

March 2016 King County Economic and Revenue Forecast
Office of Economic and Financial Analysis
March 10, 2016

1	Contents	25	Recorded Documents
2	Countywide Assessed Value	26	Gambling Tax
3	Unincorporated Assessed Value	27	E-911 Tax
4	Countywide New Construction	28	Delinquencies
5	Unincorporated New Construction	29	Current Expense
6	Sales and Use Taxbase	30	DD/MH
7	Local and Option Sales Tax	31	Veteran's Aid
8	Metro Transit Sales Tax	32	Inter-County River
9	Mental Health Sales Tax	33	AFIS
10	Criminal Justice Sales Tax	34	Parks
11	Hotel Sales Tax	35	Children & Family Center
12	Rental Car Sales Tax	36	Vets & Human Services
13	Real Estate Excise Tax (REET 1)	37	PSERN
14	Investment Pool Nominal Rate of Return	38	BSFK
15	Investment Pool Real Rate of Return	39	EMS
16	National CPI-U	40	Conservation Futures
17	National CPI-W	41	UAL/Roads
18	Seattle CPI-U	42	Roads addendum
19	Seattle CPI-W	43	Flood
20	COLA Comparison	44	Ferry
21	Pharmaceuticals PPI	45	Transit
22	Transportation CPI	46	UTGO
23	Retail Gas Prices	47	Appendix
24	Diesel & Gas Wholesale		

March 2016 Countywide Assessed Value Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$270,571,089,672	-	0.00%	\$0
2007	\$298,755,199,059	10.42%	0.00%	\$0
2008	\$340,995,439,590	14.14%	0.00%	\$0
2009	\$386,889,727,940	13.46%	0.00%	\$0
2010	\$341,971,517,510	-11.61%	0.00%	\$0
2011	\$330,414,998,630	-3.38%	0.00%	\$0
2012	\$319,460,937,270	-3.32%	0.00%	\$0
2013	\$314,746,206,667	-1.48%	0.00%	\$0
2014	\$340,643,616,342	8.23%	0.00%	\$0
2015	\$388,118,855,592	13.94%	0.00%	\$0
2016	\$426,335,605,837	9.85%	1.81%	\$7,574,827,361
2017	\$461,541,898,234	8.26%	5.71%	\$24,921,990,866
2018	\$484,657,411,752	5.01%	6.79%	\$30,831,330,934
2019	\$504,922,293,405	4.18%	6.66%	\$31,523,669,225
2020	\$530,372,501,440	5.04%	7.41%	\$36,589,627,420
2021	\$560,339,302,588	5.65%	8.40%	\$43,427,359,377
2022	\$592,768,849,654	5.79%	8.93%	\$48,577,593,772
2023	\$623,208,450,649	5.14%	9.46%	\$53,861,670,003
2024	\$654,616,158,356	5.04%	9.92%	\$59,089,953,783
2025	\$687,444,976,636	5.01%	new	new

Notes:

1. Values are the "Grand Recapitulation" amounts as listed by King County Dept. of Assessments and include both taxable and non-taxable value.

March 2016 Unincorporated Assessed Value Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$41,286,880,590	-	0.00%	\$0
2007	\$45,145,645,420	9.35%	0.00%	\$0
2008	\$50,369,419,770	11.57%	0.00%	\$0
2009	\$52,536,624,390	4.30%	0.00%	\$0
2010	\$43,743,564,380	-16.74%	0.00%	\$0
2011	\$39,449,376,050	-9.82%	0.00%	\$0
2012	\$32,758,485,327	-16.96%	0.00%	\$0
2013	\$30,016,733,778	-8.37%	0.00%	\$0
2014	\$31,876,016,756	6.19%	0.00%	\$0
2015	\$36,080,918,262	13.19%	0.00%	\$0
2016	\$36,633,108,444	1.53%	1.23%	\$444,256,294
2017	\$38,697,394,456	5.64%	1.96%	\$743,355,634
2018	\$40,742,371,929	5.28%	3.87%	\$1,517,763,133
2019	\$42,207,464,128	3.60%	7.61%	\$2,984,220,573
2020	\$43,996,387,187	4.24%	12.24%	\$4,799,106,438
2021	\$40,115,265,942	-8.82%	-1.95%	(\$797,773,999)
2022	\$42,199,214,488	5.19%	-1.91%	(\$823,158,809)
2023	\$44,114,604,610	4.54%	-1.76%	(\$789,365,976)
2024	\$46,119,611,982	4.54%	-1.61%	(\$753,929,086)
2025	\$48,214,467,190	4.54%	new	new

Notes:

1. Includes taxable value only.
2. Unincorporated assessed values are affected by annexations (see appendix).
3. 2016 value incorporates the Jan. 2016 annexation of Klahanie to the City of Samammish.

March 2016 Countywide New Construction Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$4,964,300,000	-	0.00%	\$0
2007	\$5,950,400,000	19.86%	0.00%	\$0
2008	\$6,663,100,000	11.98%	0.00%	\$0
2009	\$8,005,200,000	20.14%	0.00%	\$0
2010	\$5,205,200,000	-34.98%	0.00%	\$0
2011	\$2,457,642,885	-52.78%	0.00%	\$0
2012	\$1,925,434,669	-21.66%	0.00%	\$0
2013	\$1,983,503,613	3.02%	0.00%	\$0
2014	\$3,406,198,290	71.73%	0.00%	\$0
2015	\$4,994,659,235	46.63%	0.00%	\$0
2016	\$6,111,997,054	22.37%	-2.13%	(\$132,729,510)
2017	\$6,891,730,562	12.76%	1.32%	\$89,802,512
2018	\$7,165,791,391	3.98%	2.60%	\$181,397,591
2019	\$7,234,484,332	0.96%	3.23%	\$226,039,216
2020	\$7,264,503,925	0.41%	1.70%	\$121,743,658
2021	\$7,422,239,596	2.17%	0.38%	\$28,427,343
2022	\$7,953,194,614	7.15%	6.12%	\$458,498,256
2023	\$8,272,034,009	4.01%	5.93%	\$463,376,404
2024	\$8,593,585,444	3.89%	6.39%	\$516,254,486
2025	\$8,943,246,497	4.07%	new	new

Notes:

1. Values are local area new construction only. Change in state assessed utility value not included.

March 2016 Unincorporated New Construction Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$898,303,083	-	0.00%	\$0
2007	\$1,051,911,167	17.10%	0.00%	\$0
2008	\$938,271,172	-10.80%	0.00%	\$0
2009	\$821,583,000	-12.44%	0.00%	\$0
2010	\$304,665,097	-62.92%	0.00%	\$0
2011	\$267,511,475	-12.19%	0.00%	\$0
2012	\$180,324,673	-32.59%	0.00%	\$0
2013	\$198,251,903	9.94%	0.00%	\$0
2014	\$299,208,000	50.92%	0.00%	\$0
2015	\$251,120,765	-16.07%	0.00%	\$0
2016	\$311,033,282	23.86%	4.28%	\$12,760,384
2017	\$333,177,467	7.12%	7.84%	\$24,233,868
2018	\$346,426,809	3.98%	9.28%	\$29,430,521
2019	\$348,584,429	0.62%	14.18%	\$43,298,510
2020	\$350,030,885	0.41%	17.21%	\$51,382,695
2021	\$311,380,617	-11.04%	0.72%	\$2,235,614
2022	\$333,655,443	7.15%	6.48%	\$20,292,344
2023	\$347,031,515	4.01%	6.29%	\$20,541,283
2024	\$360,521,363	3.89%	6.75%	\$22,797,545
2025	\$375,190,476	4.07%	new	new

Notes:

1. Unincorporated new construction values are affected by annexations (see appendix).
2. Change in state assessed utility value not included.

March 2016 King County Sales and Use Taxbase Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$45,401,665,730	-	0.00%	\$0
2007	\$49,268,622,240	8.52%	0.00%	\$0
2008	\$47,440,908,710	-3.71%	0.00%	\$0
2009	\$40,783,082,660	-14.03%	0.00%	\$0
2010	\$40,506,885,020	-0.68%	0.00%	\$0
2011	\$42,349,096,619	4.55%	0.00%	\$0
2012	\$45,178,847,087	6.68%	0.00%	\$0
2013	\$48,553,937,856	7.47%	0.00%	\$0
2014	\$52,335,343,480	7.79%	0.00%	\$0
2015	\$57,650,000,000	10.16%	0.81%	\$465,574,400
2016	\$61,415,755,193	6.53%	2.81%	\$1,677,134,688
2017	\$63,836,660,251	3.94%	4.12%	\$2,525,997,667
2018	\$65,937,144,226	3.29%	3.84%	\$2,437,150,420
2019	\$68,523,911,669	3.92%	3.77%	\$2,489,116,194
2020	\$71,251,809,073	3.98%	3.90%	\$2,671,796,777
2021	\$73,994,728,012	3.85%	3.91%	\$2,782,437,707
2022	\$76,787,655,132	3.77%	4.13%	\$3,043,302,070
2023	\$79,860,239,749	4.00%	4.51%	\$3,448,235,884
2024	\$83,008,512,445	3.94%	4.75%	\$3,762,431,704
2025	\$86,231,417,807	3.88%	new	new

Notes:

1. Actual values are taxable sales for King County as reported by the Washington DOR.
2. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Local and Option Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2007	\$91,912,631	-	0.00%	\$0
2008	\$87,672,896	-4.61%	0.00%	\$0
2009	\$76,142,480	-13.15%	0.00%	\$0
2010	\$76,040,263	-0.13%	0.00%	\$0
2011	\$81,032,753	6.57%	0.00%	\$0
2012	\$83,194,189	2.67%	0.00%	\$0
2013	\$89,323,495	7.37%	0.00%	\$0
2014	\$96,310,935	7.82%	0.00%	\$0
2015	\$104,721,136	8.73%	0.93%	\$968,844
2016	\$109,738,805	4.79%	2.54%	\$2,718,580
2017	\$114,044,213	3.92%	3.84%	\$4,222,578
2018	\$117,779,272	3.28%	4.81%	\$5,404,775
2019	\$122,380,018	3.91%	5.87%	\$6,787,867
2020	\$122,653,365	0.22%	2.19%	\$2,625,157
2021	\$127,355,899	3.83%	2.20%	\$2,739,721
2022	\$132,144,280	3.76%	2.41%	\$3,114,914
2023	\$137,412,556	3.99%	2.79%	\$3,733,434
2024	\$142,810,740	3.93%	3.02%	\$4,191,502
2025	\$148,337,023	3.87%	new	new

Notes:

1. Distribution is 1% of taxable sales in unincorporated KC and 0.15% of taxable sales in incorporated cities per WA DOR.
2. 2011 value includes approximately \$2M in one-time sales tax amnesty proceeds.
3. Forecasts for 2015 and beyond are affected by annexations (see appendix).
4. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Metro Transit Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$367,263,689	-	0.00%	\$0
2007	\$442,042,300	20.36%	0.00%	\$0
2008	\$432,934,213	-2.06%	0.00%	\$0
2009	\$376,904,266	-12.94%	0.00%	\$0
2010	\$375,199,114	-0.45%	0.00%	\$0
2011	\$399,483,215	6.47%	0.00%	\$0
2012	\$412,549,492	3.27%	0.00%	\$0
2013	\$442,835,695	7.34%	0.00%	\$0
2014	\$479,433,577	8.26%	0.00%	\$0
2015	\$526,662,198	9.85%	0.27%	\$1,421,611
2016	\$563,624,595	7.02%	2.78%	\$15,226,346
2017	\$585,571,605	3.89%	4.08%	\$22,941,140
2018	\$604,607,111	3.25%	3.80%	\$22,133,835
2019	\$628,062,599	3.88%	3.73%	\$22,606,265
2020	\$652,801,241	3.94%	3.86%	\$24,266,656
2021	\$677,676,931	3.81%	3.87%	\$25,272,334
2022	\$703,007,631	3.74%	4.09%	\$27,643,272
2023	\$730,880,434	3.96%	4.48%	\$31,323,540
2024	\$759,441,620	3.91%	4.71%	\$34,179,162
2025	\$788,681,592	3.85%	new	new

Notes:

1. Distribution is 0.9% of countywide taxable sales less sales at lodging establishments with 60 or more rooms, which are capped at 0.6% per WA DOR.
2. 2011 value includes approximately \$10M in one-time sales tax amnesty proceeds.
3. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Mental Health Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	\$35,564,904	-	-	-
2009	\$41,773,812	17.46%	0.00%	\$0
2010	\$40,717,980	-2.53%	0.00%	\$0
2011	\$43,099,478	5.85%	0.00%	\$0
2012	\$45,000,360	4.41%	0.00%	\$0
2013	\$48,298,263	7.33%	0.00%	\$0
2014	\$52,286,424	8.26%	0.00%	\$0
2015	\$57,487,559	9.95%	0.31%	\$176,331
2016	\$61,399,254	6.80%	2.77%	\$1,656,854
2017	Expires	-	-	-
2018	-	-	-	-
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Distribution is 0.1% of countywide taxable sales less sales at lodging establishments with 60 or more rooms, which do not pay MIDD sales tax per WA DOR.
2. 2011 value includes approximately \$1.1M in one-time sales tax amnesty proceeds.
3. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Criminal Justice Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2007	\$14,229,175	-	0.00%	\$0
2008	\$12,973,186	-8.83%	0.00%	\$0
2009	\$11,086,865	-14.54%	0.00%	\$0
2010	\$10,916,264	-1.54%	0.00%	\$0
2011	\$10,722,121	-1.78%	0.00%	\$0
2012	\$10,262,902	-4.28%	0.00%	\$0
2013	\$10,758,499	4.83%	0.00%	\$0
2014	\$11,528,620	7.16%	0.00%	\$0
2015	\$12,558,661	8.93%	1.17%	\$144,791
2016	\$13,028,529	3.74%	2.77%	\$351,021
2017	\$13,438,904	3.15%	4.10%	\$528,696
2018	\$13,870,849	3.21%	6.75%	\$876,860
2019	\$14,405,838	3.86%	10.79%	\$1,403,518
2020	\$13,699,499	-4.90%	2.64%	\$352,924
2021	\$13,663,756	-0.26%	-1.36%	(\$187,734)
2022	\$14,172,312	3.72%	-1.15%	(\$164,828)
2023	\$14,731,956	3.95%	-0.79%	(\$116,936)
2024	\$15,305,436	3.89%	-0.57%	(\$87,241)
2025	\$15,892,562	3.84%	new	new

Notes:

1. Distribution is 0.1% of countywide sales allocated 10% to counties and 90% by population to cities/counties per WA DOR.
2. 2011 value includes \$0.3M in one-time sales tax amnesty proceeds.
3. Forecasts for 2015 and beyond are affected by annexations (see appendix).
4. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Hotel Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2007	\$20,493,338	-	0.00%	\$0
2008	\$20,701,685	1.02%	0.00%	\$0
2009	\$16,892,478	-18.40%	0.00%	\$0
2010	\$18,044,615	6.82%	0.00%	\$0
2011	\$19,914,695	10.36%	0.00%	\$0
2012	\$21,267,812	6.79%	0.00%	\$0
2013	\$20,243,998	-4.81%	0.00%	\$0
2014	\$23,237,104	14.79%	0.00%	\$0
2015	\$26,031,673	12.03%	-0.64%	(\$167,379)
2016	\$27,967,524	7.44%	0.15%	\$43,086
2017	\$29,219,181	4.48%	1.91%	\$546,230
2018	\$30,222,086	3.43%	1.23%	\$368,068
2019	\$31,408,479	3.93%	1.39%	\$431,860
2020	\$32,011,841	1.92%	2.11%	\$661,159
2021	\$33,170,016	3.62%	2.25%	\$729,963
2022	\$34,392,168	3.68%	2.48%	\$830,705
2023	\$35,688,989	3.77%	2.76%	\$957,649
2024	\$37,016,553	3.72%	3.00%	\$1,076,522
2025	\$38,330,660	3.55%	new	new

Notes:

1. Distribution is 2% of taxable sales on accommodations within King County.
2. King County stopped receiving hotel taxes within the City of Bellevue starting in 2013.
3. From 2016-2020 revenues received will be deposited in the State's stadium and exhibition center account per RCW 67.28.180.
4. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Rental Car Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$2,735,846	-	0.00%	\$0
2007	\$2,835,416	3.64%	0.00%	\$0
2008	\$2,835,443	0.00%	0.00%	\$0
2009	\$2,651,750	-6.48%	0.00%	\$0
2010	\$2,737,771	3.24%	0.00%	\$0
2011	\$2,811,097	2.68%	0.00%	\$0
2012	\$2,857,443	1.65%	0.00%	\$0
2013	\$3,112,670	8.93%	0.00%	\$0
2014	\$3,494,072	12.25%	0.00%	\$0
2015	\$3,714,958	6.32%	1.85%	\$67,321
2016	\$3,880,294	4.45%	7.09%	\$257,023
2017	\$3,885,072	0.12%	7.22%	\$261,523
2018	\$3,907,810	0.59%	6.81%	\$249,146
2019	\$3,946,520	0.99%	6.68%	\$247,245
2020	\$3,975,432	0.73%	6.81%	\$253,354
2021	\$4,027,742	1.32%	6.77%	\$255,416
2022	\$4,087,080	1.47%	6.83%	\$261,331
2023	\$4,152,567	1.60%	6.96%	\$270,325
2024	\$4,220,586	1.64%	7.10%	\$279,957
2025	\$4,288,020	1.60%	new	new

Notes:

1. Distribution is 1% of taxable sales on rental cars within King County.
2. 2015 value is estimated. Actual value will be available Spring, 2016.

March 2016 Real Estate Excise Tax (REET 1) Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$11,710,069	-	0.00%	\$0
2007	\$9,202,858	-21.41%	0.00%	\$0
2008	\$4,912,082	-46.62%	0.00%	\$0
2009	\$3,809,800	-22.44%	0.00%	\$0
2010	\$3,647,888	-4.25%	0.00%	\$0
2011	\$3,293,751	-9.71%	0.00%	\$0
2012	\$4,047,145	22.87%	0.00%	\$0
2013	\$5,650,866	39.63%	0.00%	\$0
2014	\$5,460,692	-3.37%	0.00%	\$0
2015	\$7,300,583	33.69%	17.70%	\$1,097,836
2016	\$5,876,844	-19.50%	-1.85%	(\$110,644)
2017	\$5,984,744	1.84%	-1.23%	(\$74,375)
2018	\$6,132,140	2.46%	4.59%	\$268,918
2019	\$6,422,859	4.74%	8.65%	\$511,467
2020	\$5,832,628	-9.19%	-6.25%	(\$389,009)
2021	\$6,147,795	5.40%	-11.73%	(\$816,888)
2022	\$6,458,171	5.05%	-12.14%	(\$892,365)
2023	\$6,777,623	4.95%	-12.88%	(\$1,001,730)
2024	\$7,109,443	4.90%	-13.79%	(\$1,136,915)
2025	\$7,468,335	5.05%	new	new

Notes:

1. Distribution is 0.25% of taxable real estate sales in unincorporated King County.
2. King County also collects REET 2 (another identical 0.25%, not shown here).
3. Forecasts for 2016 and beyond are affected by annexations (see appendix).

March 2016 Investment Pool Nominal Rate of Return Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	4.68%	-	0.00%
2007	5.08%	0.40%	0.00%
2008	3.30%	-1.79%	0.00%
2009	1.76%	-1.54%	0.00%
2010	0.96%	-0.79%	0.00%
2011	0.62%	-0.34%	0.00%
2012	0.56%	-0.06%	0.00%
2013	0.51%	-0.05%	0.00%
2014	0.51%	0.00%	0.00%
2015	0.60%	0.09%	0.05%
2016	0.70%	0.10%	0.00%
2017	0.80%	0.10%	-0.20%
2018	1.10%	0.30%	-0.38%
2019	1.52%	0.42%	-0.58%
2020	2.07%	0.55%	-0.55%
2021	2.50%	0.43%	-0.52%
2022	2.83%	0.33%	-0.50%
2023	3.08%	0.26%	-0.47%
2024	3.28%	0.20%	-0.45%
2025	3.44%	0.15%	3.44%

Notes:

1. Values are nominal annual returns for the King County investment pool.

March 2016 Investment Pool Real Rate of Return Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	0.95%	-	0.00%
2007	1.16%	0.21%	0.00%
2008	-0.87%	-2.03%	0.00%
2009	1.17%	2.04%	0.00%
2010	0.66%	-0.50%	0.00%
2011	-2.00%	-2.67%	0.00%
2012	-1.93%	0.08%	0.00%
2013	-0.70%	1.23%	0.00%
2014	-1.31%	-0.62%	0.00%
2015	-0.75%	0.56%	-0.20%
2016	-1.16%	-0.40%	0.22%
2017	-1.50%	-0.34%	-0.11%
2018	-1.40%	0.10%	-0.42%
2019	-0.96%	0.44%	-0.63%
2020	-0.60%	0.36%	-0.69%
2021	-0.21%	0.39%	-0.68%
2022	0.12%	0.33%	-0.53%
2023	0.40%	0.28%	-0.48%
2024	0.61%	0.21%	-0.46%
2025	0.78%	0.17%	0.78%

Notes:

1. Values are real annual returns for the King County investment pool using STB CPI-U to adjust nominal values.

March 2016 National CPI-U Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	3.23%	-	0.00%
2007	2.85%	-0.38%	0.00%
2008	3.84%	0.99%	0.00%
2009	-0.36%	-4.20%	0.00%
2010	1.64%	2.00%	0.00%
2011	3.16%	1.52%	0.00%
2012	2.07%	-1.09%	0.00%
2013	1.46%	-0.60%	0.00%
2014	1.62%	0.16%	0.00%
2015	0.12%	-1.50%	-0.28%
2016	1.35%	1.24%	-0.78%
2017	2.29%	0.93%	-0.03%
2018	2.63%	0.34%	0.09%
2019	2.68%	0.05%	0.18%
2020	2.79%	0.11%	0.45%
2021	2.84%	0.05%	0.32%
2022	2.79%	-0.04%	0.04%
2023	2.72%	-0.07%	-0.09%
2024	2.71%	-0.01%	-0.01%
2025	2.62%	-0.09%	2.62%

Notes:

1. Series CUUR0000SAO. Values are annual growth.

March 2016 National CPI-W Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	3.19%	-	0.00%
2007	2.88%	-0.32%	0.00%
2008	4.09%	1.21%	0.00%
2009	-0.67%	-4.76%	0.00%
2010	2.07%	2.74%	0.00%
2011	3.56%	1.49%	0.00%
2012	2.10%	-1.46%	0.00%
2013	1.37%	-0.73%	0.00%
2014	1.50%	0.14%	0.00%
2015	-0.41%	-1.92%	-0.54%
2016	1.11%	1.52%	-0.93%
2017	2.32%	1.21%	-0.04%
2018	2.53%	0.21%	0.10%
2019	2.60%	0.07%	0.17%
2020	2.72%	0.12%	0.43%
2021	2.75%	0.03%	0.28%
2022	2.72%	-0.03%	0.06%
2023	2.66%	-0.06%	-0.03%
2024	2.66%	0.00%	0.03%
2025	2.58%	-0.08%	2.58%

Notes:

1. Series CWUR0000SAO. Values are annual growth.

March 2016 Seattle Annual CPI-U Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	3.70%	-	0.00%
2007	3.88%	0.18%	0.00%
2008	4.20%	0.32%	0.00%
2009	0.58%	-3.62%	0.00%
2010	0.29%	-0.29%	0.00%
2011	2.68%	2.38%	0.00%
2012	2.53%	-0.14%	0.00%
2013	1.22%	-1.32%	0.00%
2014	1.84%	0.63%	0.00%
2015	1.36%	-0.48%	0.10%
2016	2.12%	0.76%	-0.16%
2017	2.41%	0.29%	-0.10%
2018	2.71%	0.30%	0.10%
2019	2.72%	0.01%	0.12%
2020	3.01%	0.29%	0.34%
2021	3.06%	0.05%	0.32%
2022	3.04%	-0.02%	0.10%
2023	2.98%	-0.06%	-0.02%
2024	2.96%	-0.02%	-0.01%
2025	2.91%	-0.05%	2.91%

Notes:

1. Series CUURA423SAO. Values are annual growth.

March 2016 June-June Seattle CPI-W Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	4.62%	-	0.00%
2007	3.31%	-1.31%	0.00%
2008	6.19%	2.88%	0.00%
2009	-0.71%	-6.90%	0.00%
2010	-0.06%	0.65%	0.00%
2011	3.70%	3.76%	0.00%
2012	2.67%	-1.03%	0.00%
2013	1.16%	-1.51%	0.00%
2014	2.23%	1.07%	0.00%
2015	1.11%	-1.12%	0.03%
2016	0.67%	-0.44%	-1.24%
2017	2.54%	1.87%	0.12%
2018	2.62%	0.08%	0.09%
2019	2.61%	-0.01%	0.06%
2020	3.10%	0.49%	0.03%
2021	3.08%	-0.02%	-0.18%
2022	3.00%	-0.08%	-0.52%
2023	2.90%	-0.10%	-0.69%
2024	2.87%	-0.04%	-0.67%
2025	2.77%	-0.10%	2.77%

Notes:

1. Series CWURA423SAO. Values are year over year change from June of prior year to June of current year.

March 2016 Outyear COLA Comparison Forecast
Office of Economic and Financial Analysis

Year	New COLA
2013	3.09%
2014	1.67%
2015	1.48%
2016	1.05%
2017	1.41%
2018	2.17%
2019	2.53%

Notes:

1. The COLA values are calculated as 95% of the Seattle CPI-W where the CPI-W value is the average of the six most recent July-June tax year values less the average of the six prior July-June values.
2. There are multiple COLA agreements and this forecast only applies to those units on the "new COLA" formula.

March 2016 Pharmaceuticals PPI Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	11.02%	-	0.00%
2007	4.58%	-6.45%	0.00%
2008	6.87%	2.29%	0.00%
2009	6.74%	-0.13%	0.00%
2010	-0.06%	-6.80%	0.00%
2011	-5.02%	-4.96%	0.00%
2012	3.24%	8.26%	0.00%
2013	4.89%	1.65%	0.00%
2014	2.86%	-2.03%	-0.25%
2015	-4.17%	-7.03%	-1.13%
2016	-3.56%	0.61%	-9.60%
2017	1.25%	4.81%	-1.88%
2018	3.20%	1.95%	-0.89%
2019	3.72%	0.51%	-0.59%
2020	5.26%	1.55%	0.44%
2021	5.65%	0.39%	0.61%
2022	6.32%	0.67%	0.85%
2023	6.75%	0.42%	1.12%
2024	6.91%	0.16%	1.29%
2025	6.96%	0.05%	6.96%

Notes:

1. Series PCU446110446110. Values are annual growth.

March 2016 Transportation CPI Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast
2006	4.00%	-	0.00%
2007	2.11%	-1.88%	0.00%
2008	5.88%	3.77%	0.00%
2009	-8.33%	-14.22%	0.00%
2010	7.89%	16.22%	0.00%
2011	9.81%	1.92%	0.00%
2012	2.34%	-7.47%	0.00%
2013	0.02%	-2.32%	0.00%
2014	-0.66%	-0.68%	0.00%
2015	-7.81%	-7.15%	-3.36%
2016	-1.74%	6.07%	-6.17%
2017	4.50%	6.24%	0.24%
2018	4.68%	0.18%	-0.24%
2019	4.67%	-0.01%	1.14%
2020	4.08%	-0.59%	3.31%
2021	3.53%	-0.55%	1.44%
2022	2.98%	-0.55%	-0.52%
2023	2.87%	-0.11%	-0.97%
2024	2.91%	0.04%	-0.25%
2025	2.28%	-0.63%	2.28%

Notes:

1. Series CUUR0000SAT. Values are annual growth.

March 2016 Retail Gas Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
Q1 2015	\$2.56	-26.11%	0.00%	\$0.00
Q2 2015	\$2.99	-23.32%	0.00%	\$0.00
Q3 2015	\$3.01	-22.97%	-2.74%	(\$0.08)
Q4 2015	\$2.49	-20.99%	-7.22%	(\$0.19)
Q1 2016	\$2.29	-10.41%	-17.32%	(\$0.48)
Q2 2016	\$2.42	-19.13%	-23.03%	(\$0.72)
Q3 2016	\$2.48	-17.44%	-17.67%	(\$0.53)
Q4 2016	\$2.52	1.18%	-6.76%	(\$0.18)
Q1 2017	\$2.50	9.20%	-14.16%	(\$0.41)
Q2 2017	\$2.82	16.40%	-13.99%	(\$0.46)
Q3 2017	\$2.83	13.91%	-11.84%	(\$0.38)
Q4 2017	\$2.52	0.13%	-17.37%	(\$0.53)
Q1 2018	\$2.70	8.06%	-15.89%	(\$0.51)
Q2 2018	\$3.07	9.12%	-15.10%	(\$0.55)
Q3 2018	\$3.09	9.33%	-14.43%	(\$0.52)
Q4 2018	\$2.90	15.06%	-15.74%	(\$0.54)
Q1 2019	\$3.09	14.17%	-14.29%	(\$0.51)
Q2 2019	\$3.49	13.62%	-13.42%	(\$0.54)
Q3 2019	\$3.48	12.74%	-11.28%	(\$0.44)
Q4 2019	\$3.27	12.67%	-9.52%	(\$0.34)

Notes:

1. Values are for Seattle, WA, regular grades, regular formulations as quoted by the Energy Information Administration (EIA) in \$/gallon.

March 2016 Diesel & Gasoline Dollar per Gallon Forecasts
Office of Economic and Financial Analysis

Year	Diesel	Annual Change	Gasoline	Annual Change
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	\$1.45	-	\$1.66	-
2017	\$1.64	13.10%	\$1.80	8.43%
2018	\$1.80	9.76%	\$1.95	8.33%
2019	\$1.96	8.89%	\$2.03	4.10%
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Forecast diesel values are average annual Tacoma rack price for King County's ultra-low sulfur diesel purchases per Linwood, LLC.
2. Forecast gasoline values are WA state fuel prices for UNL Regular 9.0 RVP excluding delivery charges and taxes per Linwood, LLC.

March 2016 Recorded Documents Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from September 2015 Forecast	# Change from September 2015 Forecast
Q1 2015	119,982	31.59%	0.00%	0
Q2 2015	135,053	22.00%	0.02%	25
Q3 2015	139,970	19.83%	-3.20%	(4,631)
Q4 2015	118,344	0.28%	-13.42%	(18,348)
Q1 2016	112,107	-6.56%	-12.66%	(16,247)
Q2 2016	129,249	-4.30%	-10.67%	(15,434)
Q3 2016	132,442	-5.38%	-7.24%	(10,338)
Q4 2016	127,639	7.85%	-6.68%	(9,136)
Q1 2017	123,820	10.45%	-5.51%	(7,224)
Q2 2017	140,120	8.41%	-5.13%	(7,577)
Q3 2017	138,750	4.76%	-4.40%	(6,385)
Q4 2017	133,582	4.66%	-3.74%	(5,189)
Q1 2018	128,555	3.82%	-3.04%	(4,028)
Q2 2018	145,287	3.69%	-2.64%	(3,936)
Q3 2018	143,479	3.41%	-2.39%	(3,513)
Q4 2018	137,752	3.12%	-2.83%	(4,011)
Q1 2019	133,360	3.74%	-2.41%	(3,287)
Q2 2019	150,079	3.30%	-2.71%	(4,183)
Q3 2019	148,019	3.16%	-2.72%	(4,137)
Q4 2019	141,348	2.61%	-3.34%	(4,885)

Notes:

1. Values listed are the sum of official public records, recorded maps and marriage records.

March 2016 Gambling Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$3,598,898	-	0.00%	\$0
2007	\$4,429,990	23.09%	0.00%	\$0
2008	\$3,791,148	-14.42%	0.00%	\$0
2009	\$3,096,005	-18.34%	0.00%	\$0
2010	\$3,123,193	0.88%	0.00%	\$0
2011	\$2,405,747	-22.97%	0.00%	\$0
2012	\$1,826,238	-24.09%	0.00%	\$0
2013	\$2,102,642	15.14%	0.00%	\$0
2014	\$2,521,820	19.94%	0.07%	\$1,763
2015	\$2,437,669	-3.34%	-2.64%	(\$66,150)
2016	\$2,541,691	4.27%	2.85%	\$70,458
2017	\$2,488,238	-2.10%	2.59%	\$62,753
2018	\$2,463,845	-0.98%	19.64%	\$404,479
2019	\$2,447,714	-0.65%	1687.27%	\$2,310,761
2020	\$144,195	-94.11%	7.41%	\$9,950
2021	\$143,582	-0.42%	8.12%	\$10,777
2022	\$142,946	-0.44%	8.77%	\$11,530
2023	\$143,287	0.24%	9.86%	\$12,855
2024	\$143,211	-0.05%	10.27%	\$13,335
2025	\$142,793	-0.29%	new	new

Notes:

1. Values are tax receipts reported for all taxable gambling activities.
2. Forecasts for 2016 and beyond are affected by annexations (see appendix).

March 2016 E-911 Tax Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
Q1 2015	\$5,741,017	-18.77%	0.00%	\$0
Q2 2015	\$5,713,212	1.35%	-1.33%	(\$77,139)
Q3 2015	\$5,818,133	0.51%	0.50%	\$29,106
Q4 2015	\$5,756,092	-2.05%	-0.62%	(\$35,716)
Q1 2016	\$5,806,651	1.14%	-0.70%	(\$40,891)
Q2 2016	\$5,770,406	1.00%	-1.13%	(\$65,753)
Q3 2016	\$5,741,010	-1.33%	-1.45%	(\$84,175)
Q4 2016	\$5,710,397	-0.79%	-1.74%	(\$101,308)
Q1 2017	\$5,775,380	-0.54%	-1.84%	(\$108,063)
Q2 2017	\$5,741,904	-0.49%	-2.01%	(\$117,541)
Q3 2017	\$5,708,984	-0.56%	-2.17%	(\$126,394)
Q4 2017	\$5,676,532	-0.59%	-2.32%	(\$134,624)
Q1 2018	\$5,767,841	-0.13%	-2.54%	(\$150,097)
Q2 2018	\$5,727,501	-0.25%	-2.67%	(\$157,413)
Q3 2018	\$5,687,054	-0.38%	-2.81%	(\$164,568)
Q4 2018	\$5,646,463	-0.53%	-2.95%	(\$171,597)
Q1 2019	\$5,783,209	0.27%	-3.11%	(\$185,504)
Q2 2019	\$5,725,407	-0.04%	-3.25%	(\$192,117)
Q3 2019	\$5,667,532	-0.34%	-3.39%	(\$198,812)
Q4 2019	\$5,609,539	-0.65%	-3.54%	(\$205,634)

Notes:

1. Values are tax revenues for cellular (regular and prepaid), landline and VOIP accounts.
 2. Forecast utilizes actual values through November 2015. Q4-2015 value is estimated.
 3. Actual values are quarterly on an accrual basis as listed in EBS, Fund 000001110.
- Forecast includes the 1% DOR administrative fee.

March 2016 Property Tax Delinquencies Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
Q1 2015	\$5,362,506	6.97%	0.00%	\$0
Q2 2015	\$7,440,366	-7.73%	0.00%	\$0
Q3 2015	\$2,564,824	-8.46%	2.63%	\$65,771
Q4 2015	\$4,668,091	-6.74%	-3.49%	(\$168,585)
Q1 2016	\$5,212,718	-2.79%	1.90%	\$97,281
Q2 2016	\$6,890,062	-7.40%	2.54%	\$170,600
Q3 2016	\$2,766,588	7.87%	9.32%	\$235,752
Q4 2016	\$4,314,086	-7.58%	-11.53%	(\$562,099)
Q1 2017	\$5,072,428	-2.69%	4.85%	\$234,722
Q2 2017	\$6,832,727	-0.83%	6.85%	\$438,187
Q3 2017	\$2,872,397	3.82%	18.11%	\$440,469
Q4 2017	\$5,081,586	17.79%	8.05%	\$378,632
Q1 2018	\$5,099,115	0.53%	9.14%	\$426,915
Q2 2018	\$6,859,946	0.40%	9.87%	\$616,198
Q3 2018	\$2,880,448	0.28%	20.59%	\$491,748
Q4 2018	\$5,096,486	0.29%	9.77%	\$453,432
Q1 2019	\$5,108,363	0.18%	22.21%	\$928,296
Q2 2019	\$6,905,123	0.66%	23.27%	\$1,303,423
Q3 2019	\$2,901,682	0.74%	35.03%	\$752,810
Q4 2019	\$5,124,517	0.55%	22.94%	\$956,066

Notes:

1. Actual values are quarterly as listed in EBS, Fund 000000010, Acct. 31911.

March 2016 Current Expense Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	\$268,539,194	-	0.00%	\$0
2010	\$274,290,793	2.14%	0.00%	\$0
2011	\$278,152,152	1.41%	0.00%	\$0
2012	\$284,318,327	2.22%	0.00%	\$0
2013	\$313,137,887	10.14%	0.00%	\$0
2014	\$320,290,885	2.28%	0.00%	\$0
2015	\$327,660,659	2.30%	0.00%	\$0
2016	\$336,385,866	2.66%	0.01%	\$18,111
2017	\$345,370,238	2.67%	0.07%	\$247,155
2018	\$354,244,957	2.57%	0.07%	\$234,773
2019	\$363,127,984	2.51%	0.05%	\$193,553
2020	\$372,045,512	2.46%	0.02%	\$86,430
2021	\$381,042,192	2.42%	-0.03%	(\$130,802)
2022	\$390,335,548	2.44%	-0.03%	(\$111,771)
2023	\$399,756,420	2.41%	-0.03%	(\$135,603)
2024	\$409,338,264	2.40%	-0.04%	(\$159,607)
2025	\$419,098,294	2.38%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. Limited bond debt service included in CX Levy in 2013 and thereafter.
3. Levy amounts do not reflect forecasted new construction impacts from the TDR/TIF ILA between the City of Seattle and King County.

March 2016 Dev. Disabilities & Mental Health Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$4,987,894	-	0.00%	\$0
2007	\$5,148,117	3.21%	0.00%	\$0
2008	\$5,328,411	3.50%	0.00%	\$0
2009	\$5,509,017	3.39%	0.00%	\$0
2010	\$5,640,234	2.38%	0.00%	\$0
2011	\$5,737,359	1.72%	0.00%	\$0
2012	\$5,838,960	1.77%	0.00%	\$0
2013	\$5,944,036	1.80%	0.00%	\$0
2014	\$6,068,166	2.09%	0.00%	\$0
2015	\$6,196,773	2.12%	0.00%	\$0
2016	\$6,366,874	2.74%	0.00%	\$0
2017	\$6,539,862	2.72%	0.08%	\$5,439
2018	\$6,707,231	2.56%	0.04%	\$2,469
2019	\$6,874,851	2.50%	-0.01%	(\$964)
2020	\$7,042,934	2.44%	-0.08%	(\$5,847)
2021	\$7,212,347	2.41%	-0.18%	(\$12,941)
2022	\$7,387,278	2.43%	-0.21%	(\$15,492)
2023	\$7,564,681	2.40%	-0.25%	(\$18,815)
2024	\$7,745,086	2.38%	-0.29%	(\$22,313)
2025	\$7,928,802	2.37%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 Veterans Aid Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$2,244,552	-	0.00%	\$0
2007	\$2,316,652	3.21%	0.00%	\$0
2008	\$2,397,784	3.50%	0.00%	\$0
2009	\$2,479,057	3.39%	0.00%	\$0
2010	\$2,538,104	2.38%	0.00%	\$0
2011	\$2,556,438	0.72%	0.00%	\$0
2012	\$2,601,709	1.77%	0.00%	\$0
2013	\$2,648,529	1.80%	0.00%	\$0
2014	\$2,703,839	2.09%	0.00%	\$0
2015	\$2,761,143	2.12%	0.00%	\$0
2016	\$2,836,936	2.74%	0.00%	\$0
2017	\$2,914,015	2.72%	0.08%	\$2,423
2018	\$2,988,592	2.56%	0.04%	\$1,100
2019	\$3,063,279	2.50%	-0.01%	(\$430)
2020	\$3,138,173	2.44%	-0.08%	(\$2,606)
2021	\$3,213,660	2.41%	-0.18%	(\$5,767)
2022	\$3,291,605	2.43%	-0.21%	(\$6,903)
2023	\$3,370,652	2.40%	-0.25%	(\$8,384)
2024	\$3,451,036	2.38%	-0.29%	(\$9,943)
2025	\$3,532,896	2.37%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 Inter County River Improvement Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$50,000	0.00%	0.00%	\$0
2007	\$50,000	0.00%	0.00%	\$0
2008	\$50,000	0.00%	0.00%	\$0
2009	\$50,000	0.00%	0.00%	\$0
2010	\$50,000	0.00%	0.00%	\$0
2011	\$50,000	0.00%	0.00%	\$0
2012	\$50,000	0.00%	0.00%	\$0
2013	\$50,000	0.00%	0.00%	\$0
2014	\$50,000	0.00%	0.00%	\$0
2015	\$49,873	-0.25%	0.00%	\$0
2016	\$50,000	0.25%	0.00%	\$0
2017	\$50,000	0.00%	0.00%	\$0
2018	\$50,000	0.00%	0.00%	\$0
2019	\$50,000	0.00%	0.00%	\$0
2020	\$50,000	0.00%	0.00%	\$0
2021	\$50,000	0.00%	0.00%	\$0
2022	\$50,000	0.00%	0.00%	\$0
2023	\$50,000	0.00%	0.00%	\$0
2024	\$50,000	0.00%	0.00%	\$0
2025	\$50,000	0.00%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 AFIS Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	\$16,877,743	-	0.00%	\$0
2008	\$17,468,824	3.50%	0.00%	\$0
2009	\$17,234,054	-1.34%	0.00%	\$0
2010	\$15,555,595	-9.74%	0.00%	\$0
2011	\$11,592,601	-25.48%	0.00%	\$0
2012	\$11,212,493	-3.28%	0.00%	\$0
2013	\$18,528,341	65.25%	0.00%	\$0
2014	\$18,945,323	2.25%	0.00%	\$0
2015	\$19,590,000	3.40%	0.00%	\$0
2016	\$20,234,950	3.29%	0.00%	\$0
2017	\$20,816,302	2.87%	-0.65%	(\$136,289)
2018	\$21,670,550	4.10%	-0.58%	(\$126,008)
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. AFIS is a six-year lid lift in effect from 2013-2018.

March 2016 Parks Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$12,216,871	-	0.00%	\$0
2007	\$12,609,307	3.21%	0.00%	\$0
2008	\$33,946,016	169.21%	0.00%	\$0
2009	\$36,596,350	7.81%	0.00%	\$0
2010	\$37,102,038	1.38%	0.00%	\$0
2011	\$38,260,504	3.12%	0.00%	\$0
2012	\$40,076,386	4.75%	0.00%	\$0
2013	\$41,283,924	3.01%	0.00%	\$0
2014	\$63,633,008	54.14%	0.00%	\$0
2015	\$65,762,804	3.35%	0.00%	\$0
2016	\$67,925,490	3.29%	0.00%	\$0
2017	\$69,741,617	2.67%	-0.84%	(\$592,804)
2018	\$72,603,730	4.10%	-0.77%	(\$563,821)
2019	\$75,594,911	4.12%	-0.73%	(\$558,689)
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. Values for 2008-2013 include the Parks Operating & Expansion lid lifts (expired in 2013).
3. The values for 2014-2019 are for the Parks lid lift approved by voters in 2013.

March 2016 Children and Family Justice Center Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	\$21,908,512	-	0.00%	\$0
2014	\$22,366,030	2.09%	0.00%	\$0
2015	\$23,080,793	3.20%	0.00%	\$0
2016	\$23,821,948	3.21%	0.00%	\$0
2017	\$24,458,829	2.67%	0.04%	\$9,999
2018	\$25,084,781	2.56%	-0.01%	(\$1,409)
2019	\$25,711,677	2.50%	-0.06%	(\$14,484)
2020	\$26,340,301	2.44%	-0.13%	(\$33,045)
2021	\$26,973,925	2.41%	-0.22%	(\$59,833)
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. The C&FJC lid lift is a nine-year lid lift in effect from 2013-2021.

March 2016 Veterans and Human Services Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$13,448,844	-	0.00%	\$0
2007	\$13,880,852	3.21%	0.00%	\$0
2008	\$14,366,946	3.50%	0.00%	\$0
2009	\$14,853,888	3.39%	0.00%	\$0
2010	\$15,207,674	2.38%	0.00%	\$0
2011	\$15,469,686	1.72%	0.00%	\$0
2012	\$15,882,255	2.67%	0.00%	\$0
2013	\$16,409,992	3.32%	0.00%	\$0
2014	\$16,774,932	2.22%	0.00%	\$0
2015	\$17,350,514	3.43%	0.00%	\$0
2016	\$17,918,894	3.28%	0.00%	\$1
2017	\$18,397,952	2.67%	-0.84%	(\$156,414)
2018	-	-	-	-
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. The V&HS lid lift is a six-year lid lift in effect from 2012-2017.

March 2016 PSERN Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	\$29,727,603	-	1.87%	\$544,910
2017	\$30,535,300	2.72%	1.95%	\$584,645
2018	\$31,316,748	2.56%	1.90%	\$585,362
2019	\$32,099,362	2.50%	1.85%	\$583,947
2020	\$32,884,194	2.45%	1.78%	\$575,989
2021	\$33,675,219	2.41%	1.68%	\$558,010
2022	\$34,492,026	2.43%	1.65%	\$561,362
2023	\$35,320,363	2.40%	1.61%	\$561,337
2024	\$36,162,714	2.38%	1.58%	\$560,795
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. "PSERN" is an acronym for the Puget Sound Emergency Radio Network.
3. The PSERN levy is in effect from 2016-2024.

March 2016 Best Start For Kids Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	\$59,455,206	-	new	new
2017	\$62,259,704	4.72%	new	new
2018	\$65,098,245	4.56%	new	new
2019	\$68,027,052	4.50%	new	new
2020	\$71,050,751	4.44%	new	new
2021	\$74,180,862	4.41%	new	new
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. The BSFK levy is in effect from 2016 thru 2021.

March 2016 Emergency Medical Services (EMS) Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$59,125,468	-	0.00%	\$0
2007	\$61,271,823	3.63%	0.00%	\$0
2008	\$101,838,056	66.21%	0.00%	\$0
2009	\$105,583,802	3.68%	0.00%	\$0
2010	\$102,097,238	-3.30%	0.00%	\$0
2011	\$98,589,189	-3.44%	0.00%	\$0
2012	\$95,268,834	-3.37%	0.00%	\$0
2013	\$93,870,870	-1.47%	0.00%	\$0
2014	\$113,541,015	20.95%	0.00%	\$0
2015	\$116,769,207	2.84%	0.00%	\$0
2016	\$119,879,727	2.66%	-0.10%	(\$114,547)
2017	\$123,155,186	2.73%	-0.01%	(\$7,119)
2018	\$126,318,086	2.57%	-0.05%	(\$64,522)
2019	\$129,484,180	2.51%	-0.10%	(\$134,009)
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. The previous existing EMS levy expired in 2013.
3. The EMS levy is a six-year levy in effect from 2014-2019.

March 2016 Conservation Futures Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$14,759,876	-	0.00%	\$0
2007	\$15,259,661	3.39%	0.00%	\$0
2008	\$15,755,647	3.25%	0.00%	\$0
2009	\$16,360,030	3.84%	0.00%	\$0
2010	\$16,738,720	2.31%	0.00%	\$0
2011	\$17,061,273	1.93%	0.00%	\$0
2012	\$17,416,782	2.08%	0.00%	\$0
2013	\$17,566,647	0.86%	0.00%	\$0
2014	\$17,955,638	2.21%	0.00%	\$0
2015	\$18,389,600	2.42%	0.00%	\$0
2016	\$18,877,155	2.65%	-0.35%	(\$66,352)
2017	\$19,393,112	2.73%	-0.27%	(\$52,188)
2018	\$19,891,283	2.57%	-0.32%	(\$64,030)
2019	\$20,389,938	2.51%	-0.38%	(\$78,095)
2020	\$20,890,519	2.46%	-0.45%	(\$95,183)
2021	\$21,395,507	2.42%	-0.56%	(\$120,321)
2022	\$21,915,659	2.43%	-0.61%	(\$134,275)
2023	\$22,445,333	2.42%	-0.65%	(\$147,749)
2024	\$22,983,345	2.40%	-0.70%	(\$162,445)
2025	\$23,531,491	2.38%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 Unincorporated Area/Roads Property Tax Levy Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2007	\$78,812,633	-	0.00%	\$0
2008	\$81,135,147	2.95%	0.00%	\$0
2009	\$83,470,224	2.88%	0.00%	\$0
2010	\$84,675,096	1.44%	0.00%	\$0
2011	\$86,104,033	1.69%	0.00%	\$0
2012	\$73,706,592	-14.40%	0.00%	\$0
2013	\$67,537,651	-8.37%	0.00%	\$0
2014	\$71,721,038	6.19%	0.00%	\$0
2015	\$81,182,066	13.19%	0.00%	\$0
2016	\$82,424,494	1.53%	1.23%	\$999,577
2017	\$87,069,138	5.64%	1.96%	\$1,672,550
2018	\$88,964,961	2.18%	1.54%	\$1,352,532
2019	\$90,623,594	1.86%	2.69%	\$2,371,296
2020	\$92,291,723	1.84%	4.65%	\$4,097,841
2021	\$90,259,348	-2.20%	0.20%	\$179,563
2022	\$93,994,306	4.14%	2.52%	\$2,313,112
2023	\$95,719,650	1.84%	2.59%	\$2,416,379
2024	\$97,471,864	1.83%	2.66%	\$2,523,941
2025	\$99,252,854	1.83%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.
2. The UAL/Roads levy values are affected by annexations (see appendix).
3. Forecast values are total levy amounts and do not reflect reduced collections within each year due to annexations except for the 2016 value which includes the impact of the Klahanie annexation to the City of Sammamish.

March 2016 UAL/Roads Property Tax Annexation Addendum
Office of Economic and Financial Analysis

Tax Year	UAL/Roads Levy Rate	Annexation Area	Annexation Area Assessed Value	UAL/Roads Levy Annexation Reduction
2009				
2010				
2011				
2012				
2013				
2014				
2015				
2016	\$2.25	Klahanie	\$1,867,574,551	\$4,202,043
2017	\$2.25			
2018	\$2.18	NH Sliver + Triangle	\$140,856,156	\$307,573
2019	\$2.15			
2020	\$2.10	-North Highline Y -Renton West Hill -East Fed. Way	\$5,689,821,563	\$11,935,604
2021	\$2.25			
2022	\$2.23			
2023	\$2.17			
2024	\$2.11			
2025	\$2.06			

March 2016 Flood District Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	\$36,070,313	-	0.00%	\$0
2012	\$36,896,149	2.29%	0.00%	\$0
2013	\$41,346,031	12.06%	0.00%	\$0
2014	\$52,104,009	26.02%	0.00%	\$0
2015	\$53,571,768	2.82%	0.00%	\$0
2016	\$55,124,711	2.90%	0.15%	\$82,406
2017	\$56,620,624	2.71%	0.23%	\$129,844
2018	\$58,069,673	2.56%	0.18%	\$106,288
2019	\$59,520,888	2.50%	0.13%	\$78,735
2020	\$60,976,113	2.44%	0.06%	\$38,647
2021	\$62,442,852	2.41%	-0.03%	(\$20,537)
2022	\$63,957,361	2.43%	-0.06%	(\$40,370)
2023	\$65,493,275	2.40%	-0.10%	(\$66,852)
2024	\$67,055,179	2.38%	-0.14%	(\$94,813)
2025	\$68,645,750	2.37%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 Ferry District Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	\$1,183,252	-	0.00%	\$0
2012	\$1,183,252	0.00%	0.00%	\$0
2013	\$1,183,252	0.00%	0.00%	\$0
2014	\$1,183,252	0.00%	0.00%	\$0
2015	\$1,183,252	0.00%	0.00%	\$0
2016	\$1,183,252	0.00%	0.00%	\$0
2017	\$1,183,252	0.00%	0.00%	\$0
2018	\$1,183,252	0.00%	0.00%	\$0
2019	\$1,183,252	0.00%	0.00%	\$0
2020	\$1,183,252	0.00%	0.00%	\$0
2021	\$1,183,252	0.00%	0.00%	\$0
2022	\$1,183,252	0.00%	0.00%	\$0
2023	\$1,183,252	0.00%	0.00%	\$0
2024	\$1,183,252	0.00%	0.00%	\$0
2025	\$1,183,252	0.00%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 Transit Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	-	-	-	-
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	\$22,122,922	-	0.00%	\$0
2011	\$22,623,470	2.26%	0.00%	\$0
2012	\$23,823,382	5.30%	0.00%	\$0
2013	\$23,473,405	-1.47%	0.00%	\$0
2014	\$25,426,082	8.32%	0.00%	\$0
2015	\$26,253,065	3.25%	0.00%	\$0
2016	\$26,951,390	2.66%	-0.10%	(\$27,006)
2017	\$27,687,885	2.73%	-0.01%	(\$2,870)
2018	\$28,399,007	2.57%	-0.06%	(\$15,852)
2019	\$29,110,830	2.51%	-0.11%	(\$31,595)
2020	\$29,825,348	2.45%	-0.18%	(\$52,931)
2021	\$30,546,145	2.42%	-0.27%	(\$83,509)
2022	\$31,290,685	2.44%	-0.30%	(\$95,241)
2023	\$32,045,469	2.41%	-0.34%	(\$110,160)
2024	\$32,813,138	2.40%	-0.38%	(\$125,883)
2025	\$33,595,066	2.38%	new	new

Notes:

1. Values are total levy amounts and have not been adjusted for undercollections.

March 2016 UTGO Bond Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from September 2015 Forecast	\$ Change from September 2015 Forecast
2006	\$46,680,000	-	0.00%	\$0
2007	\$44,200,000	-5.31%	0.00%	\$0
2008	\$40,000,000	-9.50%	0.00%	\$0
2009	\$39,300,000	-1.75%	0.00%	\$0
2010	\$25,050,000	-36.26%	0.00%	\$0
2011	\$23,500,000	-6.19%	0.00%	\$0
2012	\$22,460,000	-4.43%	0.00%	\$0
2013	\$21,040,000	-6.32%	0.00%	\$0
2014	\$19,630,000	-6.70%	0.00%	\$0
2015	\$11,620,000	-40.80%	0.00%	\$0
2016	\$16,820,000	44.75%	0.00%	\$0
2017	\$16,880,000	0.36%	0.00%	\$0
2018	\$17,300,000	2.49%	0.00%	\$0
2019	\$16,370,000	-5.38%	0.00%	\$0
2020	\$15,230,000	-6.96%	0.00%	\$0
2021	\$13,950,000	-8.40%	0.00%	\$0
2022	\$14,270,000	2.29%	0.00%	\$0
2023	\$14,610,000	2.38%	0.00%	\$0
2024	-	-	-	-
2025	-	-	-	-

Notes:

1. Values are total levy amounts and have been adjusted for undercollections.

Annexation Assumptions:

Area	Date Annexed	2015 Population Est.
Klahanie	01/01/16	11,397
NH Sliver and Triangle	01/01/18	177
North Highline Y (remainder)	01/01/20	18,649
Renton West Hill	01/01/20	16,577
East Federal Way	01/01/20	22,068

Property tax adjustments:

The Uninc Area Assessed Value, Uninc New Construction and UAL/Roads Levy Forecasts have been adjusted for the annexations listed above. (Pages 3, 5, 41)

Sales tax adjustments:

The Local Option and Criminal Justice Sales Tax Forecasts have been adjusted for the annexations listed above. (Pages 7 & 10)

In addition, all sales tax forecasts have been adjusted for delinquent payments, include mitigation payments in outyears and deduct the 1% DOR admin fee.

These forecasts are presented on accrual basis. (Pages 7 thru 10)

REET Adjustments:

REET data presents 0.25% of King County's 0.50% real estate tax. (Page 13)

The REET Forecast has been adjusted for the annexations listed above.

Investment Pool Real Rate of Return:

The Investment Pool Real Rate of Return Forecast is deflated by the Seattle CPI-U mean forecast. Series CUURA423SAO.