



# CAFR

## 2013

### COMPREHENSIVE ANNUAL FINANCIAL REPORT



**VINCENT C. GRAY**  
MAYOR

**NATWAR M. GANDHI**  
CHIEF FINANCIAL OFFICER  
JUNE 2000–JANUARY 2014

**JEFF DEWITT**  
CHIEF FINANCIAL OFFICER  
PRESENT

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL OFFICER

Year Ended September 30, 2013



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## **2. Revenue Capacity**

These schedules contain information regarding the District's most significant local revenue sources: property, income, and sales and use taxes.

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**Assessed Value and Estimated Actual Value of Taxable Property  
Last Ten Fiscal Years**  
(dollars in thousands)

Exhibit S-2A

Fiscal Year	Estimated Actual Value		Total Taxable	Tax Exempt	Total Value	Total Direct Tax Rate**	Tax Exempt as a % of Total Value
	Commercial Property	Residential Property *					
2004	\$ 33,752,889	\$ 32,701,220	\$ 66,454,109	\$ 43,234,068	\$ 109,688,177	1.35	39.4%
2005	36,905,213	49,982,554	86,887,767	43,219,725	130,107,492	1.37	33.2%
2006	40,400,447	58,090,888	98,491,335	59,664,865	158,156,200	1.34	37.7%
2007	51,748,487	73,126,786	124,875,273	57,690,545	182,565,818	1.31	31.6%
2008	61,557,827	81,400,361	142,958,188	67,869,520	210,827,708	1.30	32.2%
2009	68,495,502	84,544,053	153,039,555	81,211,121	234,250,676	1.29	34.7%
2010	68,254,862	81,862,427	150,117,289	82,113,504	232,230,793	1.30	35.4%
2011	59,224,100	80,063,402	139,287,502	81,528,158	220,815,660	1.25	36.9%
2012	65,903,077	80,598,880	146,501,957	83,399,263	229,901,220	1.26	36.3%
2013	70,337,945	81,406,777	151,744,722	84,690,034	236,434,756	1.23	35.8%

\* After deduction of homestead exemption and credits against tax for 2004-2007  
Does not reflect the 2004 & 2005 Cap Assessment of 12% for Class 01 with Homestead Exemptions  
Does not reflect the 2006-2012 Cap Assessment of 10% for Class 01 with Homestead Exemptions  
After deduction of Homestead Exemption for 2008- 2012  
\*\*The total direct rate is the weighted rate of all taxable real property, obtained by multiplying the weighted rate by the percentage of the total value of real property for each class.  
Note: Assessed value is 100 percent of estimated actual value  
Source: Office of Tax and Revenue

**Direct Property Tax Rates  
Last Ten Fiscal Years**

Exhibit S-2B

Fiscal Year	Basic Rate	Direct Property Tax Rate		Total Direct
		General Obligation Debt Service	Redevelopment Program	
2004	0.90	0.45	-	1.35
2005	0.92	0.45	-	1.37
2006	0.94	0.40	-	1.34
2007	0.86	0.45	-	1.31
2008	0.98	0.32	-	1.30
2009	1.01	0.28	-	1.29
2010	1.02	0.28	-	1.30
2011	0.97	0.28	-	1.25
2012	1.12	0.14	-	1.26
2013	1.12	0.11	-	1.23

Note:  
The total direct rate is the weighted rate of all taxable real property, obtained by multiplying the weighted rate by the percentage of the total value of real property for each class.

Source: Office of Tax and Revenue

Major Tax Rates  
Last Ten Fiscal Years

Exhibit S-2C

Fiscal Year	Property (per \$100 of assessed value)					Sales and Use			Income and Franchise		Gross Receipt Public Utility (6)		
	Residential		Commercial			Personal	General (1)	Cigarette (2)	Motor Fuel (3)	Individual (4)	Business (5)	Commercial	Residential
	Owner occupied	Tenant occupied	Hotels	Improved	Unimproved								
2004	0.96	0.96	1.85	1.85	5.00	3.40	0.0575	1.00	0.20	.050-.093	0.09975	0.11	0.11
2005	0.96	0.96	1.85	1.85	5.00	3.40	0.0575	1.00	0.20	.050-.090	0.09975	0.11	0.10
2006	0.92	0.92	1.85	1.85	5.00	3.40	0.0575	1.00	0.20	.045-.087	0.09975	0.11	0.10
2007	0.88	0.88	1.85	1.85	5.00	3.40	0.0575	1.00	0.20	.040-.085	0.09975	0.11	0.10
2008	0.85	0.85	1.85	1.85	5.00	3.40	0.0575	1.00	0.20	.040-.085	0.09975	0.11	0.10
2009	0.85	0.85	1.65/1.85*	1.65/1.85*	10.00	3.40	0.0575	2/2.5**	0.20	.040-.085	0.09975	0.11	0.10
2010	0.85	0.85	1.65/1.85	1.65/1.85	10.00	3.40	0.06	2/2.5	0.24	.040-.085	0.09975	0.11	0.10
2011	0.85	0.85	1.85	1.85	0.85/1.65/1.85	3.40	0.0600	2.5/3.13	0.24	.040-.085	0.09975	0.11	0.10
2012	0.85	0.85	1.85	1.85	0.85/1.65/1.85	3.40	0.0600	2.86/3.57	0.24	.040-.089	0.09975	0.11	0.10
2013	0.85	0.85	1.85	1.85	0.85/1.65/1.85	3.40	0.0600	2.86/3.57	0.24	.040-.089	0.09975	0.11	0.10

Source: Office of Tax and Revenue

\*\$1.65 for Commercial Improved properties assessed at up to \$3 million; 1.85 for all residuals above \$3 million.

\*\* \$2 per pack of 20 and \$2.50 per pack of 25

(1) Of sales value

(2) Per package of 20 & 25

(3) Per gallon

(4) Of taxable income

(5) Of net income

(6) Of gross charges (gas, lighting, telephone)

Principal Property Taxpayers  
Current Year and Nine Years Ago  
(dollars in thousands)

Exhibit S-2D

Taxpayer	2013			2004		
	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value
JBG/FEDERAL CENTER LLC	\$ 610,135	1	0.402%	\$ ***	***	***
CC OWNER LLC	573,487	2	0.378%	154,692	15	0.233%
MANUFACTURERS LIFE INSURANCE	493,219	3	0.325%	273,919	1	0.412%
CARR CRHP PROPERTIES LLC	481,205	4	0.317%	237,570	3	0.357%
WASHINGTON SQUARE LIMITED PARTNERSHIP	411,014	5	0.271%	255,005	2	0.384%
UNITED BROTHERHOOD CRPT JNR AM NATL H S FD	400,025	6	0.264%	166,295	11	0.250%
SECOND ST HOLDING LLC	376,497	7	0.248%	19,027	164	0.029%
WARNER INVESTMENTS LP	367,622	8	0.242%	216,269	6	0.325%
13TH F ASSOCIATES	345,600	9	0.228%	***	***	***
OCEAN VIEW DEVELOPMENT COMPANY LP	333,256	10	0.220%	101,019	48	0.152%

\*\*\* Property was not active in 2004

Source: Office of Tax and Revenue

**Ten Highest Assessed Values For Tax Exempt Properties**  
**Current Year**  
*(dollars in thousands)*

Exhibit S-2E

Property	Value
INTERNATIONAL FINANCE CORPORATION	\$551,949
INTERNATIONAL BANK FOR RECONSTRUCTION & DEVELOPMENT	\$488,892
INTER-AMERICAN DEVELOPMENT BANK	\$416,621
CATHOLIC UNIVERSITY OF AMERICA	\$386,066
PRESIDENT & DIRECTORS OF GEORGETOWN UNIVERSITY	\$360,902
INTERNATIONAL MONETARY FUND	\$318,117
INTERNATIONAL MONETARY FUND	\$302,494
PROTESTANT EPISCOPAL CATHEDRAL FOUNDATION DC	\$283,881
THE FREEDOM FORUM INC	\$255,647
HOWARD UNIVERSITY	\$252,609

Note: Duplicate property listings result from owners with multiple properties.  
 Source: Office of Tax and Revenue

**Property Tax Levies and Collections**  
**Last Six Fiscal Years**  
*(dollars in thousands)*

Exhibit S-2F

Fiscal Year Ended Sept 30	Current Levy			Prior Years			Total		
	Levy	Collections	Percent Collected	Outstanding Balances Billed	Collections	Percent Collected	Billed	Collected	Total
2008	\$ 1,662,835	1,615,583 (1)	97.2%	70,895	59,885 (1)	84.5%	1,733,730	1,675,468	96.6%
2009	1,861,953	1,752,290 (2)	94.1%	100,910	65,868 (2)	65.3%	1,962,863	1,818,158	92.6%
2010	1,792,100	1,735,602 (3)	96.8%	144,883	94,683 (3)	65.4%	1,936,983	1,830,285	94.5%
2011	1,639,902	1,610,533	98.2%	226,333	111,465	49.2%	1,866,235	1,721,998	92.3%
2012	1,814,958	1,784,196	98.3%	152,954	78,989	51.6%	1,967,912	1,863,185	94.7%
2013	1,909,967	1,872,534	98.0%	145,546	82,977	57.0%	2,055,513	1,955,511	95.1%

- (1) Previously reported collections for 2008 include tax overpayments for both the current levy and prior years balances of \$7,490 and \$7,500 respectively.
- (2) Previously reported collections for 2009 include tax overpayments for both the current levy and prior years balances of \$8,648 and \$3,615 respectively.
- (3) Previously reported collections for 2010 include tax overpayments for both the current levy and prior years balances of \$10,940 and \$2,361 respectively.

Note: Table reflects a modification to the tax levy data previously reported, which included new billings of prior year tax, penalty and interest amounts due. Data has been reformatted to specifically identify prior year amounts included in the annual amounts billed. The table reflects six years of data, as the detailed information on delinquent amounts included in the tax levy for years 2002 - 2006 is not available in the format required.

Source: Office of Tax and Revenue

**Personal Income Tax Rates  
Last Ten Fiscal Years**

**Exhibit S-2G**

Year	Top Rate	Top Income Tax Rate Is Applied to Taxable Income in Excess of Listed Amounts			* Average Effective Rate
		Single	Married	Head of Household	
			Filing Jointly		
2004	9.30%	30,000	30,000	30,000	6.65%
2005	9.00%	30,000	30,000	30,000	6.68%
2006	8.70%	40,000	40,000	40,000	6.45%
2007	8.50%	40,000	40,000	40,000	6.20%
2008	8.50%	40,000	40,000	40,000	5.93%
2009	8.50%	40,000	40,000	40,000	5.64%
2010	8.50%	40,000	40,000	40,000	5.36%
2011	8.50%	40,000	40,000	40,000	5.32%
2012	** 8.95%	350,000	350,000	350,000	5.48%
2013	8.95%	350,000	350,000	350,000	N/A

N/A: Not Available

\* Fiscal year personal income tax collections divided by prior-year personal income.

\*\* 2012 numbers reflect tax law changes.

Source: Office of Tax and Revenue

**Personal Income Tax Filers and Liability by Income Level  
Current Year and Nine Years Ago**

**Exhibit S-2H**

Income Level	2013				2004*			
	Number of Filers	Percentage of Total	Personal Income Tax Liability	Percentage of Total	Number of Filers	Percentage of Total	Personal Income Tax Liability	Percentage of Total
\$100,001 and higher	58,357	16.4%	\$ 1,212,765,575	73.7%	28,924	9.8%	\$ 592,494,040	59.0%
\$75,001 -- \$100,000	27,655	7.8%	136,212,865	8.3%	15,793	5.4%	89,831,119	9.0%
\$50,001 -- \$75,000	47,816	13.4%	146,218,169	8.9%	32,575	11.1%	121,491,832	12.1%
\$25,001 -- \$50,000	81,692	23.0%	117,619,169	7.2%	79,155	26.9%	147,082,991	14.7%
\$10,001 -- \$25,000	70,266	19.8%	29,218,974	1.8%	71,119	24.1%	46,607,662	4.7%
\$10,000 -- and lower	69,911	19.6%	2,390,166	0.1%	66,942	22.7%	4,804,965	0.5%
<b>Total</b>	<b>355,697</b>	<b>100.0%</b>	<b>\$ 1,644,424,918</b>	<b>100.0%</b>	<b>294,508</b>	<b>100.0%</b>	<b>\$ 1,002,312,609</b>	<b>100.0%</b>

Note: Amounts not expressed in thousands.

\* 2004 numbers were adjusted due to delinquent filers.

Source: Office of Tax and Revenue