

Wenatchee School District

September 8, 2026



Presentation Summary

1. Regional Port Background
2. Trending Property Taxes & Levy Rates in Chelan Co.
3. Data Center Development & Diversifying the
Region's Tax Base

What is the CDRPA?

- **Lead Economic Development Agency for Chelan & Douglas Counties**
- **First of its kind in Washington by functionally consolidating two county-wide port districts into one operating entity**

The Regional Port promotes investments, develops infrastructure to support businesses, and facilitates initiatives that deliver measurable economic benefits

It Takes Leadership, Vision, & Risk Taking

Six Regional Port Commissioners

Douglas County

Jim Huffman, District #1

Alan Loeb sack, District #2

Mark Spurgeon, District #3

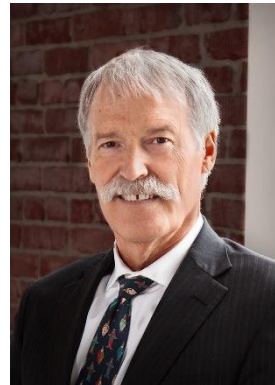


Chelan County

Donn Etherington, District #1

JC Baldwin, District #2

Richard DeRock, District #3



Major CDRPA Projects



Trades District Business Incubator

General Aviation Terminal Adaptive Reuse



Trending Property Taxes & Levy Rates in Chelan County



Chelan County Assessor, Wes Cornelius

assessor@co.chelan.wa.us
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350 Orondo Ave, Suite 206
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(509) 667-6365



2026 PROPERTY TAX SUMMARY REPORT



PROPERTY TAXES ON A \$400,000 HOME

In reality, your home's value likely did not remain at \$400,000 over the past five years. As shown below, most levy rates have decreased during that time. However, if your home's assessed value increased at a faster rate than levy rates declined, your total property taxes would still increase.

Area	2022	2023	2024	2025	2026	% change (5 yr)	% change (from last yr)
Lake Wenatchee/Plain area	\$3,701	\$3,105	\$2,924	\$3,222	\$3,207	-13.33%	-0.45%
City of Leavenworth	\$3,775	\$3,215	\$2,978	\$3,098	\$3,160	-16.29%	2.02%
Peshastin/Dryden area	\$3,580	\$3,035	\$2,851	\$2,998	\$3,463	-3.29%	15.49%
City of Cashmere	\$4,040	\$3,691	\$3,555	\$3,363	\$3,217	-20.39%	-4.35%
Sunnyslope area	\$3,859	\$3,483	\$3,301	\$3,191	\$3,218	-16.61%	0.84%
City of Wenatchee	\$3,901	\$3,530	\$3,352	\$3,230	\$3,284	-15.81%	1.69%
Malaga area	\$3,846	\$3,471	\$3,288	\$3,179	\$3,206	-16.63%	0.86%
City of Entiat	\$3,959	\$3,319	\$3,043	\$3,425	\$3,225	-18.53%	-5.84%
City of Chelan	\$3,449	\$2,877	\$2,690	\$2,790	\$2,692	-21.96%	-3.51%
Manson area	\$3,448	\$2,946	\$2,693	\$3,004	\$3,035	-11.97%	1.04%

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5 YEAR TREND: LEVY RATES

When assessed values increase and the district's budget remains relatively fixed, the levy rate decreases. When assessed values decline, the levy rate increases. In both cases, the rate adjusts to generate the revenue necessary to fund the district's adopted budget.

Levy Rates Over the Last Five Years

There are generally only two reasons levy rates decrease:

1. An overall increase in assessed values within the taxing area, which spreads the tax burden across a larger base; or
2. A taxing district requests fewer dollars than the prior year while individual property values remain unchanged (a scenario that is extremely rare).

Area	TCA	2022	2023	2024	2025	2026	% change (5 yr)	% change (from last yr)
Lake Wenatchee/Plain	29	9.2517	7.7636	7.3093	8.0543	8.0184	-13.33%	-0.45%
City of Leavenworth	606	9.4387	8.0365	7.4447	7.745	7.9011	-16.29%	2.02%
Peshastin/Dryden area	53	8.9512	7.5875	7.1270	7.4957	8.6568	-3.29%	15.49%
City of Cashmere	100	10.1012	9.2286	8.8884	8.4068	8.0413	-20.39%	-4.35%
Sunnyslope area	74	9.6469	8.707	8.2518	7.9775	8.0449	-16.61%	0.84%
City of Wenatchee	802	9.7525	8.8251	8.3788	8.0738	8.2102	-15.81%	1.69%
Malaga area	85	9.614	8.6774	8.2201	7.9473	8.0156	-16.63%	0.86%
City of Entiat	410	9.8965	8.2975	7.6079	8.5622	8.0622	-18.53%	-5.84%
City of Chelan	201	8.6232	7.1933	6.7255	6.9746	6.7299	-21.96%	-3.51%
Manson area	4	8.6206	7.3646	6.7329	7.5104	7.5883	-11.97%	1.04%

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Data Center Development & Diversifying the Region's Tax Base

Microsoft Data Centers – Chelan County



Chelan County

- Regional Port is projecting Microsoft will construct at least 6 data center buildings.
- Once buildings are in full operation – Regional Port is projecting each new building will come onto the tax rolls with:

Real Property \$200 Million

Personal Property \$200 Million

\$400 Million in Assessed Value

Microsoft Campus - Chelan County

**Current Chelan County
Assessed Value:**

\$23.1 Billion
(2026 Tax Year)

**Microsoft
Projected Assessed Value
(if Six Buildings are Constructed):
Approximately \$2.4 Billion**

Projected School District Taxes

Chelan County | 2026 to 2028

Parcel #	Type	2025-2026			2026-2027 est.			2027-2028 est.		
		Assessment	Total Taxes	Wenatchee School Dist Taxes	Assessment	Total Taxes	Wenatchee School Dist Taxes	Assessment	Total Taxes	Wenatchee School Dist Taxes
19984	RE	\$833,897	\$ 2,306.03	\$ 2,306.03	\$ 850,575	\$ 2,352.15	\$ 825.73	\$ 867,586	\$ 2,399.19	\$ 842.25
19975	RE	\$54,227,682	\$ 434,672.59	\$ 149,959.52	\$ 185,000,000	\$ 1,482,903.68	\$ 520,580.59	\$ 192,400,000	\$ 1,542,219.83	\$ 541,403.82
19988	RE	\$1,396,969	\$ 11,217.32	\$ 3,863.14	\$ 1,424,908	\$ 11,441.67	\$ 4,016.65	\$ 1,453,407	\$ 11,670.50	\$ 4,096.99
19980	RE	\$315,593	\$ 2,529.72	\$ 872.73	\$ 321,905	\$ 2,580.31	\$ 905.83	\$ 328,343	\$ 2,631.92	\$ 923.95
19987	RE	\$2,423,658	\$ 19,824.16	\$ 6,702.31	\$ 2,472,131	\$ 20,220.64	\$ 7,098.56	\$ 2,521,574	\$ 20,625.06	\$ 7,240.53
19981	RE	\$217,800	\$ 1,764.20	\$ 602.29	\$ 222,156	\$ 1,799.48	\$ 631.72	\$ 226,599	\$ 1,835.47	\$ 644.35
19976	RE	\$698,485	\$ 5,617.84	\$ 1,931.57	\$ 712,455	\$ 5,730.20	\$ 2,011.61	\$ 726,704	\$ 5,844.80	\$ 2,051.85
19979	RE	\$217,800	\$ 1,764.20	\$ 602.29	\$ 222,156	\$ 1,799.48	\$ 631.72	\$ 226,599	\$ 1,835.47	\$ 644.35
70729	PP	\$26,306	\$ 210.85	\$ 72.75	\$ 26,832	\$ 215.07	\$ 75.50	\$ 27,369	\$ 219.37	\$ 77.01
19986	RE	\$6,600,647	\$ 57,978.13	\$ 18,253.22	\$ 307,000,000	\$ 2,696,597.15	\$ 946,653.63	\$ 319,280,000	\$ 2,804,461.04	\$ 984,519.77
19977	RE	\$147,668	\$ 1,202.16	\$ 4,083.35	\$ 150,621	\$ 1,226.20	\$ 430.46	\$ 153,634	\$ 1,250.73	\$ 439.07
Totals		\$ 67,106,505.00	\$ 539,087.20	\$ 189,249.20	\$ 498,403,740	\$ 4,226,866.04	\$ 1,483,862.01	\$ 518,211,814	\$ 4,394,993.38	\$ 1,542,883.94
Proportion				35.11%						

Notes:

2026 taxes are actual. The school district portion is actual and was used for the estimated allocation for the subsequent years.

2027 taxes are estimated and accounts for full completion of EAT12.

2028 taxes are estimated and only accounts for EAT12 because EAT13 (and other phases) are not projected to be completed at 1/1/2027.

Top 25 Taxpayers

Wenatchee School District| 2025-2026

	Owner ID	Taxpayer Name	Taxable Value	% Top
1	120960	DIAMOND FOUNDRY LLC	\$133,637,743	17.2000
2	51128	STEMILT GROWERS LLC	\$64,856,168	8.3500
3	88927	STEMILT GROWERS LLC	\$51,746,418	6.6600
4	91558	RIVERSIDE AND NINTH APARTMENTS LLC	\$48,777,974	6.2800
5	126780	STEMILT GROWERS LLC ETAL	\$48,720,935	6.2700
6	69900	BNSF RAILWAY COMPANY	\$37,400,126	4.8100
7	122187	MICROSOFT CORP	\$31,711,056	4.0800
8	72879	BLUE BIRD INC	\$30,014,929	3.8600
9	102145	ALCOA WENATCHEE LLC	\$29,724,604	3.8300
10	75061	KEYES FIBRE CORPORATION	\$26,475,259	3.4100
11	126489	GRANDVIEWS RIVERFRONT VILLAGE I LLC	\$25,519,476	3.2800
12	115692	NORTHWEST FIBER LLC	\$24,532,353	3.1600
13	123151	NEW COLUMBIA FRUIT PACKERS LLC	\$21,919,903	2.8200
14	109390	WA SUNNYSLOPE APARTMENTS I LLC	\$21,255,131	2.7400
15	103089	NORTHWEST HC COLUMBIA HEIGHTS OWNER NT-HCI LLC	\$21,161,472	2.7200
16	127963	WENATCHEE 625 REALTY LLC	\$20,185,961	2.6000
17	52515	TREE TOP INC	\$18,502,028	2.3800
18	122277	RIVER I WENATCHEE LLC	\$18,284,282	2.3500
19	100800	WENDBR LLC	\$17,063,932	2.2000
20	75101	CASCADIAN FRUITSHIPPERS INC	\$17,041,542	2.1900
21	109553	CEDARWOOD WENATCHEE 120 LLC	\$15,103,320	1.9400
22	116160	TRIAD MAPLE LLC	\$14,465,280	1.8600
23	115928	CASTLEROCK WENATCHEE 139 LLC	\$13,502,784	1.7400
24	42619	KYLE MATHISON ORCHARDS INC	\$12,995,363	1.6700
25	73805	PACIFIC COAST TECHNOLOGY	\$12,366,973	1.5900
			\$776,965,012	1.00

Wenatchee School District

- Total Assessed Value: \$8,956,766,054
- Projected Microsoft Assessed Value – 6 Buildings: \$2,400,000,000

Important Takeaway:

Over time, the largest taxpayers (businesses) in the Wenatchee School District will be paying a larger share of school taxes, compared to single family residential homes.

Projected School District Taxes

Douglas County | 2026 to 2028

Parcel #	Type	2025-2026			2026-2027 est.			2027-2028 est.		
		Assessment	Total Taxes	Eastmont School Dist Taxes	Assessment	Total Taxes	Eastmont School Dist Taxes	Assessment	Total Taxes	Eastmont School Dist Taxes
22210920004	RE	\$369,694,400.00	\$ 3,042,853.59	\$ 746,703.51	\$ 550,000,000	\$ 4,526,899.72	\$ 1,110,882.21	\$ 572,000,000	\$ 4,707,975.71	\$ 1,155,317.50
22210920014	RE	\$ 516,800.00	\$ 4,253.64	\$ 1,043.83	\$ 527,136	\$ 4,338.71	\$ 1,064.70	\$ 537,679	\$ 4,425.49	\$ 1,086.00
22210920006	RE	\$ 1,015,900.00	\$ 8,361.60	\$ 2,051.90	\$ 1,036,218	\$ 8,528.83	\$ 2,092.94	\$ 1,056,942	\$ 8,699.41	\$ 2,134.80
22210420003	RE	\$ 4,412,800.00	\$ 36,320.55	\$ 8,912.91	\$ 4,501,056	\$ 37,046.96	\$ 9,091.17	\$ 4,591,077	\$ 37,787.90	\$ 9,272.99
22210420004	RE	\$ 7,497,600.00	\$ 61,710.70	\$ 15,143.55	\$ 7,647,552	\$ 62,944.91	\$ 15,446.42	\$ 7,800,503	\$ 64,203.81	\$ 15,755.35
33000006299	PP	\$315,816,709.00	\$ 2,599,401.04	\$ 637,882.11	\$ 922,000,000	\$ 7,588,730.08	\$ 1,862,242.54	\$ 1,200,000,000	\$ 9,876,872.12	\$ 2,423,743.00
Totals		\$698,954,209.00	\$ 5,752,901.12	\$ 1,411,737.81	\$ 1,485,711,962	\$ 12,228,489.21	\$ 3,000,819.97	\$1,785,986,201	\$ 14,699,964.43	\$ 3,607,309.63
Proportion				24.54%						

Notes:

2026 taxes are actual. The school district portion is actual and was used for the estimated allocation for the subsequent years.

2027 taxes are estimated and account for EAT02, EAT03, and EAT04.

2028 taxes are estimated and does not include EAT05 because it is not expected to be completed at 1/1/2027.

New Data Center Investments in Malaga will Result in Lower Tax Levy Rates Over Time

Unincorporated Douglas County Property Taxes

Kuntz Residence

East Wenatchee

Tax District:55

Parcel # 40700003301

	2023 Tax Statement	2024 Tax Statement	2025 Tax Statement	2026 Tax Statement	Difference
Taxable Value	\$717,700	\$776,200	\$769,400	\$766,200	
Tax Levy Rate	\$9.82 per thousand of assessed value	\$8.41 per thousand of assessed value	\$7.82 per thousand of assessed value	\$8.23 per thousand of assessed value	(\$1.59)
Property Taxes Due	\$7,053.35	\$6,529.41	\$6,299.21	\$6,668.14	(\$368.93)

City of Quincy Data Center Impacts on Property Taxes

Tax Levy Rates

2006 \$3.12 per \$1,000 assessed value

2025 \$0.87788 per \$1,000 assessed value

Takeaway

- A decline of nearly 72% in the city's levy rates
- 75% of Quincy property tax revenue paid by data centers

What does this mean for a homeowner

- House valued at \$400,000 in 2006 = \$1,248.00 in property taxes
- House valued at \$400,000 in 2025 = \$351.00 in property taxes

Takeaway

- Savings of \$897.00

Notes:

1. Total property tax bill includes more than City of Quincy levy
2. Property values have substantially changed since 2006

Questions?

**Working Together to
Enhance the Economic Vitality
of North Central Washington**

