



Port of Walla Walla Burbank/Wallula Gap Tax Increment Area

Project Analysis Report

Personal Property Tax Revenues

RCW 39.114 states that only real property can be included in the calculation of increment value, and therefore the TIA only receives tax allocation revenue from real property. Accordingly, tax revenue generated by all personal property (predominately machinery and equipment) is distributed to overlapping taxing districts.

As previously shown in Exhibit 5 of the Port of Walla Walla/Wallula Gap Tax Increment Area Project Analysis Report (Report), the Port is aware of six planned development projects within the proposed TIA boundary, but expects many other properties (not included in this report) to also develop. Two of the six properties, forecast to be reflected on the tax roll in 2028, are expected to include personal property investments totaling \$450.0 million in 2023 dollars (\$547.5 million in nominal dollars). This personal property assessed value is not included in the calculation of tax allocation revenues, but will generate revenue for all overlapping taxing districts. Exhibit 24 and Exhibit 25 of the Report, excerpted below, show the tax revenue forecast generated from this personal property value for each overlapping taxing district over the lifetime of the proposed TIA. While this revenue totals \$41.7 million for general government levies and \$18.3 million for state school levies through 2049, additional speculative development would also result in increased revenue beyond this report's forecast. The increase in personal property value would not result in a net increase in total tax revenue for the Burbank School District, but rather would reduce the levy rate that the school district imposes to produce the approved annual levy amounts.



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Exhibit 1. Tax Revenue Generated from Personal Property, General Government Levies, Proposed Burbank/Wallula Gap TIA (Nominal \$)

Tax Year	County Current Expense	Fire District #5	Port of Walla Walla	County Public Works General Fund	Rural Library General Fund	EMS Levy	Total
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ 515,476	\$ 593,769	\$ 121,031	\$ 792,910	\$ 182,362	\$ 259,088	\$ 2,464,636
2030	\$ 502,322	\$ 585,820	\$ 117,942	\$ 775,299	\$ 178,107	\$ 252,476	\$ 2,411,967
2031	\$ 488,756	\$ 573,898	\$ 114,757	\$ 755,766	\$ 173,511	\$ 245,658	\$ 2,352,346
2032	\$ 475,523	\$ 561,957	\$ 111,650	\$ 736,608	\$ 169,011	\$ 239,007	\$ 2,293,756
2033	\$ 462,619	\$ 550,055	\$ 108,620	\$ 717,835	\$ 164,610	\$ 273,747	\$ 2,277,486
2034	\$ 450,037	\$ 538,213	\$ 105,666	\$ 699,448	\$ 160,305	\$ 267,032	\$ 2,220,700
2035	\$ 437,771	\$ 526,447	\$ 102,786	\$ 681,444	\$ 156,097	\$ 259,756	\$ 2,164,301
2036	\$ 425,752	\$ 514,533	\$ 99,964	\$ 663,655	\$ 151,952	\$ 252,624	\$ 2,108,481
2037	\$ 413,972	\$ 502,396	\$ 97,198	\$ 646,047	\$ 147,862	\$ 245,635	\$ 2,053,111
2038	\$ 402,500	\$ 490,450	\$ 94,505	\$ 628,850	\$ 143,871	\$ 238,827	\$ 1,999,003
2039	\$ 391,328	\$ 478,702	\$ 91,882	\$ 612,058	\$ 139,979	\$ 273,747	\$ 1,987,696
2040	\$ 380,451	\$ 467,155	\$ 89,328	\$ 595,666	\$ 136,182	\$ 267,000	\$ 1,935,782
2041	\$ 369,861	\$ 455,811	\$ 86,841	\$ 579,667	\$ 132,479	\$ 259,571	\$ 1,884,230
2042	\$ 359,552	\$ 444,669	\$ 84,421	\$ 564,056	\$ 128,869	\$ 252,336	\$ 1,833,902
2043	\$ 349,517	\$ 433,731	\$ 82,065	\$ 548,824	\$ 125,350	\$ 245,294	\$ 1,784,780
2044	\$ 339,750	\$ 422,997	\$ 79,771	\$ 533,966	\$ 121,919	\$ 238,439	\$ 1,736,843
2045	\$ 330,237	\$ 412,463	\$ 77,538	\$ 519,464	\$ 118,573	\$ 273,747	\$ 1,732,022
2046	\$ 320,979	\$ 402,134	\$ 75,364	\$ 505,324	\$ 115,313	\$ 266,933	\$ 1,686,047
2047	\$ 311,972	\$ 392,010	\$ 73,249	\$ 491,537	\$ 112,136	\$ 259,445	\$ 1,640,349
2048	\$ 303,208	\$ 382,090	\$ 71,191	\$ 478,099	\$ 109,042	\$ 252,156	\$ 1,595,785
2049	\$ 294,681	\$ 372,373	\$ 69,189	\$ 465,001	\$ 106,028	\$ 245,065	\$ 1,552,337
Total	\$ 8,326,265	\$ 10,101,672	\$ 1,954,957	\$ 12,991,525	\$ 2,973,556	\$ 5,367,583	\$ 41,715,559

Source: Tiberius Solutions with information from the Port of Walla Walla





Exhibit 2. Tax Revenue Generated from Personal Property, School Levies, Proposed Burbank/Wallula Gap TIA (Nominal \$)

Tax Year	State Schools Part 1	Schools Part 2	Total
2025	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -
2029	\$ 746,648	\$ 399,305	\$ 1,145,953
2030	\$ 725,308	\$ 387,892	\$ 1,113,201
2031	\$ 704,577	\$ 376,806	\$ 1,081,382
2032	\$ 684,437	\$ 366,035	\$ 1,050,472
2033	\$ 664,871	\$ 355,572	\$ 1,020,443
2034	\$ 645,863	\$ 345,407	\$ 991,271
2035	\$ 627,398	\$ 335,532	\$ 962,930
2036	\$ 609,379	\$ 325,896	\$ 935,275
2037	\$ 591,878	\$ 316,536	\$ 908,413
2038	\$ 574,879	\$ 307,445	\$ 882,323
2039	\$ 558,368	\$ 298,615	\$ 856,983
2040	\$ 542,332	\$ 290,039	\$ 832,370
2041	\$ 526,756	\$ 281,709	\$ 808,464
2042	\$ 511,627	\$ 273,618	\$ 785,245
2043	\$ 496,933	\$ 265,760	\$ 762,693
2044	\$ 482,661	\$ 258,127	\$ 740,788
2045	\$ 468,799	\$ 250,714	\$ 719,513
2046	\$ 455,336	\$ 243,513	\$ 698,849
2047	\$ 442,258	\$ 236,519	\$ 678,778
2048	\$ 429,557	\$ 229,727	\$ 659,283
2049	\$ 417,220	\$ 223,129	\$ 640,349
Total	\$ 11,907,086	\$ 6,367,893	\$ 18,274,979

Source: Tiberius Solutions with information from the Port of Walla Walla

