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

NOTE: Map does not include two projects now in operation, and one under construction

Source: Washington state Department of Fish and Wildlife

Reporting by HAL BERNTON, graphic by MARK NOWLIN / THE SEATTLE TIMES
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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone Number</th>
<th>E-Mail Address</th>
</tr>
</thead>
<tbody>
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<td>Lisa Brewer</td>
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</tbody>
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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.
Electrical Generating
   Gas & Diesel (portable)  16
   Solar Panels (Photo Voltaic type)  8.5
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   Wind Turbines (Wind Farms) M&E  8.5

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Extrusion M&E  12

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Cost Approach

HISTORICAL COST

\[ \text{X} \quad \text{TREND} \quad \text{(Inflation)} \]

= \quad \text{COST TODAY}

\[ \text{COST TODAY} \]

\[ \text{X} \quad \text{FACTOR GOOD} \quad \text{(Depreciation)} \]

= \quad \text{ESTIMATE OF VALUE}
Estimating Property Tax

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

$3,000,000 \times \frac{10.58}{1,000} = $31,740
Questions?