

Conclusion/Summary

Conclusion:

Approximately (11/373) 2.95% of the accounts in 2011 had RMV at or below AV. This increased to approximately (34/373) 9.12% of the accounts in 2012. With a forecast analysis of 5% reduction in RMV for 2013, the increase of RMV at or below AV is forecasted to be 15.8%
 However overall RMV is still significantly above MAV, thus an estimate of 2.4% increase is reasonable.

Assessed Values	2012 -AV Freeze Values			Combined	
	10-07	10-19	10-16 (Carnahan)	All 3 codes	W/O 10-16
Total Real	103,083,219	4,540,953	24,204,889	131,829,061	107,624,172
Total Personal	60,610	0	0	60,610	60,610
Total Utility	363,300	0	31,100	394,400	363,300
Total Fish & Wild.	0	0	0	0	0
Total Nonprofit hom	0	0	0	0	0
Total AV for calc.	103,507,129	4,540,953	24,235,989	132,284,071	108,048,082

Total of Loss due to Urban Renewal - Excess Value per code, per district.

District	Excess Value for 20 year period.			Combined	
	10-07	10-19	10-16 (Carnahan)	All 3 codes	W/O 10-16
School 10 L/O*	0	0	0	0	0
Clatsop Co. L/O	44,683	1,966	10,463	57,112	46,649
CB RFPD L/O	89,494	0	20,955	110,449	89,494
Clatsop Co.	979,076	43,070	229,249	1,251,395	1,022,146
Port of Astoria	80,175	3,527	18,773	102,474	83,702
Comm college	538,179	23,675	126,014	687,867	561,854
4H & Ext.svcs	34,087	1,499	7,981	43,568	35,587
NW Regional ESD	98,176	4,319	22,988	125,482	102,494
Road 1	649,504	28,572	152,080	830,156	678,076
School 10	2,815,370	123,849	659,213	3,598,433	2,939,219
CB RFPD**	331,487	0	77,617	409,104	331,487
Union Health	241,354	10,617	56,513	308,484	251,971
Clatsop Co. Law	459,281	20,204	107,540	587,025	479,485
Sunset Tranport	103,410	4,549	24,213	132,172	107,959
Arch Cape San.	756,744	33,289	177,190	967,224	790,034
	7,221,021	299,136	1,690,788	9,210,945	7,520,157

NOTE; School 10 local option is assumed to be \$0 due to wipe out from compression. There is heavy compression on the School rate for this area. This is an assumption that can vary.
NOTE: 10-19 does not have CB RFPD

Tax Code 10-07 ONLY

Conclusion:
 Approximately (11/373) 2.95% of the accounts in 2011 had RMV at or below AV. This increased to approximately (34/373) 9.12% of the accounts in 2012. With a forecast analysis of 5% reduction in RMV for 2013, the increase of RMV at or below AV is forecasted to be 15.8%
 However overall RMV is still significantly above MAV, thus an estimate of 2.4% increase is reasonable.
 NOTE: you can change the percent of RMV market change.

Totals for tax code 10-07 Only

Assessed Values	2012
Total Real	103,083,219
Total Personal	60,610
Total Utility	363,300
Total Fish & Wild.	0
Total Nonprofit home	0
Total AV for calc.	103,507,129

Assume an increase on MAV of 2.40% Tax Rate 11.8323

Year	AV	Excess Value	Annual UR Tax \$	Cumulative UR Tax \$ Total
2012	103,507,129			
1	2013	105,991,300	2,484,171	29,393
2	2014	108,535,091	5,027,962	88,886
3	2015	111,139,933	7,632,804	179,199
4	2016	113,807,292	10,300,163	301,074
5	2017	116,538,667	13,031,538	455,267
6	2018	119,335,595	15,828,466	642,554
7	2019	122,199,649	18,692,520	863,730
8	2020	125,132,441	21,625,312	1,119,607
9	2021	128,135,619	24,628,490	1,411,019
10	2022	131,210,874	27,703,745	1,738,818
11	2023	134,359,935	30,852,806	2,103,877
12	2024	137,584,574	34,077,445	2,507,092
13	2025	140,886,603	37,379,474	2,949,377
14	2026	144,267,882	40,760,753	3,431,671
15	2027	147,730,311	44,223,182	3,954,932
16	2028	151,275,839	47,768,710	4,520,146
17	2029	154,906,459	51,399,330	5,128,318
18	2030	158,624,214	55,117,085	5,780,480
19	2031	162,431,195	58,924,066	6,477,688
20	2032	166,329,543	62,822,414	7,221,021
			7,221,021	

Breakdown Analysis per each district and local option within tax code 10-07 - THIS IS AN ESTIMATE ONLY

District	School %	General %	Bond %	AV		Allocation Of UR EV 2013	Allocation Of UR EV 2014	Allocation Of UR EV 2015	Allocation Of UR EV 2016	Allocation Of UR EV 2016	Allocation Of UR EV 2018	Allocation Of UR EV 2019	Allocation Of UR EV 2020	Allocation Of UR EV 2021	Allocation Of UR EV 2022	Allocation Of UR EV 2023	Allocation Of UR EV 2024	Allocation Of UR EV 2025	Allocation Of UR EV 2026	Allocation Of UR EV 2027	Allocation Of UR EV 2028	Allocation Of UR EV 2029	Allocation Of UR EV 2030	Allocation Of UR EV 2031	Allocation Of UR EV 2032	Total		
				103,507,129	105,991,300																							
				2012	2013																							
School 10 L/O*	0.52			53,824	55,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clatsop Co. L/O		0.07		7,245	7,419	182	368	559	754	954	1,159	1,369	1,583	1,803	2,028	2,259	2,495	2,737	2,984	3,238	3,498	3,763	4,036	4,314	4,600	44,683		
CB RFPD L/O		0.1402		14,512	14,860	364	737	1,119	1,510	1,911	2,321	2,741	3,171	3,612	4,063	4,524	4,997	5,482	5,977	6,485	7,005	7,537	8,083	8,641	9,213	89,494		
Clatsop Co.		1.5338		158,759	162,569	3,985	8,066	12,245	16,525	20,907	25,394	29,989	34,694	39,512	44,445	49,497	54,671	59,968	65,393	70,947	76,636	82,460	88,425	94,532	100,786	979,076		
Port of Astoria		0.1256		13,000	13,313	326	661	1,003	1,353	1,712	2,079	2,456	2,841	3,236	3,640	4,053	4,477	4,911	5,355	5,810	6,276	6,753	7,241	7,741	8,253	80,175		
Comm college	0.7785		0.0646	80,580	82,514	2,191	4,434	6,731	9,083	11,492	13,958	16,484	19,070	21,719	24,431	27,208	30,051	32,963	35,945	38,998	42,125	45,327	48,605	51,963	55,400	538,179		
4H & Ext.svcs		0.0534		5,527	5,660	139	281	426	575	728	884	1,044	1,208	1,376	1,547	1,723	1,903	2,088	2,277	2,470	2,668	2,871	3,079	3,291	3,509	34,087		
NW Regional ESD	0.1538			15,919	16,301	400	809	1,228	1,657	2,096	2,546	3,007	3,479	3,962	4,457	4,963	5,482	6,013	6,557	7,114	7,685	8,269	8,867	9,479	10,106	98,176		
Road 1		1.0175		105,319	107,846	2,644	5,351	8,123	10,962	13,869	16,846	19,894	23,015	26,211	29,484	32,836	36,268	39,782	43,381	47,065	50,839	54,703	58,660	62,711	66,860	649,504		
Achool 10	4.4105			456,518	467,475	11,460	23,195	35,212	47,517	60,118	73,021	86,233	99,763	113,617	127,804	142,331	157,207	172,441	188,039	204,012	220,369	237,117	254,268	271,831	289,815	2,815,370		
CB RFPD**		0.3521	0.1672	36,445	37,320	1,349	2,731	4,146	5,595	7,078	8,598	10,153	11,746	13,377	15,048	16,758	18,510	20,303	22,140	24,021	25,947	27,919	29,938	32,006	34,123	331,487		
Union Health		0.1365	0.2416	14,129	14,468	982	1,988	3,019	4,074	5,154	6,260	7,393	8,552	9,740	10,956	12,202	13,477	14,783	16,120	17,489	18,892	20,327	21,798	23,303	24,845	241,354		
Clatsop Co. Law		0.7195		74,473	76,261	1,870	3,784	5,744	7,752	9,807	11,912	14,067	16,275	18,535	20,849	23,219	25,646	28,131	30,675	33,281	35,949	38,682	41,480	44,345	47,278	459,281		
Sunset Tranport		0.162		16,768	17,171	421	852	1,293	1,745	2,208	2,682	3,167	3,664	4,173	4,694	5,228	5,774	6,334	6,907	7,493	8,094	8,709	9,339	9,984	10,645	103,410		
Arch Cape San.			1.1855	122,708	125,653	3,080	6,235	9,465	12,772	16,159	19,627	23,179	26,815	30,539	34,352	38,257	42,256	46,350	50,543	54,837	59,233	63,735	68,345	73,066	77,899	756,744		
	5.8628	4.3106		1,121,903	1,148,829	29,393	59,492	90,314	121,875	154,193	187,287	221,176	255,877	291,412	327,799	365,060	403,215	442,285	482,293	523,262	565,214	608,172	652,162	697,207	743,334	7,221,021		
				Total 11.8323																								

* School 10 L/O is essential wiped out in compression (assumption).
 ** CB RFPD- shared with Tillamook County - split/share not calculated.

Exces Val	2,484,171	5,027,962	7,632,804	10,300,163	13,031,538	15,828,466	18,692,520	21,625,312	24,628,490	27,703,745	30,852,806	34,077,445	37,379,474	40,760,753	44,223,182	47,768,710	51,399,330	55,117,085	58,924,066	62,822,414
Div. of Tax	29,393	59,492	90,314	121,875	154,193	187,287	221,176	255,877	291,412	327,799	365,060	403,215	442,285	482,293	523,262	565,214	608,172	652,162	697,207	743,334

