

Draft forecast submitted for Forecast Council approval on March 10, 2017

March 2017 King County Economic and Revenue Forecast

Office of Economic and Financial Analysis

March 10, 2017

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March 2017 Countywide Assessed Value Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$298,755,199,059	-	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	\$426,335,605,836	9.85%	0.00%	\$0
2017	\$471,456,288,020	10.58%	2.17%	\$10,032,856,651
2018	\$507,968,760,251	7.74%	3.85%	\$18,851,300,617
2019	\$534,217,824,074	5.17%	4.58%	\$23,399,769,661
2020	\$554,778,096,642	3.85%	3.84%	\$20,501,125,137
2021	\$578,813,088,535	4.33%	3.11%	\$17,462,326,105
2022	\$610,020,338,705	5.39%	2.83%	\$16,793,924,635
2023	\$641,239,915,829	5.12%	2.45%	\$15,325,186,775
2024	\$671,628,928,691	4.74%	1.74%	\$11,478,383,676
2025	\$705,237,880,651	5.00%	1.35%	\$9,413,990,524
2026	\$740,075,338,069	4.94%	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 2017 Unincorporated Assessed Value Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$45,145,645,420	-	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%	0.00%	\$0
2017	\$39,044,967,515	6.58%	0.04%	\$14,941,347
2018	\$41,321,763,796	5.83%	0.04%	\$16,799,408
2019	\$42,876,182,387	3.76%	0.09%	\$36,798,873
2020	\$43,851,377,278	2.27%	-1.71%	(\$760,643,570)
2021	\$43,289,261,967	-1.28%	6.79%	\$2,751,846,623
2022	\$40,930,705,082	-5.45%	-3.97%	(\$1,690,955,105)
2023	\$42,615,320,295	4.12%	-4.80%	(\$2,150,999,813)
2024	\$44,236,768,998	3.80%	-5.94%	(\$2,794,740,201)
2025	\$45,935,899,355	3.84%	-7.13%	(\$3,524,022,225)
2026	\$47,680,036,860	3.80%	new	new

Notes:

1. Includes taxable value only.
2. Unincorporated assessed values are affected by annexations (see appendix).

March 2017 Countywide New Construction Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$5,950,400,000	-	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%	0.00%	\$0
2017	\$8,438,451,607	38.06%	30.02%	\$1,948,519,535
2018	\$7,928,193,230	-6.05%	19.38%	\$1,287,301,351
2019	\$7,645,996,365	-3.56%	12.89%	\$873,013,661
2020	\$7,155,531,074	-6.41%	6.04%	\$407,354,216
2021	\$7,080,997,304	-1.04%	4.73%	\$319,576,327
2022	\$7,247,113,422	2.35%	3.20%	\$224,823,160
2023	\$7,408,555,346	2.23%	2.05%	\$148,895,746
2024	\$7,687,971,379	3.77%	2.56%	\$191,850,518
2025	\$7,934,192,570	3.20%	1.95%	\$151,383,624
2026	\$8,217,253,700	3.57%	new	new

Notes:

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

March 2017 Unincorporated New Construction Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$1,051,911,167	-	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%	0.00%	\$0
2017	\$333,644,251	7.27%	6.34%	\$19,891,543
2018	\$344,816,305	3.35%	7.40%	\$23,765,516
2019	\$332,542,880	-3.56%	1.90%	\$6,195,321
2020	\$310,292,308	-6.69%	-4.57%	(\$14,860,013)
2021	\$294,090,422	-5.22%	3.68%	\$10,432,720
2022	\$272,393,192	-7.38%	-7.54%	(\$22,208,598)
2023	\$278,461,219	2.23%	-8.57%	(\$26,098,780)
2024	\$288,963,473	3.77%	-8.11%	(\$25,516,638)
2025	\$298,218,051	3.20%	-8.66%	(\$28,289,308)
2026	\$308,857,311	3.57%	new	new

Notes:

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

March 2017 King County Sales and Use Taxbase Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$49,268,622,240	-	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	\$57,615,757,460	10.09%	0.00%	\$0
2016	\$62,350,000,000	8.22%	-0.73%	(\$460,539,102)
2017	\$65,517,669,306	5.08%	-0.77%	(\$511,115,768)
2018	\$68,944,261,713	5.23%	1.25%	\$853,059,057
2019	\$71,209,312,815	3.29%	1.09%	\$765,776,875
2020	\$73,764,128,486	3.59%	1.90%	\$1,372,545,602
2021	\$76,171,618,317	3.26%	1.27%	\$957,482,167
2022	\$78,574,412,547	3.15%	-0.08%	(\$62,922,086)
2023	\$81,416,582,268	3.62%	-0.55%	(\$454,055,366)
2024	\$84,382,474,220	3.64%	-0.79%	(\$671,558,191)
2025	\$87,698,791,154	3.93%	-0.71%	(\$626,767,116)
2026	\$90,978,670,091	3.74%	new	new

Notes:

1. Actual values are taxable sales for King County as reported by the Washington DOR.
2. 2016 value is estimated. Actual value will available Spring 2017.

March 2017 Local and Option Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2008	\$87,672,896	-	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	\$104,719,894	8.73%	0.00%	\$0
2016	\$112,744,280	7.66%	-1.58%	(\$1,805,416)
2017	\$118,904,893	5.46%	-1.15%	(\$1,381,147)
2018	\$125,100,218	5.21%	0.56%	\$695,192
2019	\$129,194,224	3.27%	0.40%	\$509,665
2020	\$130,314,602	0.87%	2.37%	\$3,019,836
2021	\$130,757,445	0.34%	-1.12%	(\$1,476,358)
2022	\$134,867,110	3.14%	-2.43%	(\$3,356,884)
2023	\$139,728,965	3.60%	-2.89%	(\$4,162,213)
2024	\$144,802,654	3.63%	-3.13%	(\$4,671,501)
2025	\$150,476,261	3.92%	-3.04%	(\$4,722,754)
2026	\$156,477,957	3.99%	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 2017 and beyond are affected by annexations (see appendix).
4. 2016 value is estimated. Actual value will available Spring 2017.

March 2017 Metro Transit Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$442,042,300	-	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	\$526,663,508	9.85%	0.00%	\$0
2016	\$566,855,123	7.63%	-1.64%	(\$9,432,056)
2017	\$598,735,179	5.62%	-1.11%	(\$6,745,539)
2018	\$629,714,987	5.17%	0.89%	\$5,544,585
2019	\$650,175,657	3.25%	0.73%	\$4,680,219
2020	\$673,261,154	3.55%	1.53%	\$10,114,382
2021	\$695,012,899	3.23%	0.91%	\$6,266,573
2022	\$716,722,638	3.12%	-0.43%	(\$3,082,548)
2023	\$742,412,162	3.58%	-0.90%	(\$6,726,594)
2024	\$769,222,706	3.61%	-1.13%	(\$8,796,558)
2025	\$799,207,432	3.90%	-1.05%	(\$8,493,801)
2026	\$830,928,227	3.97%	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. 2016 value is estimated. Actual value will be available Spring 2017.

March 2017 Mental Health Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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	\$52,288,413	8.26%	0.00%	\$0
2015	\$57,487,652	9.94%	0.00%	\$0
2016	\$61,916,531	7.70%	-1.55%	(\$975,149)
2017	\$65,224,402	5.34%	-1.11%	(\$735,115)
2018	\$68,599,803	5.18%	0.89%	\$603,920
2019	\$70,829,123	3.25%	0.72%	\$509,747
2020	\$73,344,421	3.55%	1.53%	\$1,101,812
2021	\$75,714,404	3.23%	0.91%	\$682,587
2022	\$78,079,809	3.12%	-0.43%	(\$336,016)
2023	\$80,878,819	3.58%	-0.90%	(\$733,041)
2024	\$83,799,965	3.61%	-1.13%	(\$958,566)
2025	\$87,066,944	3.90%	-1.05%	(\$925,578)
2026	\$90,523,070	3.97%	new	new

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. 2016 value is estimated. Actual value will be available Spring 2017.

March 2017 Criminal Justice Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2008	\$12,973,186	-	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	\$12,564,407	8.98%	0.00%	\$0
2016	\$13,240,678	5.38%	-0.61%	(\$81,272)
2017	\$13,728,445	3.68%	-0.77%	(\$105,877)
2018	\$14,436,696	5.16%	1.26%	\$180,282
2019	\$14,900,679	3.21%	1.09%	\$160,235
2020	\$15,006,828	0.71%	8.22%	\$1,139,257
2021	\$14,401,854	-4.03%	4.11%	\$568,101
2022	\$14,443,630	0.29%	-0.08%	(\$11,389)
2023	\$14,959,208	3.57%	-0.55%	(\$82,544)
2024	\$15,497,310	3.60%	-0.78%	(\$122,111)
2025	\$16,099,179	3.88%	-0.70%	(\$113,960)
2026	\$16,735,925	3.96%	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 2017 and beyond are affected by annexations (see appendix).
4. 2016 value is estimated. Actual value will be available Spring 2017.

March 2017 Hotel Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2008	\$20,701,685	-	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	\$26,115,934	12.39%	0.00%	\$0
2016	\$28,835,050	10.41%	1.15%	\$328,346
2017	\$30,786,430	6.77%	2.12%	\$639,501
2018	\$31,811,361	3.33%	3.16%	\$974,122
2019	\$32,746,254	2.94%	2.72%	\$867,794
2020	\$33,790,685	3.19%	2.78%	\$914,219
2021	\$34,986,525	3.54%	2.93%	\$994,548
2022	\$37,953,389	8.48%	5.38%	\$1,938,055
2023	\$39,502,587	4.08%	5.42%	\$2,029,630
2024	\$41,196,926	4.29%	5.63%	\$2,196,507
2025	\$42,976,190	4.32%	5.98%	\$2,423,573
2026	\$44,839,357	4.34%	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. 2016 value is estimated. Actual value will be available Spring 2017.

March 2017 Rental Car Sales Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$2,835,416	-	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	\$3,734,599	6.88%	0.00%	\$0
2016	\$3,955,995	5.93%	-0.77%	(\$30,829)
2017	\$4,087,939	3.34%	1.70%	\$68,205
2018	\$4,181,109	2.28%	2.11%	\$86,325
2019	\$4,264,926	2.00%	1.80%	\$75,584
2020	\$4,353,527	2.08%	1.86%	\$79,629
2021	\$4,450,642	2.23%	1.95%	\$85,258
2022	\$4,682,847	5.22%	3.29%	\$149,013
2023	\$4,803,416	2.57%	3.33%	\$154,807
2024	\$4,931,335	2.66%	3.45%	\$164,384
2025	\$5,062,785	2.67%	3.63%	\$177,382
2026	\$5,197,734	2.67%	new	new

Notes:

1. Distribution is 1% of taxable sales on rental cars within King County.
2. 2016 value is estimated. Actual value will available Spring 2017.

March 2017 Real Estate Excise Tax (REET 1) Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$9,202,858	-	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%	0.00%	\$0
2016	\$7,431,560	1.79%	14.21%	\$924,838
2017	\$7,498,914	0.91%	13.82%	\$910,310
2018	\$7,651,733	2.04%	13.91%	\$934,606
2019	\$7,819,594	2.19%	13.08%	\$904,433
2020	\$7,605,495	-2.74%	22.71%	\$1,407,642
2021	\$6,780,094	-10.85%	12.29%	\$742,004
2022	\$7,043,498	3.88%	12.10%	\$760,425
2023	\$7,587,654	7.73%	12.07%	\$817,426
2024	\$7,857,587	3.56%	12.10%	\$848,330
2025	\$8,137,186	3.56%	12.08%	\$877,205
2026	\$8,422,870	3.51%	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 2017 and beyond are affected by annexations (see appendix).

March 2017 Investment Pool Nominal Rate of Return Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	5.08%	-	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%	0.00%
2016	0.83%	0.23%	0.08%
2017	1.05%	0.22%	0.25%
2018	1.30%	0.25%	0.45%
2019	1.57%	0.27%	0.35%
2020	1.90%	0.33%	0.26%
2021	2.18%	0.27%	0.15%
2022	2.43%	0.25%	0.05%
2023	2.65%	0.23%	-0.04%
2024	2.84%	0.18%	-0.13%
2025	2.97%	0.14%	-0.20%
2026	3.10%	new	new

Notes:

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

March 2017 Investment Pool Real Rate of Return Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	1.16%	-	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%	0.00%
2016	-1.36%	-0.60%	0.26%
2017	-1.74%	-0.39%	-0.09%
2018	-1.35%	0.40%	0.25%
2019	-1.01%	0.34%	0.20%
2020	-0.67%	0.33%	0.12%
2021	-0.38%	0.30%	0.06%
2022	-0.17%	0.20%	0.01%
2023	0.05%	0.22%	-0.08%
2024	0.24%	0.19%	-0.13%
2025	0.37%	0.13%	-0.23%
2026	0.47%	new	new

Notes:

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

March 2017 National CPI-U Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	2.85%	-	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%	0.00%
2016	1.26%	1.14%	-0.46%
2017	2.69%	1.43%	-0.05%
2018	2.67%	-0.02%	0.20%
2019	2.57%	-0.11%	0.01%
2020	2.83%	0.26%	0.26%
2021	2.67%	-0.16%	0.07%
2022	2.70%	0.03%	0.13%
2023	2.70%	0.00%	0.11%
2024	2.65%	-0.05%	0.04%
2025	2.68%	0.03%	0.13%
2026	2.73%	new	new

Notes:

1. Series CUUR0000SAO. Values are annual growth.

March 2017 National CPI-W Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	2.88%	-	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%	0.00%
2016	0.98%	1.39%	-0.58%
2017	2.62%	1.64%	-0.02%
2018	2.52%	-0.10%	0.13%
2019	2.49%	-0.02%	-0.01%
2020	2.79%	0.30%	0.24%
2021	2.69%	-0.10%	0.11%
2022	2.77%	0.07%	0.19%
2023	2.80%	0.03%	0.22%
2024	2.78%	-0.02%	0.19%
2025	2.82%	0.04%	0.28%
2026	2.90%	new	new

Notes:

1. Series CWUR0000SAO. Values are annual growth.

March 2017 Seattle Annual CPI-U Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	3.88%	-	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%	0.00%
2016	2.21%	0.85%	-0.39%
2017	2.97%	0.75%	0.41%
2018	2.89%	-0.07%	0.26%
2019	2.81%	-0.09%	0.22%
2020	2.82%	0.02%	0.21%
2021	2.78%	-0.05%	0.15%
2022	2.93%	0.16%	0.15%
2023	2.93%	0.00%	0.14%
2024	2.90%	-0.03%	0.10%
2025	2.89%	-0.01%	0.12%
2026	2.93%	new	new

Notes:

1. Series CUURA423SAO. Values are annual growth.

March 2017 June-June Seattle CPI-W Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	3.31%	-	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	1.08%	-1.15%	0.00%
2016	1.99%	0.91%	0.00%
2017	2.78%	0.79%	0.08%
2018	2.50%	-0.27%	0.04%
2019	2.43%	-0.08%	-0.06%
2020	2.53%	0.10%	0.24%
2021	2.43%	-0.10%	0.16%
2022	2.76%	0.33%	0.01%
2023	2.73%	-0.03%	0.01%
2024	2.67%	-0.06%	-0.02%
2025	2.66%	-0.01%	0.04%
2026	2.68%	new	new

Notes:

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

March 2017 Outyear COLA Comparison Forecast
Office of Economic and Financial Analysis

Year	New COLA
2014	1.67%
2015	1.48%
2016	1.05%
2017	1.78%
2018	2.35%
2019	2.42%
2020	2.35%

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 2017 Pharmaceuticals PPI Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	4.58%	-	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%	0.00%
2015	-4.17%	-7.03%	0.00%
2016	-1.42%	2.75%	0.61%
2017	3.54%	4.96%	1.90%
2018	1.53%	-2.01%	-1.07%
2019	3.10%	1.57%	-0.70%
2020	4.42%	1.32%	-0.47%
2021	5.68%	1.27%	-0.17%
2022	6.22%	0.53%	-0.19%
2023	6.47%	0.25%	-0.66%
2024	6.65%	0.18%	-0.84%
2025	6.86%	0.20%	-0.76%
2026	6.93%	new	new

Notes:

1. Series PCU446110446110. Values are annual growth.

March 2017 Transportation CPI Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast
2007	2.11%	-	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%	0.00%
2016	-2.10%	5.72%	-2.04%
2017	6.33%	8.43%	1.45%
2018	2.63%	-3.71%	-1.22%
2019	2.59%	-0.04%	-0.56%
2020	4.34%	1.75%	0.98%
2021	3.41%	-0.93%	-0.29%
2022	3.47%	0.06%	0.42%
2023	2.64%	-0.84%	-0.23%
2024	2.02%	-0.62%	-0.91%
2025	1.95%	-0.07%	-0.48%
2026	1.93%	new	new

Notes:

1. Series CUUR0000SAT. Values are annual growth.

March 2017 Retail Gas Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from August 2016 Forecast	\$ Change from August 2016 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%	0.00%	\$0.00
Q4 2015	\$2.49	-20.99%	0.00%	\$0.00
Q1 2016	\$2.25	-11.89%	0.00%	\$0.00
Q2 2016	\$2.48	-16.95%	0.00%	\$0.00
Q3 2016	\$2.63	-12.62%	-3.98%	(\$0.11)
Q4 2016	\$2.64	6.10%	-2.16%	(\$0.06)
Q1 2017	\$2.82	25.21%	-0.03%	(\$0.00)
Q2 2017	\$3.21	29.26%	1.82%	\$0.06
Q3 2017	\$3.22	22.46%	7.03%	\$0.21
Q4 2017	\$3.03	14.65%	9.93%	\$0.27
Q1 2018	\$3.13	10.92%	13.36%	\$0.37
Q2 2018	\$3.56	10.75%	18.12%	\$0.55
Q3 2018	\$3.21	-0.26%	6.62%	\$0.20
Q4 2018	\$2.88	-4.78%	2.43%	\$0.07
Q1 2019	\$2.99	-4.42%	2.54%	\$0.07
Q2 2019	\$3.37	-5.13%	3.65%	\$0.12
Q3 2019	\$3.25	1.16%	-0.61%	(\$0.02)
Q4 2019	\$3.08	6.75%	0.69%	\$0.02

Notes:

1. Values are for Seattle, WA, regular grades, regular formulations as quoted by the Energy Information Administration (EIA) in \$/gallon (EMM_EPMRU_PTE_Y48SE_DPG.)

March 2017 Diesel & Gasoline Dollar per Gallon Forecasts

Office of Economic and Financial Analysis

Year	Diesel	Annual Change	Gasoline	Annual Change
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	\$1.89	-	\$2.22	-
2018	\$2.05	8.47%	\$2.29	3.15%
2019	\$2.14	4.39%	\$2.35	2.62%
2020	\$2.23	4.21%	\$2.42	2.98%
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

Notes:

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

March 2017 Recorded Documents Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from August 2016 Forecast	# Change from August 2016 Forecast
Q1 2015	119,982	31.59%	0.00%	0
Q2 2015	135,053	22.00%	0.00%	0
Q3 2015	139,970	19.83%	0.00%	0
Q4 2015	118,344	0.28%	0.00%	0
Q1 2016	109,858	-8.44%	0.00%	0
Q2 2016	131,992	-2.27%	0.00%	0
Q3 2016	147,051	5.06%	13.46%	17,439
Q4 2016	143,599	21.34%	22.64%	26,509
Q1 2017	131,957	20.12%	9.67%	11,637
Q2 2017	148,852	12.77%	9.53%	12,951
Q3 2017	145,656	-0.95%	8.83%	11,813
Q4 2017	138,185	-3.77%	8.00%	10,230
Q1 2018	135,368	2.59%	10.02%	12,324
Q2 2018	150,735	1.26%	7.55%	10,577
Q3 2018	147,358	1.17%	5.66%	7,895
Q4 2018	140,780	1.88%	4.42%	5,962
Q1 2019	134,004	-1.01%	3.27%	4,239
Q2 2019	151,125	0.26%	2.57%	3,792
Q3 2019	150,159	1.90%	3.44%	4,994
Q4 2019	144,637	2.74%	4.56%	6,310

Notes:

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

March 2017 Gambling Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$4,429,990	-	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%	0.00%	\$0
2015	\$2,437,669	-3.34%	0.00%	\$0
2016	\$2,609,974	7.07%	5.35%	\$132,551
2017	\$2,690,388	3.08%	10.11%	\$247,057
2018	\$2,620,040	-2.61%	9.20%	\$220,630
2019	\$2,555,006	-2.48%	6.33%	\$152,102
2020	\$2,185,317	-14.47%	1467.22%	\$2,045,878
2021	\$150,785	-93.10%	7.90%	\$11,038
2022	\$152,295	1.00%	8.21%	\$11,560
2023	\$152,787	0.32%	8.73%	\$12,268
2024	\$151,314	-0.96%	7.65%	\$10,758
2025	\$150,231	-0.72%	6.58%	\$9,272
2026	\$150,231	0.00%	new	new

Notes:

1. Values are tax receipts reported for all taxable gambling activities.
2. Forecasts for 2017 and beyond are affected by annexations (see appendix).

March 2017 E-911 Tax Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
Q1 2015	\$5,740,835	-18.77%	0.00%	\$0
Q2 2015	\$5,713,071	1.35%	0.00%	\$0
Q3 2015	\$5,800,356	0.51%	0.00%	\$0
Q4 2015	\$5,810,268	-2.05%	0.00%	\$0
Q1 2016	\$5,841,575	1.75%	0.00%	\$0
Q2 2016	\$5,763,447	0.88%	-0.80%	(\$46,520)
Q3 2016	\$5,839,368	0.67%	1.26%	\$72,801
Q4 2016	\$5,690,557	-2.06%	-0.71%	(\$40,532)
Q1 2017	\$5,734,717	-1.83%	-1.20%	(\$69,501)
Q2 2017	\$5,754,816	-0.15%	-0.46%	(\$26,810)
Q3 2017	\$5,779,140	-1.03%	0.31%	\$18,001
Q4 2017	\$5,803,757	1.99%	1.02%	\$58,506
Q1 2018	\$5,786,759	0.91%	-0.70%	(\$41,018)
Q2 2018	\$5,775,467	0.36%	-0.21%	(\$11,911)
Q3 2018	\$5,764,394	-0.26%	0.30%	\$17,128
Q4 2018	\$5,753,652	-0.86%	0.81%	\$46,455
Q1 2019	\$5,757,396	-0.51%	-1.26%	(\$73,345)
Q2 2019	\$5,747,630	-0.48%	-0.50%	(\$28,948)
Q3 2019	\$5,738,165	-0.46%	0.28%	\$15,842
Q4 2019	\$5,729,024	-0.43%	1.08%	\$61,044

Notes:

1. Values are tax revenues for cellular (regular and prepaid), landline and VOIP accounts.
2. Forecast utilizes actual values through November 2016.
3. Actual values are quarterly on an accrual basis as listed in EBS, Fund 000001110.
Forecast includes the 1% DOR administrative fee.

March 2017 Penalties and Interest on Delinquent Property Taxes Forecast
Office of Economic and Financial Analysis

Quarter	Value	YOY Change	% Change from August 2016 Forecast	\$ Change from August 2016 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%	0.00%	\$0
Q4 2015	\$4,668,091	-6.74%	0.00%	\$0
Q1 2016	\$4,753,808	-11.35%	-0.03%	(\$1,452)
Q2 2016	\$6,771,215	-8.99%	0.00%	\$0
Q3 2016	\$2,476,507	-3.44%	2.61%	\$62,888
Q4 2016	\$3,561,700	-23.70%	-17.79%	(\$770,504)
Q1 2017	\$4,779,096	0.53%	10.02%	\$435,087
Q2 2017	\$6,251,906	-7.67%	2.90%	\$176,189
Q3 2017	\$2,278,754	-7.99%	-13.24%	(\$347,875)
Q4 2017	\$3,784,317	6.25%	-18.45%	(\$855,964)
Q1 2018	\$4,283,869	-10.36%	-8.11%	(\$377,889)
Q2 2018	\$5,772,661	-7.67%	-6.68%	(\$413,255)
Q3 2018	\$2,410,973	5.80%	-8.48%	(\$223,340)
Q4 2018	\$4,237,631	11.98%	-9.16%	(\$427,501)
Q1 2019	\$4,377,963	2.20%	-8.48%	(\$405,499)
Q2 2019	\$5,904,366	2.28%	-7.11%	(\$452,056)
Q3 2019	\$2,472,817	2.57%	-8.72%	(\$236,299)
Q4 2019	\$4,357,785	2.84%	-9.16%	(\$439,524)

Notes:

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

March 2017 Current Expense Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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%	0.00%	\$0
2017	\$346,643,924	3.05%	0.55%	\$1,909,122
2018	\$355,623,283	2.59%	0.68%	\$2,413,965
2019	\$364,592,627	2.52%	0.80%	\$2,906,589
2020	\$373,169,813	2.35%	0.82%	\$3,032,869
2021	\$381,717,527	2.29%	0.83%	\$3,133,148
2022	\$390,379,334	2.27%	0.83%	\$3,202,582
2023	\$399,088,774	2.23%	0.82%	\$3,230,646
2024	\$407,927,162	2.21%	0.81%	\$3,295,768
2025	\$416,893,429	2.20%	0.81%	\$3,369,390
2026	\$425,989,628	2.18%	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 2017 Dev. Disabilities & Mental Health Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$5,148,117	-	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	\$6,554,111	2.94%	0.40%	\$26,270
2018	\$6,730,319	2.69%	0.64%	\$42,848
2019	\$6,899,338	2.51%	0.76%	\$51,991
2020	\$7,061,117	2.34%	0.78%	\$54,453
2021	\$7,222,218	2.28%	0.79%	\$56,436
2022	\$7,385,233	2.26%	0.79%	\$57,768
2023	\$7,549,140	2.22%	0.78%	\$58,346
2024	\$7,715,506	2.20%	0.78%	\$59,708
2025	\$7,884,175	2.19%	0.78%	\$61,175
2026	\$8,055,253	2.17%	new	new

Notes:

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

March 2017 Veterans Aid Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$2,316,652	-	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	\$2,920,364	2.94%	0.40%	\$11,705
2018	\$2,998,878	2.69%	0.64%	\$19,091
2019	\$3,074,189	2.51%	0.76%	\$23,165
2020	\$3,146,275	2.34%	0.78%	\$24,262
2021	\$3,218,058	2.28%	0.79%	\$25,146
2022	\$3,290,693	2.26%	0.79%	\$25,739
2023	\$3,363,727	2.22%	0.78%	\$25,997
2024	\$3,437,855	2.20%	0.78%	\$26,604
2025	\$3,513,011	2.19%	0.78%	\$27,258
2026	\$3,589,239	2.17%	new	new

Notes:

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

March 2017 Inter County River Improvement Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$50,000	-	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%	0.00%	\$0
2026	\$50,000	0.00%	new	new

Notes:

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

March 2017 AFIS Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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	\$19,590,685	3.41%	0.00%	\$685
2016	\$20,234,950	3.29%	0.00%	\$0
2017	\$21,022,256	3.89%	0.40%	\$83,494
2018	\$21,970,226	4.51%	0.75%	\$164,293
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

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 2017 Parks Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$12,609,307	-	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	\$70,568,324	3.89%	0.40%	\$280,269
2018	\$73,751,097	4.51%	0.75%	\$552,030
2019	\$76,712,899	4.02%	0.91%	\$691,536
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

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 2017 Children and Family Justice Center Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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	\$24,512,139	2.90%	0.40%	\$98,283
2018	\$25,182,311	2.73%	0.69%	\$171,419
2019	\$25,814,676	2.51%	0.80%	\$205,882
2020	\$26,420,009	2.34%	0.82%	\$215,357
2021	\$27,022,822	2.28%	0.83%	\$223,056
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

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 2017 Veterans and Human Services Lid Lift Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$13,880,852	-	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%	\$0
2017	\$18,616,034	3.89%	0.40%	\$73,926
2018	\$19,455,533	4.51%	0.75%	\$145,472
2019	\$20,236,881	4.02%	0.91%	\$182,288
2020	\$21,000,120	3.77%	0.87%	\$181,465
2021	\$21,800,788	3.81%	1.12%	\$241,228
2022	\$22,604,555	3.69%	1.28%	\$284,686
2023	\$23,503,127	3.98%	1.27%	\$295,740
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

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. 2018-2023 values are provided for information only and assume a continuation of the existing levy parameters.

March 2017 PSERN Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	\$29,727,603	-	0.00%	\$0
2017	\$30,601,830	2.94%	0.40%	\$122,656
2018	\$31,438,407	2.73%	0.68%	\$213,884
2019	\$32,227,913	2.51%	0.80%	\$256,929
2020	\$32,983,603	2.34%	0.82%	\$268,718
2021	\$33,736,103	2.28%	0.83%	\$278,311
2022	\$34,497,565	2.26%	0.83%	\$284,840
2023	\$35,263,199	2.22%	0.82%	\$287,867
2024	\$36,040,284	2.20%	0.82%	\$294,516
2025	-	-	-	-
2026	-	-	-	-

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 2017 Best Start For Kids Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	\$59,455,206	-	-	-
2017	\$62,379,867	4.92%	0.39%	\$245,312
2018	\$65,346,113	4.76%	0.69%	\$449,407
2019	\$68,294,054	4.51%	0.81%	\$547,946
2020	\$71,261,359	4.34%	0.83%	\$584,079
2021	\$74,312,436	4.28%	0.84%	\$616,583
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

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 2017 Emergency Medical Services (EMS) Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$61,271,823	-	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%	0.00%	\$0
2017	\$123,483,769	3.01%	0.45%	\$555,008
2018	\$126,806,128	2.69%	0.68%	\$857,573
2019	\$130,002,496	2.52%	0.80%	\$1,032,863
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-

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 2017 Conservation Futures Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$15,259,661	-	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%	0.00%	\$0
2017	\$19,443,654	3.00%	0.45%	\$86,776
2018	\$19,968,781	2.70%	0.69%	\$136,844
2019	\$20,473,002	2.53%	0.81%	\$164,082
2020	\$20,952,462	2.34%	0.81%	\$169,169
2021	\$21,433,602	2.30%	0.83%	\$176,461
2022	\$21,920,643	2.27%	0.84%	\$182,997
2023	\$22,409,579	2.23%	0.83%	\$184,633
2024	\$22,903,960	2.21%	0.82%	\$186,439
2025	\$23,409,089	2.21%	0.82%	\$191,454
2026	\$23,918,727	2.18%	new	new

Notes:

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

March 2017 Unincorporated Area/Roads Property Tax Levy Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2008	\$81,135,147	-	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%	0.00%	(\$0)
2017	\$87,678,035	6.37%	0.07%	\$57,961
2018	\$89,345,789	1.90%	0.13%	\$117,075
2019	\$90,969,366	1.82%	0.15%	\$134,854
2020	\$92,545,376	1.73%	0.11%	\$103,779
2021	\$94,101,177	1.68%	3.17%	\$2,891,992
2022	\$92,094,086	-2.13%	-2.09%	(\$1,961,953)
2023	\$95,698,412	3.91%	0.02%	\$16,157
2024	\$97,316,869	1.69%	-0.01%	(\$8,552)
2025	\$98,960,186	1.69%	-0.03%	(\$28,889)
2026	\$100,241,837	1.30%	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.

March 2017 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				
2017	\$2.25			
2018	\$2.16			
2019	\$2.12	NH Sliver + Triangle	\$126,619,266	\$268,645
2020	\$2.11	North Highline Y	\$1,852,222,340	\$3,908,990
2021	\$2.17	-Renton West Hill -East Fed. Way	\$4,112,826,316	\$8,940,365
2022	\$2.25			
2023	\$2.25			
2024	\$2.20			
2025	\$2.15			
2026	\$2.10			

March 2017 Flood District Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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%	0.00%	\$0
2017	\$55,124,711	0.00%	-2.46%	(\$1,392,038)
2018	\$56,634,515	2.74%	-2.18%	(\$1,264,284)
2019	\$58,056,775	2.51%	-2.07%	(\$1,226,190)
2020	\$59,418,124	2.34%	-2.05%	(\$1,244,184)
2021	\$60,773,764	2.28%	-2.04%	(\$1,266,153)
2022	\$62,145,506	2.26%	-2.04%	(\$1,294,231)
2023	\$63,524,756	2.22%	-2.05%	(\$1,329,052)
2024	\$64,924,696	2.20%	-2.05%	(\$1,357,682)
2025	\$66,344,022	2.19%	-2.05%	(\$1,385,958)
2026	\$67,783,613	2.17%	new	new

Notes:

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

March 2017 Marine Levy Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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	\$5,769,754	387.62%	0.46%	\$26,555
2018	\$5,924,889	2.69%	0.70%	\$41,246
2019	\$6,073,680	2.51%	0.82%	\$49,380
2020	\$6,216,099	2.34%	0.84%	\$51,631
2021	\$6,357,921	2.28%	0.85%	\$53,461
2022	\$6,501,427	2.26%	0.85%	\$54,719
2023	\$6,645,720	2.22%	0.84%	\$55,314
2024	\$6,792,176	2.20%	0.84%	\$56,600
2025	\$6,940,661	2.19%	0.84%	\$57,980
2026	\$7,091,265	2.17%	new	new

Notes:

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

March 2017 Transit Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
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%	0.00%	\$0
2017	\$23,315,897	-13.49%	1.04%	\$238,878
2018	\$23,628,519	1.34%	0.05%	\$12,961
2019	\$29,230,450	23.71%	0.81%	\$235,266
2020	\$29,917,907	2.35%	0.83%	\$245,583
2021	\$30,602,977	2.29%	0.84%	\$253,843
2022	\$31,297,142	2.27%	0.84%	\$259,646
2023	\$31,995,123	2.23%	0.83%	\$262,145
2024	\$32,703,445	2.21%	0.83%	\$267,646
2025	\$33,421,994	2.20%	0.83%	\$273,828
2026	\$34,150,948	2.18%	new	new

Notes:

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

March 2017 UTGO Bond Property Tax Forecast
Office of Economic and Financial Analysis

Tax Year	Value	Annual Growth	% Change from August 2016 Forecast	\$ Change from August 2016 Forecast
2007	\$44,200,000	-	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	-	-	-	-
2026	-	-	-	-

Notes:

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

Annexation Assumptions:

Area	Date Annexed	2017 Population Est.
NH Sliver and Triangle	01/01/19	177
North Highline Y (remainder)	01/01/20	19,150
Renton West Hill	01/01/21	17,023
East Federal Way	01/01/21	22,661

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.