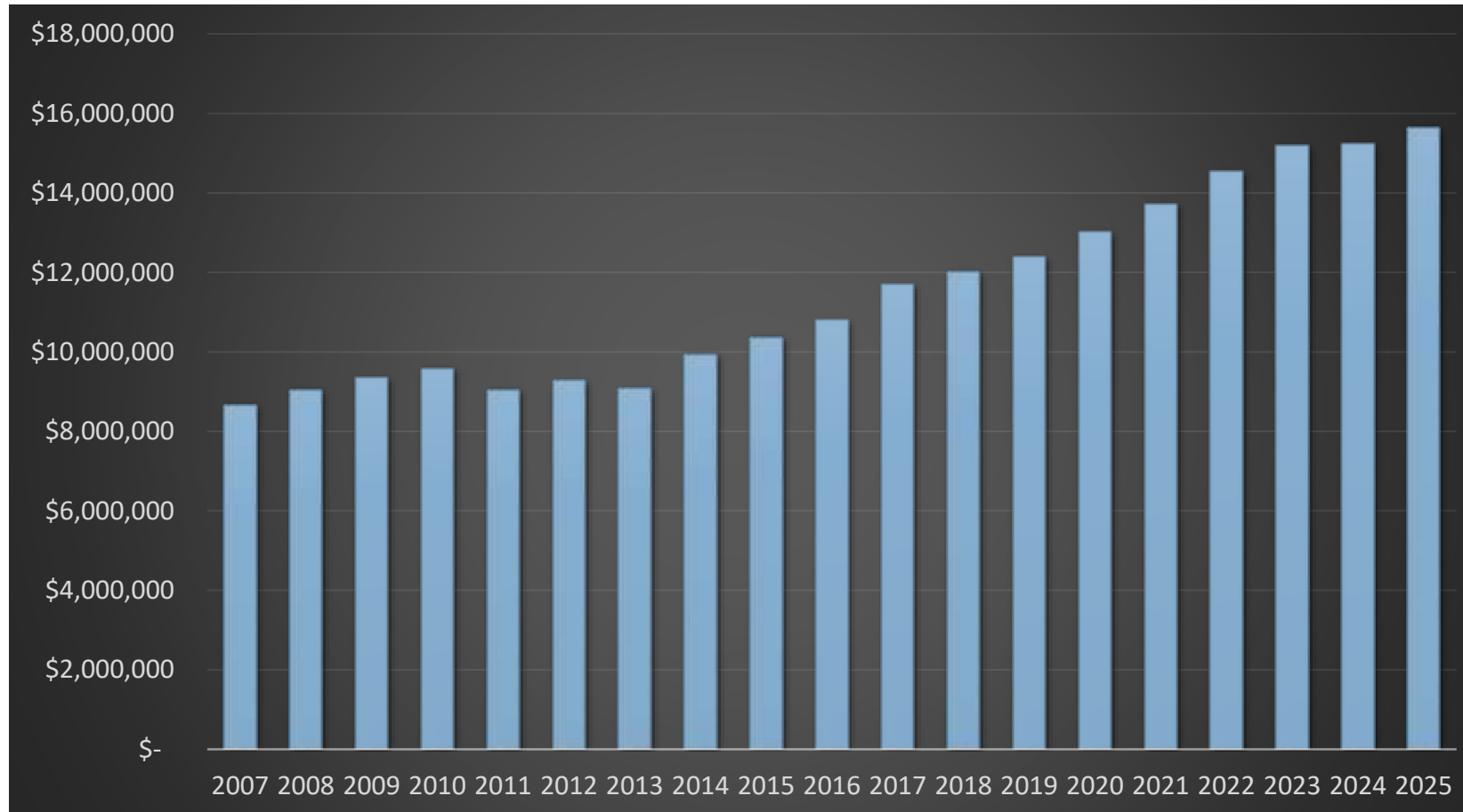
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$$\begin{aligned} & \left( \$157,788,058 \times 1.90591 / \$1,000 = \$300,729 \right) \\ & + \\ & \left( \frac{\$15,333,161}{\$8,084,942,741} \right) = \$1.8967 / \$1,000 = \$1.8967 \times \$658,861 / \$1,000 = \$1,250 \end{aligned}$$

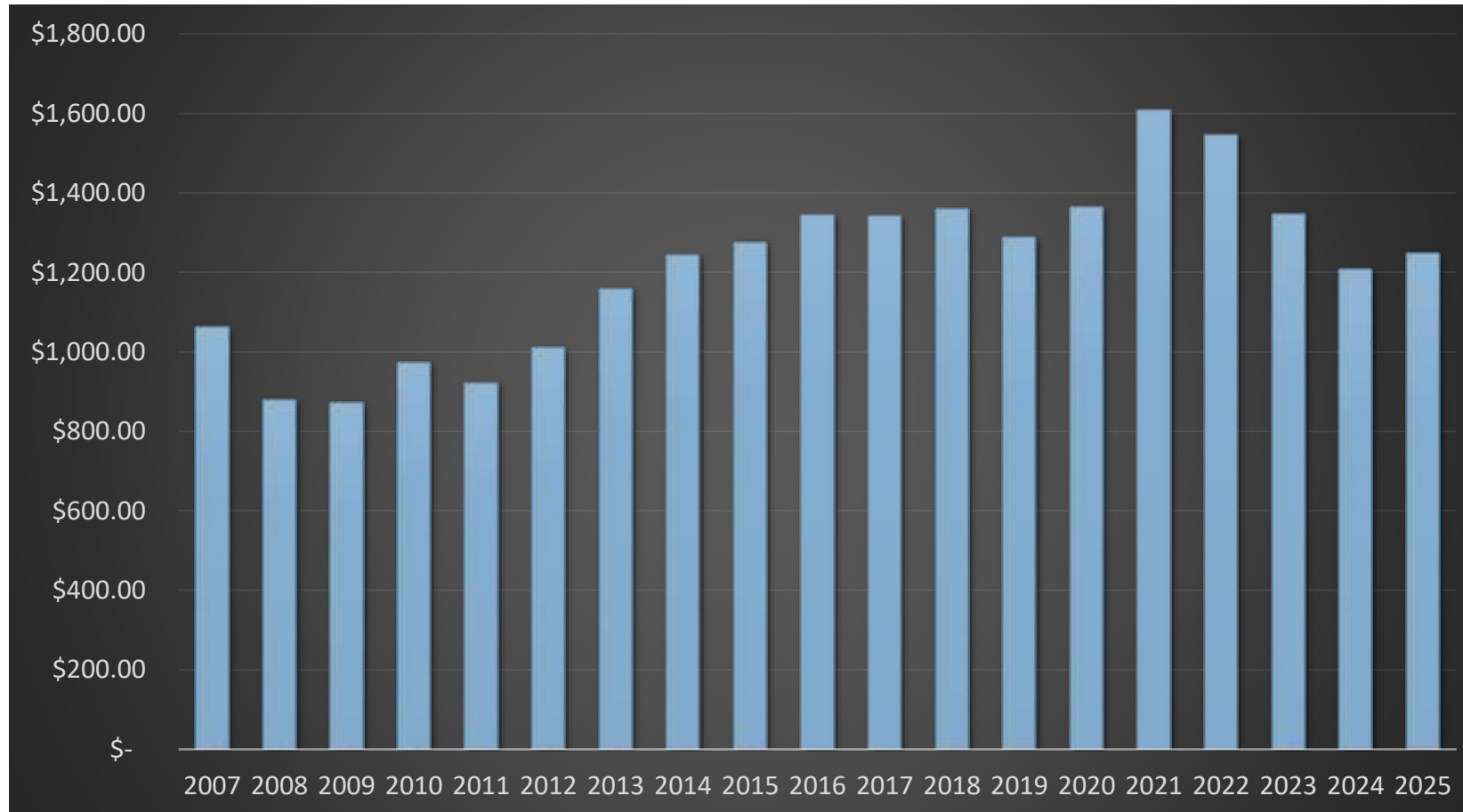
Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

# Tax Collections

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# City Tax Bill (Median Home Price)



## Council's Consideration

1. Increase to lawful levy(1%) of  
\$15,663,377

- Impact on average homeowner from prior year **decrease** of \$6

2. Hold levy to 2024 levy rate at  
\$15,482,077

(\$154,300 less to General Fund)

- Impact on average homeowner from prior year **decrease** of \$18

# EMS Levy

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2025 is the reset levy for EMS



Tax Rate \$0.46/\$1,000



Tax Levy \$3,719,074 (compared to \$2,612,539 in 2024)

# Fire Truck 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 \$1,650,000 for annual  
debt service in 2025

Tax Levy Rate = \$0.20/\$1,000





## Combined Camas Property Tax Levies for 2025 (*Estimated*)

General Fund Property Tax Levy \$1.89669

Camas EMS Levy \$0.46

CWFD Unlimited GO Bond Levy \$0.20

Total Camas Tax Levies for 2025 \$2.56