

# Who we are

Scott Sampson – Utility, Advisory & Real Property Valuation, and GIS Program Manager

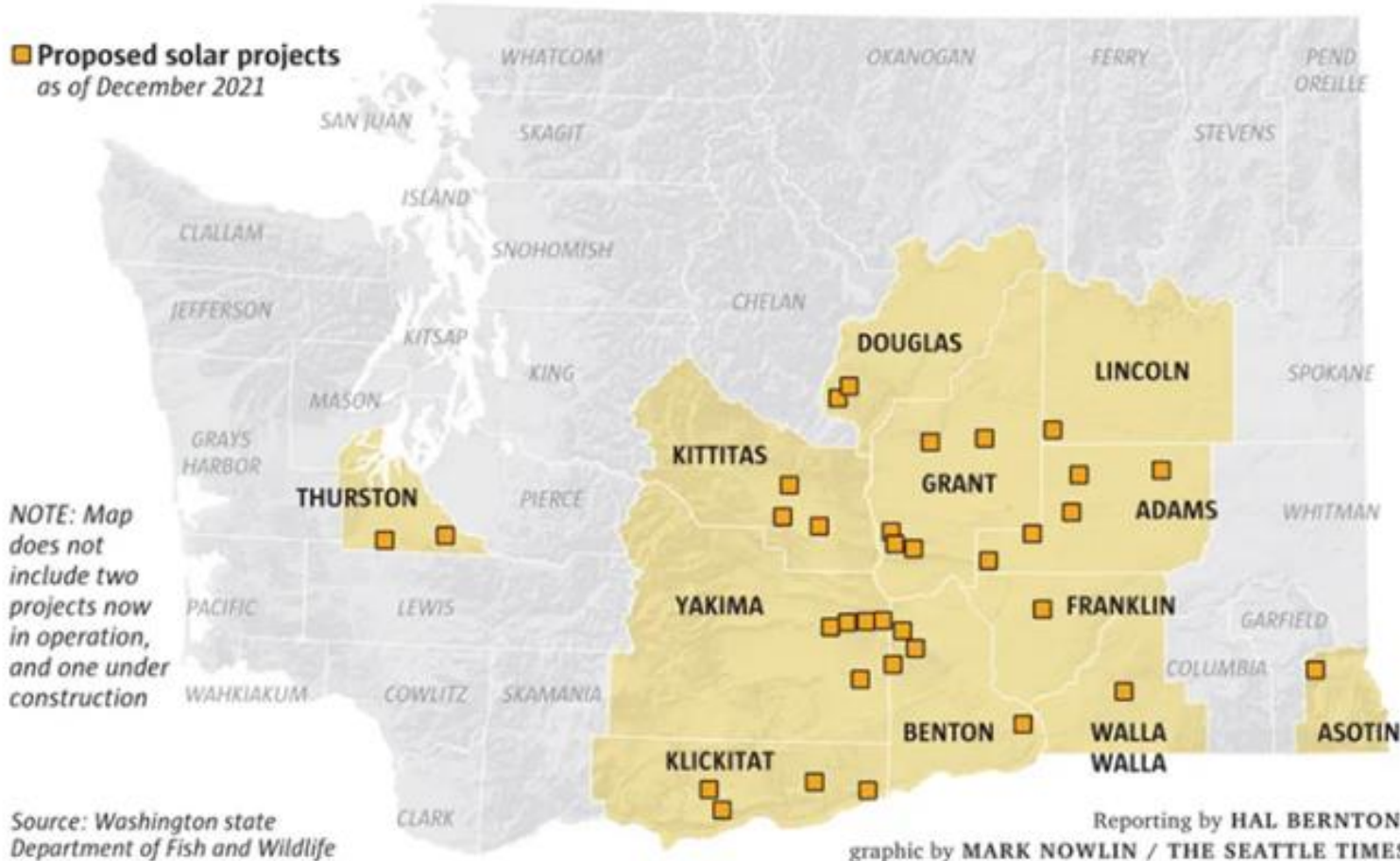
Rick Bell - Ratio Personal Property Supervisor

Washington State Dept of Revenue  
Property Tax Division

## Solar farm proposals surge in Washington

These 34 proposed sites were mapped last fall by the Washington Department of Fish and Wildlife. Many have not yet begun permitting, and it is uncertain how many will be developed.

■ Proposed solar projects  
as of December 2021



# Market Value

Assessors are to determine the true and fair market value of taxable property in their respective counties.

*“All property shall be valued at one hundred percent of its true and fair [market] value ...unless specifically provided otherwise by law...”*

See RCW 84.40.030

# Valuation of Personal Property

Personal property is pretty much anything that isn't considered real property.

It is often movable and includes things such as machinery, equipment, furniture, fixtures, as well as property that is not movable without damage to itself or the real estate.

# DOR Valuation Guidelines



## Personal and Industrial Property Valuation Guidelines -- Trended Investment Method For January 1, 2022

### If You Have Questions

For questions about these *Guidelines* or other personal and industrial property tax issues, contact:

Name	Title	Phone Number	E-Mail Address
Lisa Brewer	Valuation Specialist	(509) 987-1234	<a href="mailto:LisaBr@dor.wa.gov">LisaBr@dor.wa.gov</a>
Corey Gunnerson	Valuation Specialist	(425) 984-6455	<a href="mailto:CoreyG@dor.wa.gov">CoreyG@dor.wa.gov</a>

To access the *2022 Personal Property and Industrial Valuation Guidelines*:

- Go to the Department of Revenue's web site at [www.dor.wa.gov](http://www.dor.wa.gov).
- In the menu on the left select the *Taxes and rates* and then *Property tax*
- On that page select, under *Forms and publications* select *Property tax publications*.
- Scroll down and select either [Personal Property Tax Valuation Guidelines](#) or [Industrial Valuation Guidelines](#).
- Select *2022*.



# DOR Valuation Guidelines

- E -

<b>Electrical Generating</b>	
<i>Gas &amp; Diesel (portable)</i>	16
<i>Solar Panels (Photo Voltaic type)</i>	8.5
<i>Solar Farm battery storage</i>	16
<i>Steam &amp; Gas fired (fixed equipment)</i>	7.5
<i>Wind Turbines (Wind Farms) M&amp;E</i>	8.5
<b>Electrical Manufacturing M&amp;E</b>	12
<b>Electric Vehicle (EV) Charging Stations</b>	16
<b>Electronic Equipment</b>	24
<b>Electronic Manufacturing M&amp;E</b>	24
<b>Espresso Carts</b>	24
<b>Espresso Machines (includes coffee grinders)</b>	19
<b>Extrusion M&amp;E</b>	12

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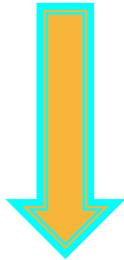
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# Cost Approach

**HISTORICAL COST**

**X TREND (Inflation)**

**= COST TODAY**

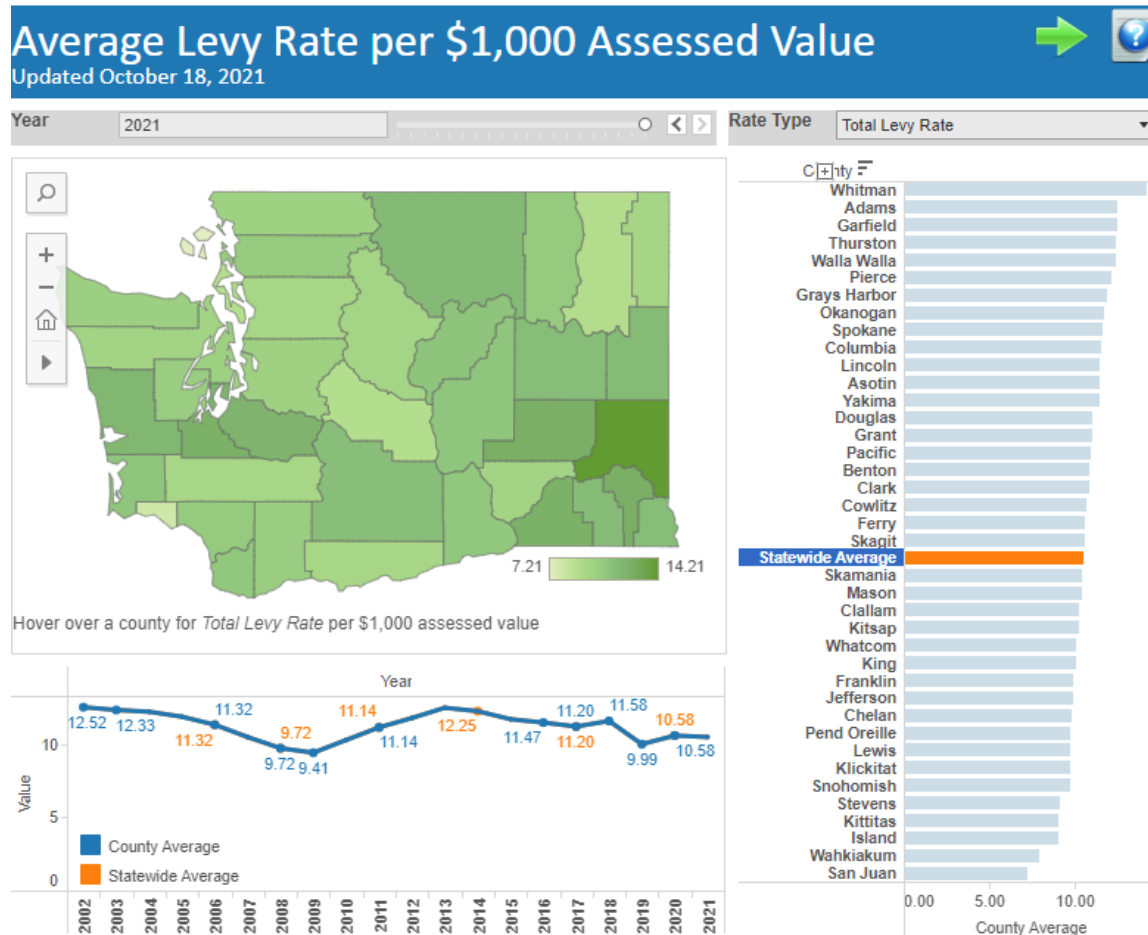


**COST TODAY**

**X FACTOR GOOD (Depreciation)**

**= ESTIMATE OF VALUE**

# Estimating Property Tax



[dor.wa.gov/about/statistics-reports/average-levy-rates-county-interactive-data-graphic](https://dor.wa.gov/about/statistics-reports/average-levy-rates-county-interactive-data-graphic)



# Estimating Property Tax

**Taxable Value = \$3,000,000**

**Levy Rate per \$1,000 Assessed Value**

$$\mathbf{\$3,000,000 \times \$10.58 / \$1,000 = \$31,740}$$



Questions?