

**FY 2009-2010 PROPOSED BUDGET
RESPONSE TO REQUEST FOR INFORMATION**

DEPARTMENT: Financial Services - Budget

REQUEST NO.: 1

REQUESTED BY: Wynn

DATE REQUESTED: 4/22/09

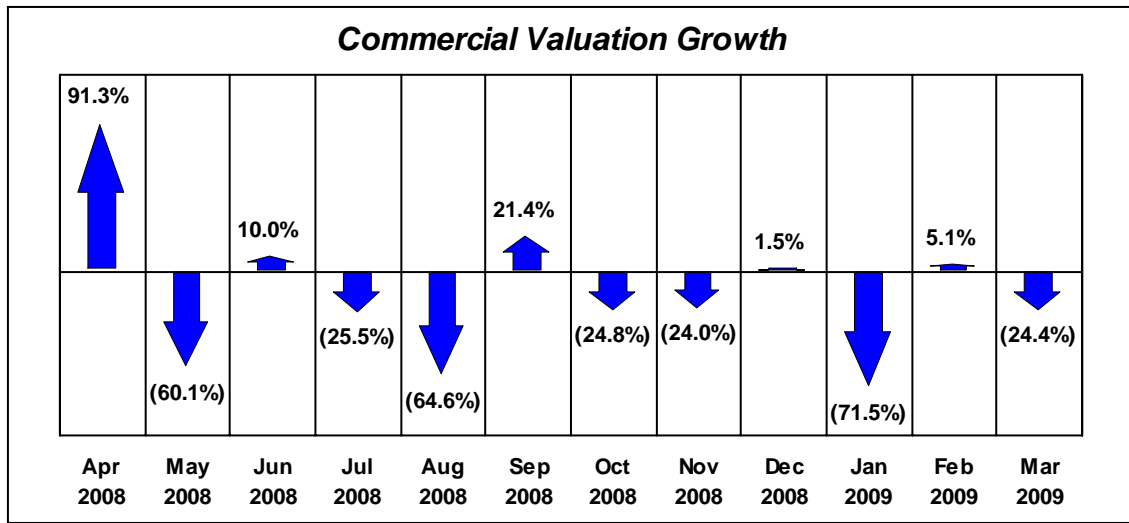
REQUEST:

- A) Provide a development activity chart that is similar to the residential permit growth showing commercial activity growth.

- B) Compare the growth in residential and commercial property valuation and its effect on the tax burden of each component.

RESPONSE:

A) Valuation of commercial projects is a better growth indicator than building permit activity. The chart below shows the last twelve months of commercial valuation growth. April is the only month that shows a substantial increase in commercial valuation from the previous month last year. June and September have double digit increases. However the other nine months predominately show double digit declining commercial activity.



B) Over the last ten years the average share of residential property taxes was 58.5% and the commercial average share of taxes was 41.5%. Residential property represents single family homes and multi-family residences.

In the last ten years residential property taxes have grown from 53% of total annual property taxes in 1999-00 to 62% in 2008-09. The annual tax burden has shifted from the residential to the commercial sector twice. In 2000-01 the residential sector paid \$0.3 million less of the tax burden than the commercial sector. In 2006-07 there was \$2.4 million of the tax burden shifted to the commercial sector.

Property Tax History

Fiscal	Residential		Commercial		Residential Tax Burden Inc/Decr
	Taxes	Tax Change from Prior Year	Taxes	Tax Change from Prior Year	
1999-00	94,967,454		83,729,793		
2000-01	101,920,138	6,952,684	90,975,975	7,246,182	(293,498)
2001-02	117,080,446	15,160,308	98,738,502	7,762,527	7,397,781
2002-03	133,997,229	16,916,783	101,101,275	2,362,773	14,554,010
2003-04	144,039,132	10,041,903	98,415,553	(2,685,722)	12,727,625
2004-05	136,759,234	(7,279,898)	84,724,374	(13,691,179)	6,411,281
2005-06	144,359,966	7,600,732	87,796,895	3,072,521	4,528,211
2006-07	151,339,821	6,979,855	97,169,345	9,372,450	(2,392,595)
2007-08	170,053,475	18,713,654	104,999,700	7,830,355	10,883,299
2008-09	189,966,787	19,913,312	116,772,521	11,772,821	8,140,491