

CAPITAL FACILITIES PLAN

2020 to 2025

**Tahoma School District
No. 409**

Adopted: July 14, 2020

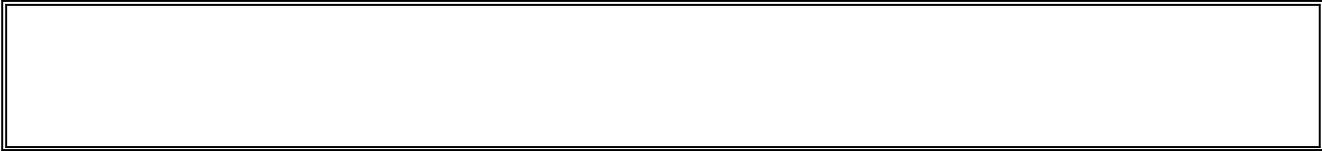


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TAHOMA SCHOOL DISTRICT NO. 409
2020
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District continues to receive healthy enrollment gains in each of the last six years. In 2014, the total student headcount was 7,650 and in October 2019 the count is 8,846 (8,613 FTE), an increase of 15.63 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years at all three grade levels.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. At this time, development plans are unknown for the remaining undeveloped portion of the Summit Pit area which has been annexed into the City of Maple Valley. At one time, a large residential development of 1,500 units was planned. Two apartment complexes were built recently within the city limits. One complex will have 200 various size apartments and the second complex has 126 apartments. The District is also aware of other planned homes being built currently within city limits. It is the District's experience that new houses tend to yield the largest number of students five or six years after the initial occupancy.

The District's voters approved a construction bond in 2013. The bond measure has paid for the following projects and enabled the District to implement the following programmatic changes:

- Built a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Created a regional learning center at the new Tahoma High School that is offering more education choices to high school students during the day and evening classes to the community through partnerships with Green River Community College and Renton Technical College.
- Built a new Lake Wilderness Elementary School with enrollment of 759 students.
- Realigned grade levels at four of the district's eight schools to create two middle schools for grades 6-8 and six elementary schools, K-5, resulting in net new capacity.
- Greatly reduced the use of portable (temporary) classrooms at all sites.
- Safety and security improvements continue to be made at all schools.

SIX-YEAR ENROLLMENT PROJECTIONS

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2020 through 2029. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District's boundaries. Because the demographer's projections do not exclude students in grades 9-12 who participate outside of District facilities in Running Start programs, the District has adjusted the demographer's grade 9-12 projections for the purposes of this Capital Facilities Plan. On average, the District's experience is that between 7% and 10% of high school students are participating in Running Start, with these percentages growing in recent years.

Calculations based on the 2019 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,614 (October 2019 FTE) is projected to increase to 9,072 (FTE) in the 2025-2026 school year – an increase of 5.32 percent. All grade levels will experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases. The District will include updated information in future updates to this Plan.

Appendix A includes the District's enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and class size for grades 4 – 6 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art and STEM, music and physical education in self-contained classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 2) at every elementary school.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 30.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not conducive for scheduling general classes.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

Cedar River	K-5	Is over capacity by 156 students in permanent facilities and is 64 students over capacity when considering relocatable facilities.
Glacier Park	K-5	Is over capacity by 94 students in permanent facilities and 44 students under capacity when considering relocatable facilities.
Lake Wilderness	K-5	Is over capacity by 28 students in permanent facilities.
Rock Creek	K-5	Is over capacity by 98 students in permanent facilities and 40 under capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 13 students in permanent facilities and 105 students under capacity when considering relocatable facilities.
Tahoma	K-5	Is over capacity by 145 students in permanent facilities and 53 students under capacity when considering relocatable facilities.
Maple View Middle	6-8	Is under capacity by 182 students in permanent facilities.
Summit Trail Middle	6-8	Is over capacity by 23 students in permanent facilities and under capacity by 209 students when considering relocatable facilities.
Tahoma High	9-12	Is under capacity by 110 students in permanent facilities.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 19 Head Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	460	92	616
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	621	138	715
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	0	787
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	621	138	719
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	506	92	493
Tahoma Elementary	K-5	24425 S.E. 216 th Maple Valley, 98038	598	92	743
Maple View Middle School	6-8	18200 SE 240 th Kent, 98042	1,247	0	1065
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,102	232	1125
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,693	0	2,583

Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	18200 SE 240 th Kent, 98042

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

On November 5, 2013, the District passed a \$195 million bond measure to fund new capacity and noncapacity projects, including the rebuild and expansion of Lake Wilderness Elementary and a new comprehensive high school.

In September 2017, the District opened with two new schools – Tahoma Senior High School and the new Lake Wilderness Elementary School, along with substantial completion of construction and remodeling to the other existing schools to accommodate the new grade level configurations and needed net capacity.

The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

The District continues to review enrollment increases and related housing needs. Future updates to this CFP will include any adopted adjustments.

Additional capacity improvements may be necessary to serve development in the Summit Pit area and other developing areas that have been planned recently. Future updates to this Capital Facilities Plan will provide information of any additional capacity improvements.

PROJECTED ENROLLMENT AND CAPACITY (2020-2025)

Elementary (K-5)	2020	2021	2022	2023	2024	2025
Permanent Program Capacity	3,565	3,703**	3,703	3,703	3,703	3,703
Total Relocatable Capacity	552	552	552	552	552	552
Total Capacity	4,117	4,255	4,255	4,255	4,255	4,255
Projected Enrollment	4,004	4,039	4,058	4,113	4,137	4,165
Available Capacity (Temp. & Perm. Facilities)	113	216	197	142	118	90

*In 2017, New Lake Wilderness Elementary opened, and Cedar River Elementary and Tahoma Elementary opened for a total of six elementary schools.

**New permanent modular classrooms at Cedar River Elementary School.

Middle Schools (6/8)	2020	2021	2022	2023	2024	2025
Permanent Program Capacity	2,349	2,349	2,349	2,349	2,349	2,349
Total Relocatable Capacity	232	232	232	232	232	232
Total Capacity	2,581	2,581	2,581	2,581	2,581	2,581
Projected Enrollment	2,303	2,295	2,301	2,241	2,238	2,235
Available Capacity (Temp. & Perm. Facilities)	278	286	280	340	343	346

*New grade configuration of 6-8 implemented in 2017; Summit Trail Middle School and Maple View Middle School opened.

High School (9-12)	2020	2021	2022	2023	2024	2025
Permanent Program Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Total Relocatable Capacity	0	0	0	0	0	0
Total Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Projected Enrollment	2,411	2,513	2,537	2,639	2,695	2,672
Available Capacity (Temp. & Perm. Facilities)	282	180	156	54	(2)	21

*New grade configuration of 9-12 implemented in 2017; new High School opened.

For the District's internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District's ten year enrollment projections (through the 2028-29 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten year planning period. It also assumes that the enrollment projections prepared in the 2018-19 school year hold steady through the 2028-29 school year. However, enrollment projections are generally most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2028-29 should be viewed through that lens. The District will continue to update its projections on a regular basis. Finally, the chart assumes that all high school students are full FTE students with no participation in out-of-district programs such as Running Start.

PROJECTED ENROLLMENT AND CAPACITY (2028-29 school year)

	K-5	6-8	9-12
Projected Enrollment	4,214	2,296	2,900
Permanent Capacity	3,703	2,349	2,693
Total Capacity (Temp/Perm)	4,255	2,581	2,693
Available Capacity (Temp/Perm)	41	285	(207)

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

In order to meet expected enrollment increases and to address other facility needs, the District is relying on recent capacity projects, capacity adjustments, and grade reconfiguration. The following charts summarizes the District's remodeling, expansion and new construction projects. New building projects that were completed the Summer of 2017 include: Tahoma Senior High School and Regional Learning Center with a grade 9-12 configuration and the new Lake Wilderness Elementary School.

Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level.

The District is currently planning for a six classroom permanent modular construction addition at the Cedar River Elementary School campus. These classrooms will create additional K-5 capacity needed to serve growth.

The Financial Plan on the following page reflects costs related to the projects and secured or anticipated sources of funding based on the present District match ratio and impact fees projections.

The District, with the recent completion of the 2013 bond projects and associated grade reconfiguration, as well as the additional capacity planned at Cedar River Elementary School, has planned for capacity to serve new students from growth in the next six years. As such, the growth-related projects at Tahoma Senior High School and the new Lake Wilderness Elementary School remain in the District's school impact fee formula. The District will monitor available capacity and make appropriate adjustments in future updates to this Capital Facilities Plan. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan.

The District created a Housing Committee comprised of staff and community members to review and propose solutions for long term capacity needs. The committee meetings have been on hold since March 2020 due to COVID-19 and will resume when conditions allow. Future updates to this Capital Facilities Plan will include information regarding the Housing Committee's recommendations.

In addition to the projects described above, the District recently completed non-capacity improvements at various schools throughout the District as described below:

- Cedar River Elementary: miscellaneous building upgrades.
- Glacier Park Elementary: miscellaneous building upgrades.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Maple View Middle School: miscellaneous building upgrades.

Several of these projects included classroom capacity additions.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost
New Lake Wilderness Elementary	2016	2017	24216 Witte Road SE	759	100%	State Match, Bonds, Impact Fees	Previously purchased	\$41,000,000
New High School	2015	2017	Summit Pit	2,693	100%	State Match, Bonds, Impact Fees	\$9,000,000	\$144,000,000
Cedar River Elementary School Permanent Modular Classroom Addition	2020	2021	22615 Sweeney Rd SE	138	100%	Local Funds, Impact Fees	N/A	\$3,000,000
TOTAL							\$9,000,000	\$188,000,000

* Previously purchased property paid from earlier bond issues unless otherwise noted.

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost
Tahoma Elementary Improvements	2019	2020	24425 SE 216th	Bonds	Previously Purchased	\$570,725.56
TOTAL						\$570,725.56

* Previously purchased property paid from earlier bond issues unless otherwise noted.

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State School Construction Assistance Program (SCAP) funds to be reimbursed to the District and property taxes to fund the projects through bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2020.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$5,748 and multi-family housing will yield a fee of \$4,366.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts in King County.

STUDENT FACTOR RATES

2020 Composite Student Generation Rates

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average
Elementary	0.250	0.181	0.394	0.370	0.328	0.305
Middle	0.131	0.069	0.189	0.153	0.108	0.130
High	0.152	0.099	0.185	0.147	0.101	0.137
Total	0.533	0.349	0.768	0.670	0.537	0.572

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average
Elementary	0.433	0.506	0.226	0.082	0.052	0.198
Middle	0.185	0.252	0.107	0.035	0.019	0.087
High	0.175	0.252	0.128	0.033	0.014	0.088
Total	0.793	1.010	0.461	0.151	0.085	0.373

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

APPENDIX A – ENROLLMENT PROJECTIONS

Tahoma Enrollment History

Births	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
King County	22,874	22,860	24,244	24,899	25,190	25,057	24,514	24,630	25032	24,910
K Enroll as %	2.03%	2.20%	2.04%	2.11%	2.16%	2.35%	2.19%	2.25%	2.34%	2.48%
City of Maple Valley	319	354	405	379	393	348	334	342	329	325
K Enroll % of City	145.8%	142.4%	122.2%	138.8%	138.7%	169.5%	161.1%	161.7%	178.4%	189.8%

Medium Range Forecast

										Projected Births									
										2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
										25,348	25,487	26,011	25,273	25,682	25,842	26,012	25,935	25,864	25,798
										2.46%	2.49%	2.47%	2.49%	2.51%	2.52%	2.52%	2.52%	2.52%	2.52%
										369	383	380	365	360	362	364	363	362	361
										168.8%	165.6%	168.7%	172.3%	179.4%	180.2%	180.2%	180.2%	180.2%	180.2%

October P223 Enrollment (Headcount)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
K	465	504	495	526	545	590	538	553	587	617	K	623	634	641	629	645	652	656	654	653	651
1	553	495	551	572	592	614	641	603	591	598	1	629	633	647	654	645	658	665	670	668	666
2	547	570	524	587	569	645	621	647	642	644	2	626	659	663	677	682	671	684	692	696	694
3	571	564	588	552	606	600	663	656	691	668	3	676	657	688	692	704	708	697	711	718	723
4	568	580	557	624	575	625	615	688	688	720	4	695	704	678	710	711	722	726	714	729	737
5	561	591	585	576	640	580	642	645	707	710	5	743	717	722	695	726	726	737	740	729	743
6	556	565	605	609	604	643	602	637	656	743	6	730	764	736	741	711	740	740	752	755	743
7	616	569	574	621	613	622	681	630	664	670	7	771	757	787	758	760	728	758	758	770	773
8	580	647	580	587	629	618	631	689	644	664	8	680	782	772	802	770	770	737	768	768	780
9	646	601	645	601	597	627	632	652	696	673	9	684	700	804	794	821	787	787	753	785	785
10	553	627	586	630	583	580	620	624	657	687	10	665	676	687	788	775	800	767	767	734	765
11	582	534	570	540	569	522	529	570	587	618	11	633	613	629	639	731	717	740	709	710	679
12	531	547	504	545	528	539	498	491	544	548	12	588	603	582	598	605	691	678	699	670	671
Total	7,329	7,394	7,364	7,570	7,650	7,805	7,913	8,085	8,354	8,560	Total	8,743	8,899	9,036	9,178	9,286	9,369	9,372	9,388	9,384	9,410

Change	79	65	-30	206	80	155	108	172	269	206	183	155	137	142	108	83	3	16	-4	26
% Change	1.1%	0.9%	-0.4%	2.8%	1.1%	2.0%	1.4%	2.2%	3.3%	2.5%	2.1%	1.8%	1.5%	1.6%	1.2%	0.9%	0.0%	0.2%	0.0%	0.3%

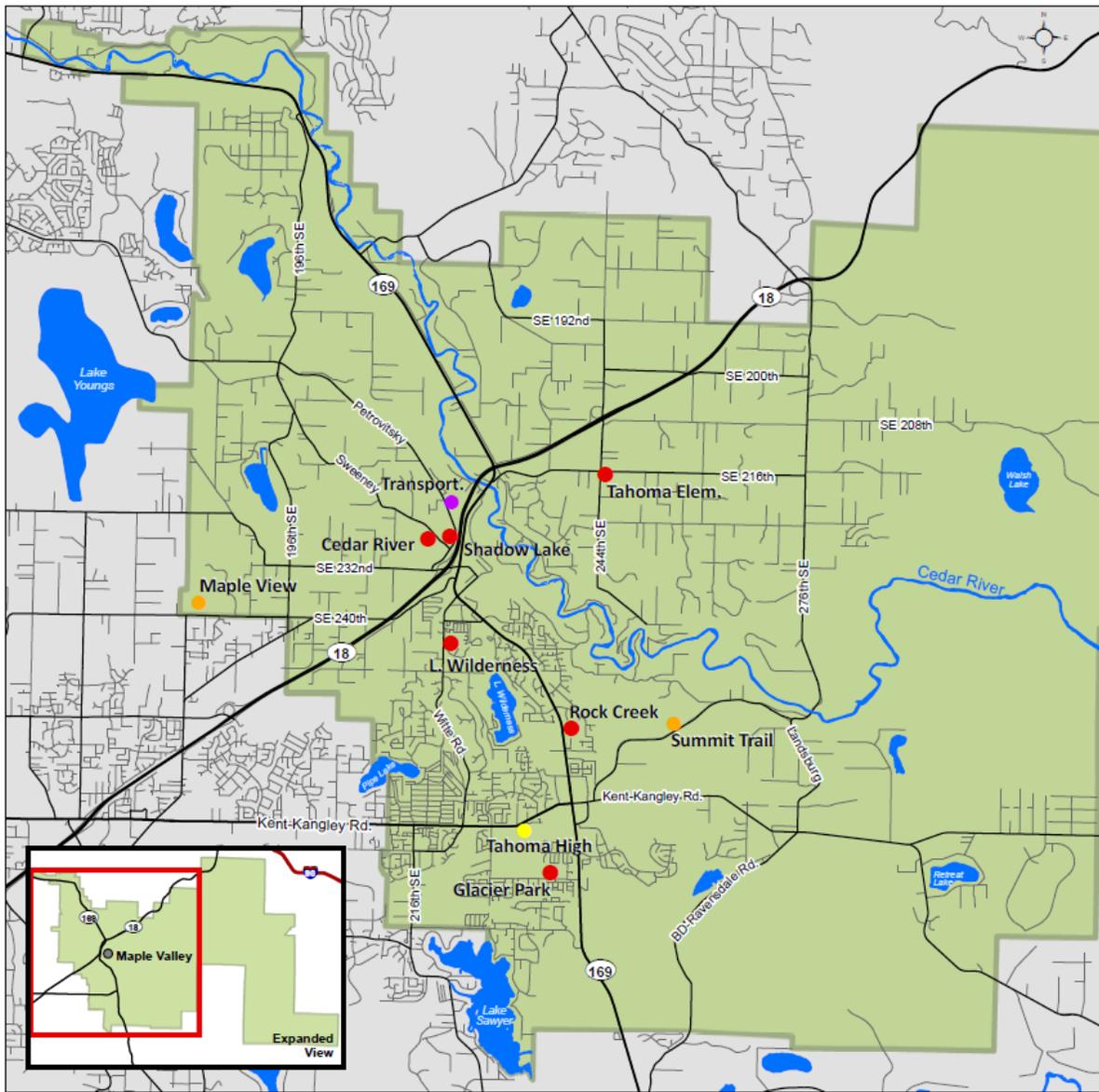
Totals by Level

K-5	3265	3304	3300	3437	3527	3654	3720	3792	3906	3957	K-5	3,992	4,004	4,039	4,058	4,113	4,137	4,165	4,181	4,192	4,214
6-8	1752	1781	1759	1817	1846	1883	1914	1956	1964	2077	6-8	2,181	2,303	2,295	2,301	2,241	2,238	2,236	2,278	2,293	2,296
9-12	2312	2309	2305	2316	2277	2268	2279	2337	2484	2526	9-12	2,570	2,592	2,702	2,819	2,932	2,994	2,972	2,929	2,899	2,900

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

TAHOMA SCHOOL DISTRICT NO. 409 SCHOOL IMPACT FEE CALCULATION

School Site Acquisition Cost:							
((Acreage x Cost per Acre) / Facility Capacity) x Student Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$0	759	0.305	0.198	\$0	\$0
Middle	35.00	\$0	800	0.130	0.087	\$0	\$0
High	35.00	\$0	2,693	0.137	0.088	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	100.00%	\$ 42,000,000	759	0.305	0.198	\$16,877	\$10,957
Middle	100.00%	\$ -	800	0.130	0.087	\$0	\$0
High	100.00%	\$ 146,000,000	2,693	0.137	0.088	\$7,427	\$4,771
						\$24,305	\$15,727
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	0.00%	\$ -	20	0.305	0.198	\$0	\$0
Middle	0.00%	\$ -	25	0.130	0.087	\$0	\$0
High	0.00%	\$ -	25	0.137	0.088	\$0	\$0
						TOTAL	\$0
						\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	66.45%	0.305	0.198	\$4,345	\$2,821
Middle	\$ 238.22	108	0.00%	0.130	0.087	\$0	\$0
Sr. High	\$ 238.22	130	0.00%	0.137	0.088	\$0	\$0
						TOTAL	\$4,345
						\$4,345	\$2,821
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$496,973	\$245,080
Capital Bond Interest Rate						2.44%	2.44%
Net Present Value of Average Dwelling						\$4,363,056	\$2,151,621
Years Amortized						10	10
Property Tax Levy Rate						\$1.94	\$1.94
Present Value of Revenue Stream						\$8,464	\$4,174
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$24,305	\$15,727		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$4,345)	(\$2,821)		
Tax Payment Credit				(\$8,464)	(\$4,174)		
FEE (AS CALCULATED)				\$11,495	\$8,732		
50% LOCAL SHARE				\$5,748	\$4,366		



Tahoma School District

School Locations

- Elementary ●
- Middle ●
- High ●
- Transportation ●

0 1 2 Miles

Notes:
 This is an area to input any notes you'd like for each map. Disclaimers, etc.

School Locations 2017 and Beyond

Tahoma School District