

HOW DOES WASHINGTON STATE'S PROPERTY TAX SYSTEM COMPARE?
(Updated April 8th, 2008)

<u>STATE</u>	<u>RESIDENTIAL VALUATION</u>	<u>MAJOR SYSTEM COMPONENT(S)</u>	<u>EFFECTIVE TAX RATE ON 100% OF HOME MARKET VALUE</u> (Major city of state)
Alabama	10% of market value	4 property classifications	0.70%
Alaska *, **	Market value less Homestead	Homestead up to \$150,000	1.50%
Arizona	10% of market value	9 property classifications	1.08%
Arkansas	20% or less of market value	3 year valuation cycle, Homestead credit	1.38%
California	Acquisition value	Proposition 13, Base year 1975-76	1.10%
Colorado	8% of market value	Varying ratios of market value	0.56%
Connecticut	70% of market value	Up to 10 year revaluation cycle	2.96%
Delaware **	Less than market value	Homestead/many abatements, No reassessment provisions	1.44%
District of Columbia	Market value less Homestead	Homestead \$64,000, 3 property classifications	0.92%
Florida *	Valuation limits	Valuation increase limit – 3%, Homesteads	1.72%
Georgia	40% of market value	Multiple property classifications	1.75%
Hawaii	Market value less Homestead	Homestead up to \$40,000	0.36%
Idaho	Less than market value plus homestead	Homestead up to \$50,000, 5 year valuation cycle	1.29%
Illinois	16.6% of market value	Up to 10 property classes (Cook County), 3 year valuation cycle	1.58%
Indiana	Less than market value	Homestead credit (20%), 5 year valuation cycle	3.55%
Iowa	Less than market value	6 property classifications, 2 year valuation cycle	2.11%
Kansas	11.5% of market value	7 property classifications	1.35%
Kentucky	Market value	Fair cash value basis	1.24%
Louisiana	10% of market value	4 year valuation cycle	1.75%
Maine	Valuation limits	Valuation limit factors	1.55%
Maryland	Valuation limits	3 year valuation cycle, Value increase 'phase-in'	2.29%
Massachusetts	Less than market value	4 property classifications, Class determines market value % / rate	1.09%
Michigan	50% of market value	'Taxable value' change with sale	2.01%

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Minnesota	Valuation limits	5 property classifications	1.21%
Mississippi	10% of market value	5 property classifications	1.72%
Missouri	19% of market value	10 property classifications	1.19%
Montana **	3% of market value	16 property classifications	1.57%
Nebraska	Market value	Actual value basis Property tax credit	1.98%
Nevada *	35% of market value	5 year valuation cycle	1.15%
New Hampshire *, **	Less than market value	No reassessment provision, Low ratios of market value	2.84%
New Jersey	Between 20% & 100% assigned by county	Homestead credit (20%)	2.03%
New Mexico	33.3% of market value	Varying valuation cycles	1.27%
New York	Less than market value	4 property classifications (New York City/Nassau County)	0.66%
North Carolina	Less than market value	8 year valuation cycle	1.20%
North Dakota	9% of market value	4 property classifications	2.04%
Ohio	35% of market value	6 year revaluation cycle	1.75%
Oklahoma	>11% -- <13.5% of market value	4 year revaluation cycle	1.21%
Oregon **	Valuation limit (3%)	Valuation and rate limitations	1.55%
Pennsylvania	Less than market value	Homestead (50% of median)	2.64%
Rhode Island	Less than market value	10 year valuation cycle, varying ratios of market value	3.03%
South Carolina	4% of market value	Homestead for some school levies, 5 year revaluation cycle	1.83%
South Dakota *	Less than market value	No reassessment provisions	1.40%
Tennessee *	25% of market value	6 year revaluation cycle	1.87%
Texas *	Less than market value, various valuation limits	Homesteads, 3 year valuation cycle	2.87%

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Utah	55% of market value	Homestead (up to 45%)	1.58%
Vermont	1% of market value	Levy limitations, Homesteads	2.72%
Virginia	Less than market value	2 to 4 year valuation cycles	0.91%
Washington *	Market value	True and fair value Uniformity requirement	0.96%
West Virginia	60% of market value	4 property classifications	0.87%
Wisconsin	Less than market value	5 property classifications, 5 year valuation cycle	2.22%
Wyoming *	9.5% of market value	4 year revaluation cycle	0.72%
	<i>Unweighted Average</i>		1.60%
	<i>Median</i>		1.50%

- Notes: 1. 100% of market value states in **bold** (Kentucky, Nebraska, and Washington State).
 2. Washington State (Seattle) ranks 43rd lowest of the major cities in each state and the District of Columbia.
 3. Of market value states, Washington State (Seattle) is the lowest.
 4. Washington State's (Seattle) effective tax rate is 60% of the national unweighted average of the major cities.
 5. Washington State's (Seattle) effective tax rate is 64% of the national median of the major cities.
 6. * No state income tax (New Hampshire and Tennessee tax dividends and interest income only).
 7. ** No state sales tax.

- Sources: 1. 2008 U. S. Master Property Tax Guide, CCH, February 2008.
 2. Tax Rates and Tax Burdens – A Nationwide Comparison – 2006, Issued November 2007 by the Government of the District of Columbia.