

## PROPERTY & FRANCHISE TAX COMPARISON

September 2008

The chart below shows the estimated cost of property taxes and other fees & services to a McCormick Woods property owner in three scenarios. County, Bremerton and Port Orchard Resident. The Data is based on a home valued at \$350,000.

Type of Taxes & Fees	McCormick Woods Owner as County Resident	McCormick Woods Owner as City of Port Orchard Resident	McCormick Woods Owner as City of Bremerton Resident
<b>Annual Property Taxes <sup>1</sup></b>			
State General (Schools)	\$ 709.90	\$ 709.90	\$ 709.90
Local School	\$ 664.43	\$ 664.43	\$ 664.43
County (Mental Health & Veterans Relief)	\$ 306.96	\$ 306.96	\$ 306.96
County Road	\$ 398.83	\$ -	\$ -
City of Bremerton (Reg. Bond, EMS)	\$ -	\$ -	\$ 878.73 <sup>2</sup>
City of Port Orchard	\$ -	\$ 565.16	\$ -
Regional Library	\$ 98.07	\$ 98.07 <sup>3</sup>	\$ 98.07
Port	\$ 242.80	\$ 242.80	\$ 242.80
Fire	\$ 448.79	\$ 448.79	\$ - <sup>2</sup>
PUD	\$ 23.74	\$ 23.74	\$ 23.74
Subtotal	\$ 2,893.51	\$ 3,059.85	\$ 2,924.62
Noxious Weed	\$ 1.00	\$ 1.00	\$ 1.00
Stormwater Management	\$ 57.30	\$ - <sup>4</sup>	\$ 96.36
Total Property Taxes	\$ 2,951.81	\$ 3,060.85	\$ 3,021.98
<b>Annual Franchise Tax</b>			
Phone (Based on est bill of \$50/mth)	\$ - 0.00%	\$ 36.00 6.00%	\$ 36.00 6.00%
Waste Management (Based on est bill of 20/mth)	\$ - 0.00%	\$ 14.40 6.00%	\$ 22.80 9.50%
Natural Gas (Based on est bill of \$50/mth)	\$ - 0.00%	\$ 12.00 2.00%	\$ 36.00 6.00%
Electricity (Based on est bill of \$100/mth)	\$ - 0.00%	\$ 72.00 6.00%	\$ 72.00 6.00%
Cable (Based on est bill of \$50/mth)	\$ - 0.00%	\$ 30.00 5.00%	\$ 42.00 7.00%
Stormwater (Based on Est bill of \$10/mth)	\$ - 0.00%	\$ - 0.00%	\$ 10.20 8.50%
Water (Based on minimum bill-see below)	\$ 8.25 5.00%	\$ 5.70 5.00%	\$ 14.03 8.50%
Sewer (Based on minimum bill-see below)	\$ 32.40 5.00%	\$ 21.60 5.00%	\$ 55.08 8.50%
Total Franchise Tax	\$ 40.65	\$ 191.70	\$ 288.11
TOTAL TAXES	\$ 2,992.46	\$ 3,252.55	\$ 3,310.09
<b>Annual Utility Bill</b>			
Water, Basic	\$ 165.00	\$ 114.00	\$ 165.00
Sewer, Basic	\$ 648.00	\$ 432.00	\$ 648.00
Total Annual Water Sewer Utility Bill	\$ 813.00	\$ 546.00	\$ 813.00
<b>TOTAL TAXES &amp; UTILITY BILL</b>	\$ 3,805.46	\$ 3,798.55	\$ 4,123.09
Business License	-	\$ 30.00	\$ 65.00 <sup>5</sup>

**NOTES:**

- <sup>1</sup> Property tax calculations were based on the Kitsap County Statement of Assessments 2007 Assessments for Taxes Payable in 2008.
- <sup>2</sup> The City of Bremerton has their own Fire Dept and may have to contract services, which will create additional costs.
- <sup>3</sup> The City of Port Orchard is not part of the Library District therefore pays the Library directly.
- <sup>4</sup> The City of Port Orchard is considering establishing a stormwater management fee. (Approximately \$90 annually)
- <sup>5</sup> The City of Bremerton also charges Business & Occupations Tax.