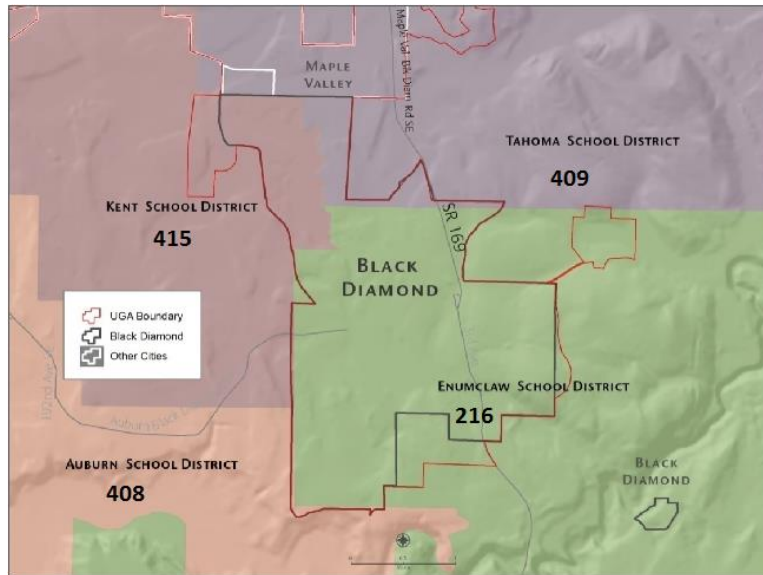


**Property taxes** make up 54.2% of the General Fund’s tax revenue and estimated to generate \$1,534,740 in revenue for the city in 2018. All revenues from property taxes go directly to the General Fund to support public safety for police, fire protection and emergency services. Black Diamond depends heavily on property tax collections, as the city has a small commercial base for generating sales tax revenue.

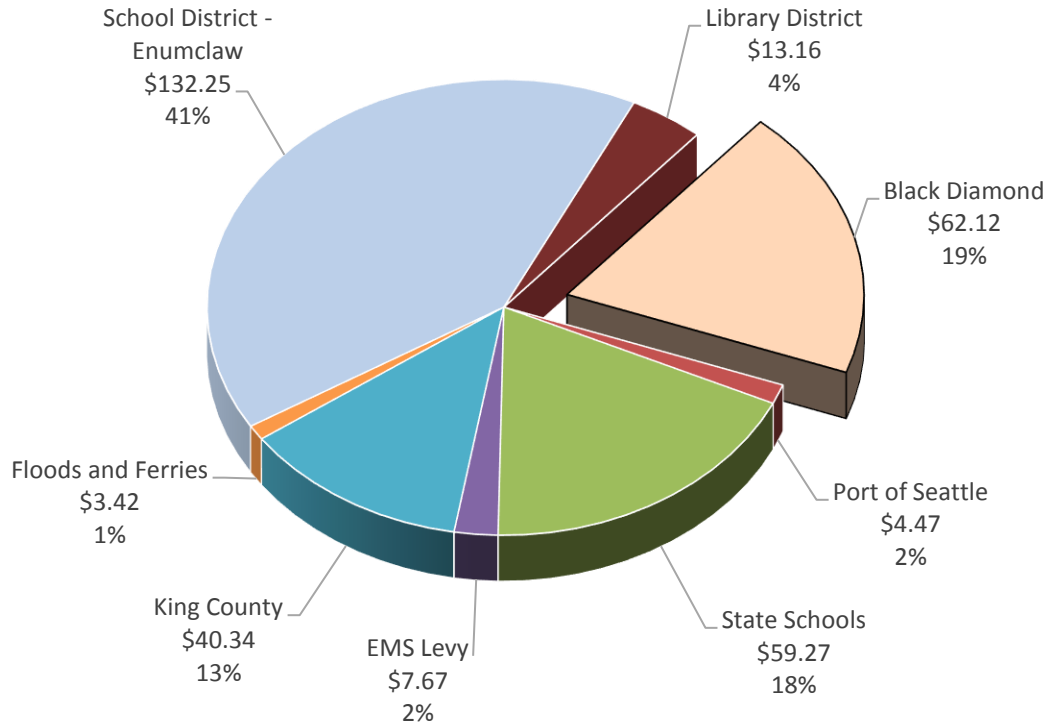
In Washington cities such as Black Diamond, property tax increases are limited to a 1% total dollar annual increase per year unless voters approve a lid-lift or larger percent increases. King County sets assessed valuation on property and calculates levy rates. Each taxing authority receives a portion of the tax amount, which King County collects and then passes on. In Black Diamond, there are four school districts with separate rates, so depending on which school district the property is in, the taxing amount will vary.



**School Districts in Black Diamond**

The total property tax rates in Black Diamond vary because of the four different school districts within our city limits.	Enumclaw	Tahoma	Kent	Auburn
<b>2017 Rates</b>				
Local School District	4.53	5.83	4.82	6.74
Washington State for Schools	2.03	2.03	2.03	2.03
King County	1.38	1.38	1.38	1.38
City of Black Diamond	2.13	2.13	2.13	2.13
Port of Seattle	.15	.15	.15	.15
Library District	.45	.45	.45	.45
Emergency Medical Services	.26	.26	.26	.26
King County Flood Levy	.12	.12	.12	.12
<b>Total Levy Rate</b>	<b>\$11.05</b>	<b>\$12.36</b>	<b>\$11.35</b>	<b>\$13.27</b>
<i>Last Year's Levy Rate</i>	<i>11.79</i>	<i>13.13</i>	<i>12.30</i>	<i>12.79</i>

**MONTHLY 2017 Property Taxes on a \$350,000 appraised home in  
Black Diamond (in Enumclaw School District) Monthly Cost \$322.70**



Property Taxes 2017 King County Taxing District	Levy Rate per \$1000 in Value	Percent of Property Taxes Collected	2017 Annual Tax on a \$350,000 Home	Monthly Tax on a \$350,000 Home
Port of Seattle	.15334	1%	\$53.67	\$4.47
State Schools	2.03205	18%	\$711.22	\$59.27
EMS Levy	.26305	2%	\$92.07	\$7.67
King County	1.38294	13%	\$484.03	\$40.34
Floods and Ferries	.11740	1%	\$41.09	\$3.42
School District - Enumclaw	4.53433	41%	\$1,587.02	\$132.25
Library District	.45117	4%	\$157.91	\$13.16
Subtotal	<b>8.93</b>		<b>\$3,127.01</b>	<b>\$260.58</b>
<b>Black Diamond</b>	<b>2.12965</b>	<b>19%</b>	<b>\$745.38</b>	<b>\$62.12</b>
Total	<b>11.06</b>	<b>100%</b>	<b>\$3,827.39</b>	<b>\$322.70</b>

**PLEASE NOTE:**

2018 Property Tax rates for jurisdictions have not been finalized at the time this document was printed.