

Government of the
District of Columbia



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District of Columbia Data Book: Revenue and Economy

Produced by the Staff of the
Office of Revenue Analysis

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Foreword

The District of Columbia government combines both the expenditure responsibilities and the authority to generate the own-source revenues of a state *and* local (municipal, county, school district) system. The District of Columbia's unique fiscal structure flows from its status as the federal capital with no state level of government, but retaining features of the fiscal federalism of the United States. Since 1995, when a rapid deterioration in District government finances led the U.S. Congress to create the District of Columbia Financial Responsibility and Management Assistance Authority to oversee the finances of the District, the District has undergone significant changes in its economy, finances, and demographics.

The Office of the Chief Financial Officer (OCFO) must track and understand these changing economic and demographic trends to fulfill its U.S. congressional mandate to issue quarterly revenue estimates and provide fiscal impact statements on every piece of permanent legislation. As such, the OCFO has built an extensive knowledge base of the District's economy and its revenue system. The *District of Columbia Data Book: Revenue and Economy*, a distillation of parts of that knowledge base, presents trends in key economic indicators and revenue streams. For some revenue streams, notably the individual income tax and the real property tax, the *Data Book* drills down further into the tax data to uncover patterns and trends at the micro level that explain some of the observed macro trends.

The *Data Book* is organized in eight chapters. It begins with an overview of the District's economy (Chapter 1) and its revenue system (Chapter 2). It then provides a time series, as well as a cross section profile, of the significant features of the major revenue sources: individual income tax (Chapter 3), taxes on real property and property transfers (Chapter 4), the general sales and use tax (Chapter 5), business taxes (Chapter 6), non-tax revenues (Chapter 7), and special purpose revenue (Chapter 8). Each chapter is preceded by a short text that highlights the chapter's significant features.

The *Data Book* is designed for use by citizens, policymakers, revenue practitioners, and researchers alike. Though the book is about numbers, it is more than just a collection of arcane facts. At its core, it represents a relationship between the people and their government.

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CHAPTER 1: ECONOMIC OVERVIEW

Economic Overview

The District of Columbia's economy generates the revenues discussed in the chapters that follow. This chapter presents information on key features of the economy, including population, jobs, business establishments, income, office space, and housing. This information is contained in eight tables.

- The District's 2010 population of 604,912¹ was larger than one state (Wyoming), and in 2011 D.C. ranked 21st among all U.S. cities. D.C. has grown by 39,682 (7.02%) since 1998, the year it reached its lowest level since World War II. The center city of the nation's 7th largest metropolitan area,² the District contains 11 percent of the region's population. [Table 1-1]
- The 711,000 wage and salary jobs located in the District in 2010 were the most in D.C. history. In the 12 years since 1998 (the low point in the 1990's), jobs increased by 97,767 (15.9%). In 2010, D.C. had more jobs than 12 states³ and contained 23.9 percent of all jobs in the Washington Metropolitan area. [Table 1-1]
- In 2010, as a consequence of recession-related increases, federal government jobs increased to the highest level since 1995. Private sector jobs dipped during the recession, but have begun to rebound. Over the past decade, growth has been significant in professional and business services, education and health, non-profit organizations, and hospitality. [Table 1-2]
- In 2009 the District's private sector had 21,210 business establishments, most of them quite small: 49 percent employ four people or less, and another 33 percent employ 5 to 19 persons. Only 84 establishments employed more than 500 persons. [Table 1-3]
- The District's Gross Domestic Product (the value of what is produced in D.C.) declined slightly in real terms in 2009 due to the recession, but resumed its upward trajectory in 2010. Personal income growth has followed a similar pattern. [Tables 1-4 and 1-8]
- D.C.'s per capita income in 2010 was \$70,404, higher than that of any state and 78.4 percent above the U.S. average. D.C.'s estimated 2010 median household income (\$55,528) was also 21.7 percent above the U.S. average. The percentage of D.C. residents living in poverty was, however, 25.5 percent above the U.S. average: 19.2 percent v. 15.3 percent (from Census Bureau, based on the 2010 ACS 1-year estimate). 58.0 percent of households were renters in 2010. [Tables 1-4 and 1-5]
- In 2010, both the volume of home sales and the median sale price increased from 2009, but remained well below their peaks in 2004 (-35.5%) and 2006 (-25.8%), respectively. The increase in sale price was the first since 2006. Housing became slightly more affordable in 2010; the 2010 ratio of median home price to median income remains well below the peak value in 2005. From 2004 to 2010, the number of large commercial office buildings located in D.C. increased by 47 (8.4%), and the space in them grew by 16.1 million square feet (13.9%). Occupied space, however, increased by only 10.3 million square feet (9.7%) during this time, with the result that the vacancy rate rose to 11.5 percent at the end of 2010. [Tables 1-6 and 1-7]

¹ Represents the Census Population Estimate. The Decennial Census figure is 601,723.

² The larger metropolitan areas (in order of population) are New York, Los Angeles, Chicago, Dallas, Philadelphia, and Houston. By 2010, the DC metropolitan area had grown larger than that of Miami.

³ The states are Alaska, Delaware, Hawaii, Idaho, Maine, Montana, New Hampshire, North Dakota, Rhode Island, South Dakota, Vermont, and Wyoming. The D.C. metropolitan area is 4th in wage and salary employment among U.S. metropolitan areas, behind New York, Los Angeles, and Chicago.

Table 1-1 Population, Households, Wage and Salary Employment in DC, and Employment Status of DC Residents, 1960 to 2010

Calendar Year	Level						Change from Prior Year			
	Population	Households	Jobs Located in DC	Employed DC Residents	DC Labor Force	DC Unemployment Rate (%)	Population	Households	Jobs Located in DC	Employed DC Residents
1960	765,000	252,344	501,600	na	na	na				
1970	755,100	262,455	566,818	na	na	na				
1980	637,600	252,852	616,082	298,477	321,638	7.2				
1990	605,321	248,985	686,042	311,426	330,976	5.9				
1991	600,870	248,457	677,417	298,321	323,476	7.8	-4,451	-528	-8,625	-13,105
1992	597,565	248,403	673,358	290,607	318,208	8.7	-3,305	-53	-4,058	-7,715
1993	595,301	248,781	670,058	287,797	314,612	8.5	-2,264	377	-3,300	-2,810
1994	589,239	247,567	658,650	285,452	310,632	8.1	-6,062	-1,214	-11,408	-2,344
1995	580,517	245,216	642,617	273,981	299,394	8.5	-8,722	-2,351	-16,033	-11,471
1996	572,377	243,090	623,217	265,851	290,546	8.5	-8,140	-2,126	-19,400	-8,130
1997	567,736	242,432	618,358	262,958	287,086	8.4	-4,641	-658	-4,858	-2,893
1998	565,230	242,683	613,233	270,393	293,925	8.0	-2,506	251	-5,125	7,435
1999	570,213	246,170	627,233	287,935	307,931	6.5	4,983	3,487	14,000	17,541
2000	571,744	248,215	650,317	293,631	311,299	5.7	1,531	2,045	23,083	5,696
2001	578,042	251,133	653,700	290,962	310,226	6.2	6,298	2,918	3,383	-2,669
2002	579,585	251,912	664,492	286,726	307,460	6.8	1,543	778	10,792	-4,235
2003	577,777	251,218	665,575	286,454	308,047	7.0	-1,808	-694	1,083	-272
2004	579,796	252,242	674,150	289,095	311,929	7.3	2,019	1,024	8,575	2,641
2005	582,049	253,323	682,308	298,621	319,582	6.6	2,253	1,081	8,158	9,526
2006	583,978	254,251	687,683	303,726	322,100	5.7	1,929	928	5,375	5,105
2007	586,409	255,310	693,633	310,633	328,487	5.4	2,431	1,059	5,950	6,906
2008	590,074	257,220	704,058	313,011	335,054	6.6	3,665	1,910	10,425	2,378
2009	599,657	261,768	701,442	299,985	331,758	9.6	9,583	4,549	-2,617	-13,026
2010	604,912	266,575	711,000	300,619	333,647	9.9	5,255	4,807	9,558	634

Source: Population from 1990 to 2010 from US Bureau of the Census as of July of the year. All other data from Economy.com. (data from US Bureau of the Census and US Bureau of Labor Statistics). (The 2010 US Census estimated DC's population on April 1, 2010 to be 601,723.) Economy.com estimates for number of households differs slightly from Census Bureau estimates. Employed resident data not available from Economy.com for 1960 and 1970.

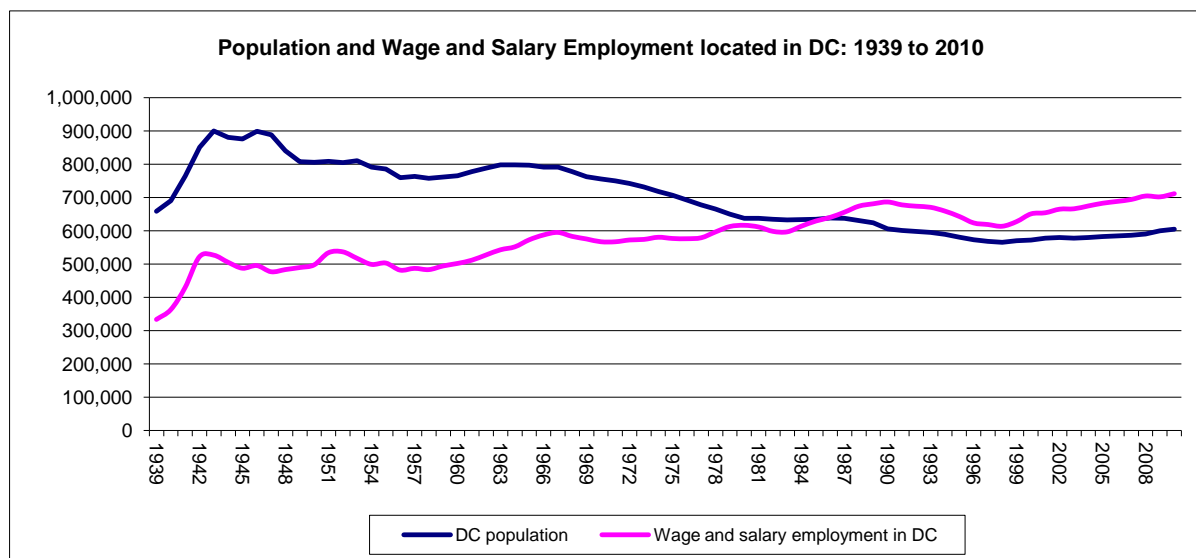


Table 1-2 Wage and Salary Employment in DC by Sector, 1970 to 2010 (in thousands)

Calendar Year	Total Employment	Government	Federal Government	Private Sector	Business			Education and Health	Hospitality	Trade	Non-profit and Other	
					and Professional	Information and Financial					Services	Other
1970	566.8	257.4	205.2	309.4	56.2	52.7	52.5	32.5	38.1	45.6	31.8	
1980	616.1	267.9	213.5	348.1	76.0	53.5	64.4	38.0	34.9	49.1	32.3	
1990	686.0	277.4	220.0	408.6	110.3	56.3	77.0	47.4	32.2	51.3	34.1	
1991	677.4	281.4	225.1	396.0	108.2	54.1	78.0	45.0	29.0	51.2	30.5	
1992	673.4	285.6	230.0	387.7	108.4	51.8	77.7	43.9	27.1	52.7	26.3	
1993	670.1	284.9	229.9	385.2	109.0	50.3	77.4	44.3	25.3	53.8	25.1	
1994	658.7	270.4	217.3	388.2	111.5	49.9	78.0	44.9	24.4	54.5	25.0	
1995	642.6	254.9	206.8	387.7	111.6	50.6	76.5	46.5	23.7	54.7	24.1	
1996	623.2	240.6	195.6	382.6	111.4	49.9	76.4	45.5	22.8	53.9	22.7	
1997	618.4	233.3	191.6	385.0	115.5	49.8	79.1	43.3	22.1	53.8	21.5	
1998	613.2	225.6	186.6	387.6	118.6	49.0	81.9	42.3	21.0	54.1	20.7	
1999	627.2	222.2	183.4	405.1	125.8	52.1	83.8	44.3	22.0	55.8	21.2	
2000	650.3	223.9	183.7	426.4	133.8	55.5	87.4	48.1	21.9	57.0	22.7	
2001	653.7	226.2	185.5	427.5	138.7	56.9	85.2	47.7	21.5	55.9	21.6	
2002	664.5	231.8	192.5	432.6	139.2	56.2	89.6	48.2	21.5	56.1	21.8	
2003	665.6	230.8	192.4	434.8	141.6	55.2	88.6	49.5	21.7	56.3	21.7	
2004	674.1	231.0	192.4	443.2	144.0	54.4	92.3	51.0	22.1	58.8	20.6	
2005	682.3	233.7	193.7	448.7	148.5	52.8	92.1	53.8	22.2	59.0	20.3	
2006	687.7	233.0	192.9	454.7	152.1	51.6	93.9	54.2	22.6	60.7	19.5	
2007	693.6	231.1	190.8	462.6	152.7	51.1	98.4	55.4	22.9	62.8	19.1	
2008	704.1	235.1	193.9	469.0	152.4	49.0	102.0	57.8	23.2	65.3	19.3	
2009	701.4	240.1	200.1	461.4	147.6	46.0	105.1	58.1	22.4	64.8	17.5	
2010	711.0	245.7	209.3	465.3	148.7	45.2	108.7	59.4	23.0	64.6	15.9	

Source: economy.com (data from US Bureau of Labor Statistics)

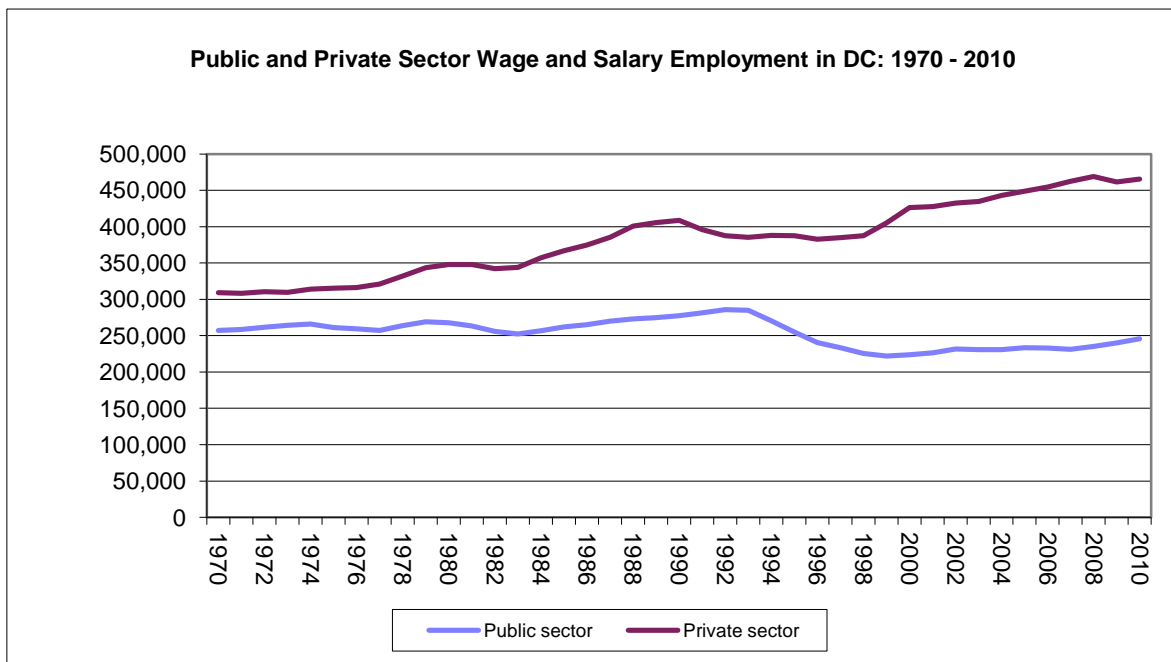


Table 1-3 Business Establishments in DC, 2000 and 2009**A. Number of Establishments by Sector: 2000, 2007, and 2009**

Sector	2000	2007	2009	Change from 2000 to 2009	
				Amount	%
Total number of establishments	19,655	20,994	21,210	1,555	7.9
Utilities, manufac.,transport, & warehousing	422	348	324	-98	-23.2
Construction	329	401	384	55	16.7
Wholesale trade	372	420	416	44	11.8
Retail trade	1,945	1,870	1,764	-181	-9.3
Information	763	757	727	-36	-4.7
Finance & insurance	1,857	2,183	2,150	293	15.8
Professional, scientific & technical services	4,211	4,745	4,820	609	14.5
Business services	1,337	1,153	1,328	-9	-0.7
Educational services	437	536	534	97	22.2
Health care and social assistance	2,004	2,109	2,139	135	6.7
Arts, entertainment & recreation	241	288	291	50	20.7
Accommodation & food services	1,644	2,146	2,203	559	34.0
Organizations and other services	3,686	3,993	4,067	381	10.3

B. Number of Establishments in 2009 by Sector and Number of Employees in the Establishment

Sector	All Establish- ments	Number of Employees in the Establishment				
		1-4	5-19	20-99	100-499	500 or more
Total number of establishments	21,210	10,441	6,896	3,056	733	84
Utilities, manufac.,transport, & warehousing	324	188	82	36	16	2
Construction	384	177	129	64	13	1
Wholesale trade	416	238	134	35	8	1
Retail trade	1,764	929	640	164	31	0
Information	727	354	212	114	41	6
Finance & insurance	2,150	1,217	730	168	32	3
Professional, scientific & technical services	4,820	2,662	1,379	584	177	18
Business services	1,328	629	354	246	90	9
Educational services	534	199	166	120	39	10
Health care and social assistance	2,139	988	760	311	66	14
Arts, entertainment & recreation	291	144	79	52	15	1
Accommodation & food services	2,203	711	805	592	86	9
Organizations and other services	4,067	1,946	1,423	569	119	10

Source: US Bureau of the Census: County Business Patterns, 2000, 2007, and 2009. Total includes unclassified and other.

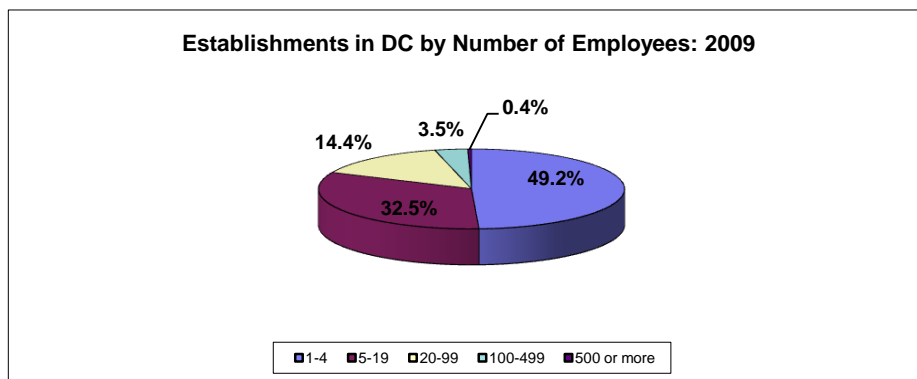


Table 1-4 Gross Domestic Product, Personal Income, and Consumer Price Index for DC, 1960 to 2010

Calendar Year	Level						% Change from Prior Year			
	DC Gross Domestic Product (\$B)	Inflation-adjusted DC Gross Domestic Product (\$B of \$2000)	DC Personal Income (\$B)	Per Capita Income in DC (\$)	Average Household Income in DC (\$)	Median Household Income in DC (\$)	DC Personal Income	DC Gross Domestic Product	Inflation-adjusted DC Gross Domestic Product	Consumer Price Index for the Washington/Baltimore Area
1960	na	na	2.14	2,802	na	na				
1970	na	na	3.75	4,970	14,287	8,793				
1980	20.08	60.58	7.80	12,231	30,829	15,600				
1990	40.13	67.91	15.75	26,015	63,262	27,392				
1991	41.89	66.67	16.42	27,333	66,108	29,885	4.3	4.4	-1.8	4.4
1992	43.67	67.14	17.15	28,694	69,005	30,247	4.4	4.2	0.7	2.9
1993	45.86	68.09	17.79	29,883	71,545	27,304	3.7	5.0	1.4	3.5
1994	47.18	68.06	18.15	30,804	73,407	30,116	2.0	2.9	0.0	3.0
1995	47.62	66.20	18.16	31,291	74,167	30,748	0.1	0.9	-2.7	3.0
1996	48.36	65.33	18.88	32,980	77,679	31,966	3.9	1.5	-1.3	3.1
1997	50.26	65.95	19.76	34,807	81,531	31,860	4.7	3.9	1.0	1.9
1998	51.73	66.39	20.63	36,503	84,850	33,433	4.4	2.9	0.7	1.3
1999	56.04	69.65	21.15	37,093	85,846	38,670	2.5	8.3	4.9	1.9
2000	58.27	69.85	23.15	40,481	93,096	41,222	9.4	4.0	0.3	2.9
2001	63.52	73.80	26.09	45,201	103,850	41,169	12.7	9.0	5.7	3.4
2002	67.99	76.02	26.56	45,968	105,509	39,070	1.8	7.0	3.0	2.8
2003	72.10	77.86	27.54	47,895	109,586	45,044	3.7	6.0	2.4	3.3
2004	78.11	80.93	29.73	51,591	117,786	43,451	7.9	8.3	3.9	3.2
2005	82.84	82.84	31.97	55,350	126,118	44,993	7.5	6.1	2.4	4.9
2006	87.15	83.99	34.79	60,142	136,758	48,477	8.8	5.2	1.4	4.2
2007	92.34	85.68	37.53	64,743	146,870	50,783	7.9	6.0	2.0	3.0
2008	97.36	88.29	41.00	70,353	159,033	55,590	9.2	5.4	3.0	3.5
2009	98.89	87.61	40.14	67,827	152,960	53,141	-2.1	1.6	-0.8	-0.3
2010	103.29	90.72	42.34	70,404	158,788	55,528	5.5	4.4	3.5	0.7

Source: Economy.com.

na=not available from this source

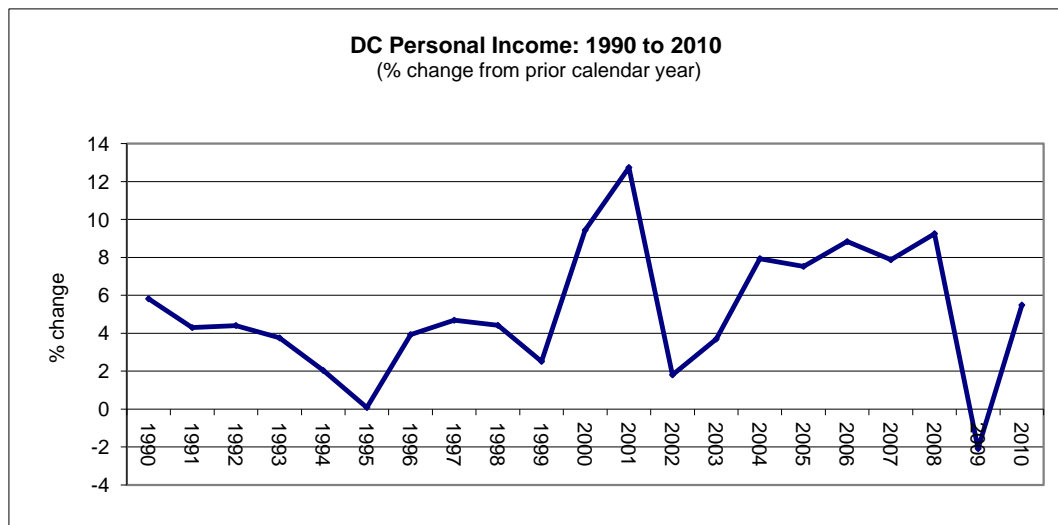


Table 1-5 Housing Units in DC, 1982 to 2010

Calendar Year	Housing Stock (number of units)	Occupied Units (households)	Owner Occupied		Renter Occupied		Not Occupied		Housing Permits	Change in Housing Stock from Prior Year
			Number	%	Number	%	Number	% Not Occupied		
1982	278,485	253,309					25,176	9.0	432	
1983	278,592	253,529					25,063	9.0	164	107
1984	279,158	254,837					24,322	8.7	393	566
1985	279,783	256,239					23,543	8.4	590	625
1986	280,640	258,686					21,954	7.8	640	857
1987	281,406	259,093					22,313	7.9	1198	766
1988	282,498	257,398					25,100	8.9	852	1,092
1989	283,786	255,786					27,999	9.9	410	1,288
1990	284,574	248,985	96,855	38.9	152,130	61.1	35,589	12.5	368	788
1991	282,970	248,457					34,513	12.2	333	-1,604
1992	280,666	248,403					32,262	11.5	132	-2,304
1993	279,134	248,781					30,353	10.9	305	-1,532
1994	277,542	247,567					29,975	10.8	210	-1,592
1995	276,308	245,216					31,092	11.3	35	-1,234
1996	273,702	243,090					30,612	11.2	0	-2,606
1997	273,082	242,432					30,650	11.2	15	-620
1998	273,215	242,683					30,532	11.2	429	132
1999	273,916	246,170					27,746	10.1	683	701
2000	274,845	248,215	101,272	40.8	146,943	59.2	26,630	9.7	806	929
2001	276,362	251,133					25,229	9.0	896	1,517
2002	277,951	251,912	100,513	39.9	151,399	60.1	26,039	8.9	1591	1,588
2003	280,086	251,218	105,512	42.0	145,707	58.0	28,867	9.6	1427	2,135
2004	282,280	252,242	109,978	43.6	142,265	56.4	30,038	9.6	1936	2,195
2005	283,097	253,323	107,662	42.5	145,661	57.5	29,774	9.8	2860	817
2006	287,892	254,251	116,447	45.8	137,804	54.2	33,640	10.2	2105	4,795
2007	291,279	255,310	113,613	44.5	141,697	55.5	35,969	10.1	1910	3,387
2008	293,548	257,220	111,633	43.4	145,586	56.6	36,328	11.1	536	2,269
2009	294,743	261,768	117,220	44.8	144,548	55.2	32,975	12.1	1126	1,196
2010	296,719	266,575	111,962	42.0	154,614	58.0	30,144	13.1	739	1,976

Source: Housing stock: Global Insight. Households: Economy.com. By Census Bureau definition, occupied housing units are the same as the number of households. Owner and renter: percentages for 1990 and 2000 are from the Census, 2002 through 2009 are from the American Community Survey, and 2010 is from the 2010 Census; number of owner and rental units are calculated from the percentages. Not occupied units include vacant, under renovation, in process of being sold, and seasonal or temporary residences for persons who are not DC residents. Housing permits are from Economy.com.

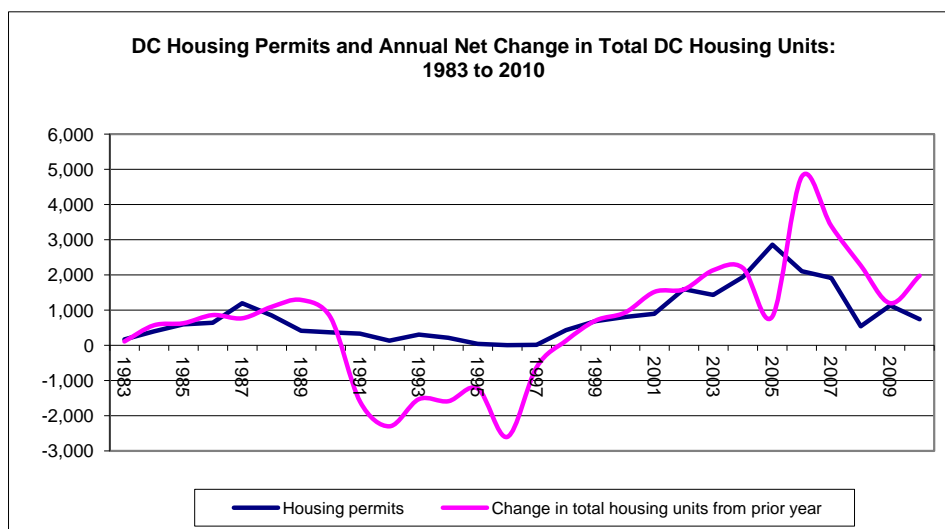


Table 1- 6 Housing Sales, Prices, and Affordability in DC, 1981 to 2010

Calendar Year	Number of Home Sales (existing units)	Median Existing Home Price (\$)	OFHEO Price Index	Affordability Index	Ratio of Median Home Price to Median Income	% Change from Prior Year	
						Median Existing Home Price	OFHEO Price Index
1981	4,821	66,897	102.18	96.57	3.97		
1982	4,209	68,446	97.08	88.67	3.45	2.32	-4.99
1983	5,629	69,754	98.43	105.73	3.44	1.91	1.39
1984	5,764	72,417	104.38	111.26	3.55	3.82	6.05
1985	7,115	74,674	110.90	118.42	3.54	3.12	6.24
1986	8,742	81,241	121.44	119.68	3.34	8.79	9.50
1987	7,002	94,923	138.59	111.31	3.46	16.84	14.12
1988	6,208	112,738	162.65	101.18	4.22	18.77	17.36
1989	6,839	112,290	182.93	97.15	4.20	-0.40	12.47
1990	5,535	113,278	190.13	102.97	4.14	0.88	3.94
1991	5,158	117,179	191.24	114.73	3.92	3.44	0.59
1992	5,165	118,290	195.46	119.77	3.91	0.95	2.21
1993	5,259	114,704	193.92	141.64	4.20	-3.03	-0.79
1994	5,220	111,716	188.58	137.98	3.71	-2.61	-2.75
1995	5,070	113,520	186.54	135.35	3.69	1.62	-1.08
1996	4,804	118,836	190.40	133.41	3.72	4.68	2.07
1997	6,270	120,380	189.95	132.63	3.78	1.30	-0.24
1998	9,464	119,587	200.05	143.77	3.58	-0.66	5.32
1999	10,017	124,855	215.71	141.93	3.23	4.40	7.83
2000	9,693	135,957	246.25	125.88	3.30	8.89	14.16
2001	9,203	163,031	283.13	121.99	3.96	19.91	14.98
2002	10,060	189,866	326.30	106.66	4.86	16.46	15.24
2003	10,797	216,507	366.84	101.37	4.81	14.03	12.43
2004	12,093	270,769	439.31	85.31	6.23	25.06	19.76
2005	11,094	352,767	541.21	65.87	7.84	30.28	23.20
2006	9,344	361,217	605.03	69.70	7.45	2.40	11.79
2007	9,010	360,957	621.00	76.13	7.11	-0.07	2.64
2008	6,463	282,181	586.81	102.53	5.08	-21.82	-5.50
2009	7,621	256,276	562.93	135.73	4.82	-9.18	-4.07
2010	7,802	268,045	564.06	139.72	5.13	4.59	0.20

Source: Economy.com

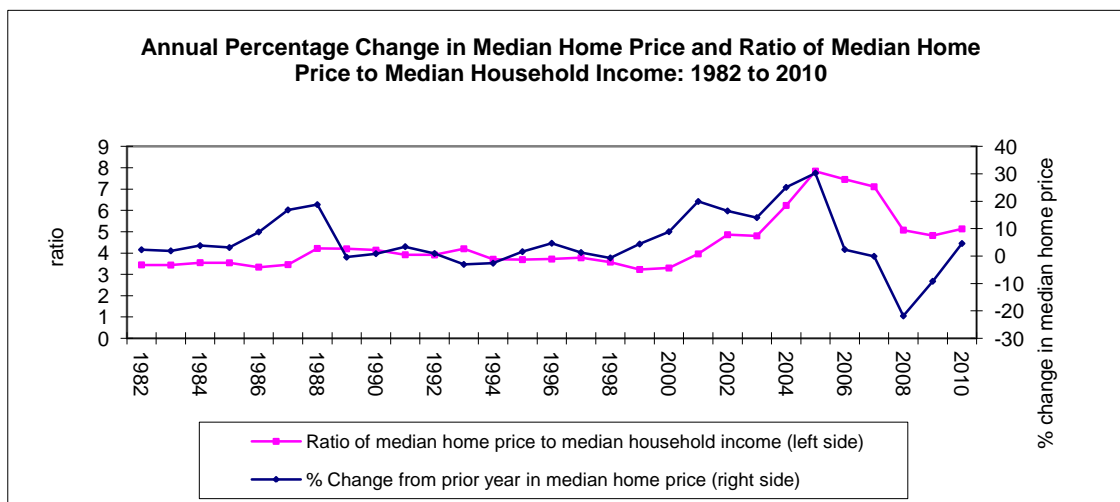


Table 1-7 Large Commercial Office Buildings in DC, 1993 to 2010

Calendar Year	Inventory, End of Year		Vacant, Including Sublet		Occupied Space		New Construction (sq. ft.)	% Change from Prior Year		
	Number of Buildings	Square Feet	Square Feet	% of Inventory	Square Feet	Change from Prior Year		Inventory	Occupied Space	New Construction
1993	542	106,000,578	15,415,308	14.5	90,585,270		1,055,769			
1994	541	105,881,288	13,728,076	13.0	92,153,212	1,567,942	2,251,523	-0.1	1.7	113.3
1995	539	106,620,373	13,075,158	12.3	93,545,215	1,392,003	1,385,675	0.7	1.5	-38.5
1996	541	107,589,443	12,584,221	11.7	95,005,222	1,460,007	1,387,895	0.9	1.6	0.2
1997	542	108,465,638	10,553,119	9.7	97,912,519	2,907,297	213,550	0.8	3.1	-84.6
1998	541	108,337,208	8,260,679	7.6	100,076,529	2,164,010	1,603,064	-0.1	2.2	650.7
1999	538	108,304,060	7,742,482	7.1	100,561,578	485,049	3,821,708	0.0	0.5	138.4
2000	539	109,123,663	6,587,209	6.0	102,536,454	1,974,876	4,990,659	0.8	2.0	30.6
2001	551	112,344,590	8,309,294	7.4	104,035,296	1,498,842	2,645,512	3.0	1.5	-47.0
2002	553	112,971,846	9,802,019	8.7	103,169,827	-865,469	5,055,786	0.6	-0.8	91.1
2003	555	114,358,157	9,632,783	8.4	104,725,374	1,555,547	5,030,269	1.2	1.5	-0.5
2004	560	115,874,042	9,486,533	8.2	106,387,509	1,662,135	7,655,029	1.3	1.6	52.2
2005	569	119,338,426	8,688,896	7.3	110,649,530	4,262,021	6,280,634	3.0	4.0	-18.0
2006	581	123,444,455	9,514,469	7.7	113,929,986	3,280,456	4,099,550	3.4	3.0	-34.7
2007	588	125,065,372	11,288,374	9.0	113,776,998	-152,988	5,653,497	1.3	-0.1	37.9
2008	591	126,119,174	11,786,274	9.3	114,332,900	555,902	7,141,144	0.8	0.5	26.3
2009	599	129,343,082	15,765,022	12.2	113,578,060	-754,840	3,953,550	2.6	-0.7	-44.6
2010	607	131,938,838	15,225,479	11.5	116,713,359	3,135,299	1,603,965	2.0	2.8	-59.4

Source: Co-star. Information is for Class A, B, and C office buildings with at least 50,000 square feet of rentable space. Excludes government-owned space. Space under renovation is counted in inventory and not in construction. Data as of end of year.

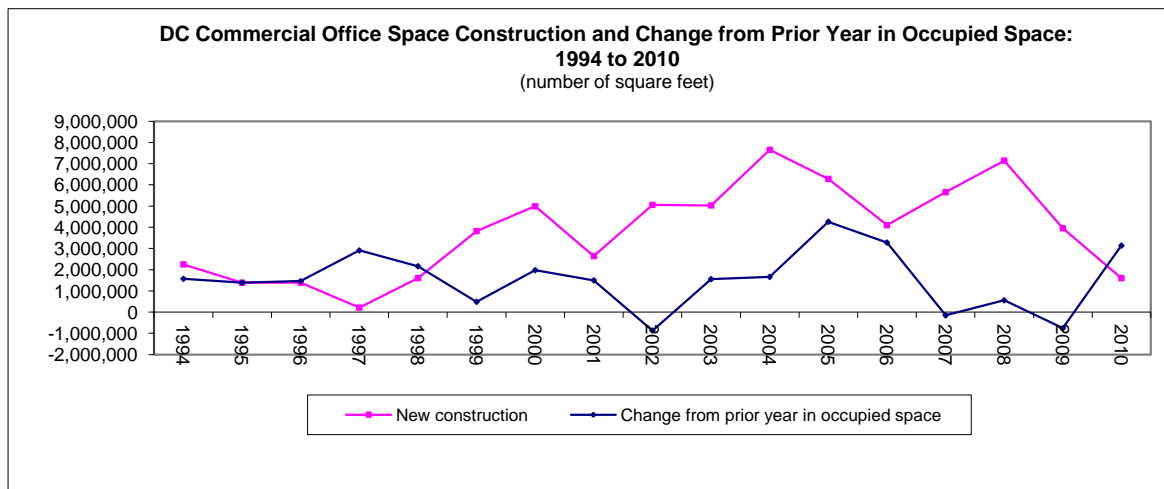
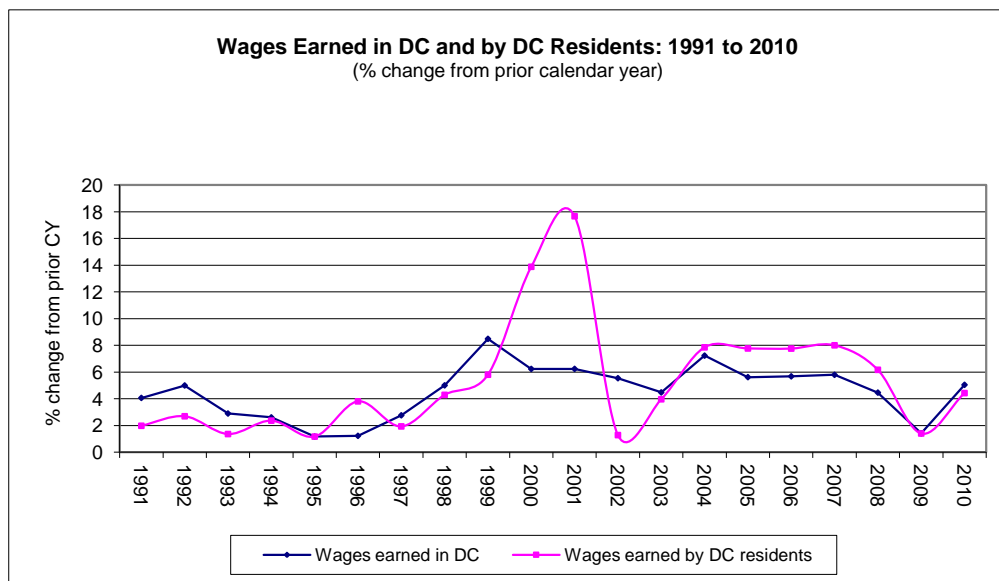


Table 1-8 Wages and Incomes Earned in DC and by DC Residents, 1970 to 2010 (\$ millions)

Calendar Year	Earned in DC			Earned or Received by DC Residents						Percent Change	
	Wages and Salaries	Supplements		Wages and Salaries		Proprietors' Income	Property Income	Retirement and Transfer Payments	Total Personal Income	Wages and Salaries Earned in DC	Wages and Salaries of DC Residents
		Amount	% of Wages	Amount	% of Wages Earned in DC						
1970	5,791	570	9.8	2,479	42.8	327	518	302	3,753		
1980	12,336	2,910	23.6	4,100	33.2	716	1,276	1,026	7,799		
1990	24,096	6,366	26.4	8,043	33.4	1,387	3,379	1,735	15,748		
1991	25,076	7,006	27.9	8,202	32.7	1,583	3,369	1,938	16,424	4.1	2.0
1992	26,328	7,549	28.7	8,423	32.0	1,728	3,404	2,177	17,147	5.0	2.7
1993	27,091	7,975	29.4	8,538	31.5	1,980	3,400	2,391	17,790	2.9	1.4
1994	27,797	8,124	29.2	8,739	31.4	2,019	3,483	2,431	18,151	2.6	2.4
1995	28,123	8,188	29.1	8,842	31.4	2,057	3,429	2,357	18,165	1.2	1.2
1996	28,468	8,116	28.5	9,178	32.2	2,233	3,420	2,561	18,877	1.2	3.8
1997	29,254	8,320	28.4	9,356	32.0	2,518	3,830	2,556	19,761	2.8	1.9
1998	30,718	8,344	27.2	9,757	31.8	2,620	4,075	2,725	20,633	5.0	4.3
1999	33,324	8,946	26.8	10,323	31.0	2,648	3,954	2,726	21,151	8.5	5.8
2000	35,402	9,267	26.2	11,756	33.2	2,743	4,204	2,807	23,146	6.2	13.9
2001	37,610	10,400	27.7	13,832	36.8	3,193	4,161	2,901	26,095	6.2	17.7
2002	39,694	11,200	28.2	14,009	35.3	3,223	4,026	3,211	26,565	5.5	1.3
2003	41,471	11,520	27.8	14,565	35.1	3,580	4,019	3,266	27,545	4.5	4.0
2004	44,469	12,758	28.7	15,708	35.3	4,104	4,190	3,312	29,729	7.2	7.9
2005	46,968	13,511	28.8	16,928	36.0	4,374	4,450	3,597	31,965	5.6	7.8
2006	49,636	14,229	28.7	18,241	36.8	4,772	5,262	3,703	34,787	5.7	7.8
2007	52,511	14,679	28.0	19,701	37.5	5,006	5,922	3,996	37,525	5.8	8.0
2008	54,853	15,638	28.5	20,916	38.1	5,848	6,823	4,297	40,996	4.5	6.2
2009	55,627	16,408	29.5	21,209	38.1	5,178	5,594	4,860	40,138	1.4	1.4
2010	58,433	17,262	29.5	22,147	37.9	5,613	5,669	5,437	42,339	5.0	4.4

Source: Bureau of Economic Analysis. Wages earned in DC are earned by DC residents and commuters. Wages earned by DC residents are earned both inside and outside of DC. Wages earned by DC residents are estimated by ORA assuming that supplements for wages earned by DC residents are the same percentage of wages as for wages earned in DC. Wages are before deductions for social insurance. Property income is interest, rent, and dividends and does not include capital gains.



CHAPTER 2: REVENUE OVERVIEW

Revenue Overview

This chapter describes the main features of the District's revenue system and gives a context for the discussion of the individual tax sources in the chapters that follow.

- Gross revenues peaked at \$6.2 billion in FY 2008 and declined in both FY2009 (\$5.9 B) and FY 2010 (\$5.8 B). The historic growth rate is 4.5 percent annually (1990-2010) with a standard deviation of 5.8 percent. This volatility comes from the mixture of tax and non-tax revenue streams. Sales and income taxes grow slower than average and are less volatile while real property and deed taxes have higher growth rates on average but have large swings. Note that the volatility of each revenue component exceeds the volatility of the total portfolio. *[Table 2-1]*
- The most striking feature of the District's revenue system is its use of almost the full range of revenue sources available to state and local governments. The revenue sources are shown in three broad categories: state-type taxes (49.4%), city-type taxes (36.1%), and non-tax revenue sources (14.5%). The three largest sources of revenue are the real property tax (31.3%), the individual income tax (19.1%), and the general sales and use tax (16.8%). Together they comprise two-thirds of total revenue. *[Table 2-2]*
- The District's real tax revenue growth from FY 1970-2010 is characterized by four distinct periods. In the first period, FY 1970-1990, overall tax revenue grew strongly with a moderate degree of volatility (measured as the standard deviation of the growth rates over the period normalized by dividing by the average growth rate). In the second period, FY 1991-1996, real tax revenue declined and volatility was lower. In the third period, FY 1997-2007, real tax revenue returned to positive growth, briefly interrupted by the 2001 recession, but the revenue system was much more volatile. The latest period, FY 2008-2010, is marked by the long recession and illustrates the lag in real property tax collections. Real property revenues stalled in FY 2010, a delayed result of the recession. Sales and use began to rebound, but individual income revenues retain a downward trajectory. *[Table 2-3]*
- Despite having a broad portfolio of revenue sources, the tax system of the District of Columbia is quite volatile. The volatility of a tax system is the degree to which tax revenue fluctuates from one year to the next. One measure of the volatility of the tax system is the standard deviation of the growth rates over a given period of time. Using this measure, normalized by dividing by the average growth rate of each state (the coefficient of variation), for the period 1992-2009 the District's tax system is one of the most volatile in the nation—the volatility of the District's tax system is topped only by that of Hawaii.¹ *[Table 2-4]*

¹ The U.S. Census publishes the Census of Government Finance which enumerates state and local tax financial information.

Table 2-1 Gross Revenues, FY 1990 - 2010 (\$ thousands)

FY	Gross Revenue Collections	Individual Income Tax Revenue	Real Property Tax Revenue	Sales & Use Tax Revenue	Deed Tax Revenue	Other Tax Revenue	Non Tax Revenue	Lottery Transfer	*Special Purpose (O-Type) Revenue
1990	2,499,555	637,910	664,591	466,557	66,445	443,624	171,553	48,875	n/a
1991	2,603,560	615,746	801,876	451,582	40,293	462,235	186,128	45,700	n/a
1992	2,636,187	620,208	820,892	442,496	38,032	462,672	203,387	48,500	n/a
1993	2,806,799	589,521	928,322	410,068	42,662	587,279	182,072	66,875	n/a
1994	2,735,664	650,660	730,641	458,555	45,789	584,408	196,561	69,050	n/a
1995	2,672,692	643,676	654,284	485,651	44,517	562,913	196,551	85,100	n/a
1996	2,687,789	689,408	624,382	467,527	59,810	593,069	178,343	75,250	n/a
1997	2,803,386	753,475	617,694	482,354	68,064	600,717	211,882	69,200	n/a
1998	3,124,147	861,505	616,935	557,081	107,626	664,512	235,188	81,300	n/a
1999	3,438,739	952,156	597,566	592,718	121,086	616,239	212,017	64,225	282,732
2000	3,746,968	1,077,346	610,896	640,212	105,618	682,405	252,434	69,450	308,607
2001	3,981,750	1,098,188	633,172	673,068	139,662	749,518	315,973	84,000	288,169
2002	3,720,799	949,175	726,014	666,228	157,257	730,130	272,759	63,000	156,236
2003	3,924,119	928,968	822,845	690,370	243,248	698,656	303,857	72,050	164,125
2004	4,442,024	1,042,309	947,690	733,217	353,055	728,301	323,699	73,500	240,253
2005	4,984,690	1,160,074	1,060,637	861,078	347,570	819,665	352,427	71,450	311,789
2006	5,305,266	1,233,602	1,153,795	908,884	360,417	837,428	361,951	73,800	375,389
2007	5,978,353	1,313,826	1,448,697	959,968	443,948	956,152	423,875	65,376	366,511
2008	6,202,114	1,342,799	1,672,969	1,015,182	323,223	942,813	385,856	70,300	448,972
2009	5,896,237	1,135,938	1,822,693	973,410	187,402	900,085	353,170	68,775	454,764
2010	5,815,755	1,110,444	1,821,459	976,690	207,400	854,896	338,208	66,750	439,908

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: Table displays gross revenue and excludes dedicated tax distributions.

* Prior to the implementation of GASB Statement No. 34 in FY 2002, special purpose fund revenues were not considered local revenues. They were reported differently in the CAFR and were reported with the District's federal and private grants in the Financial Plan. Consequently, the FY 1999 to FY 2001 data in this table are not consistent with the FY 2002 to FY 2010 data.

Table 2-2 FY 2010 Revenue by Source

Revenue Source	Amount (\$ thousands)	Percent
State-Type Taxes	2,871,780	49.4%
Individual Income	1,110,444	19.1%
Corp. Franchise	207,292	3.6%
U.B. Franchise	116,395	2.0%
General Sales and Use Tax	976,690	16.8%
Gross Receipts	322,578	5.5%
Selective Sales	99,040	1.7%
Estate	39,341	0.7%
City-Type Taxes	2,099,109	36.1%
Real Property	1,821,459	31.3%
Deed Recordation	113,198	1.9%
Deed Transfer	94,202	1.6%
Personal Property	52,032	0.9%
Economic Interest	18,218	0.3%
Non-Tax Revenues (including Lottery)	404,958	7.0%
Special Purpose (O Type) Revenue	439,908	7.6%
TOTAL REVENUES	5,815,755	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: The data in this table include earmarked revenue and therefore do not necessarily match the amounts reported in the DC Comprehensive Annual Financial Report (CAFR)

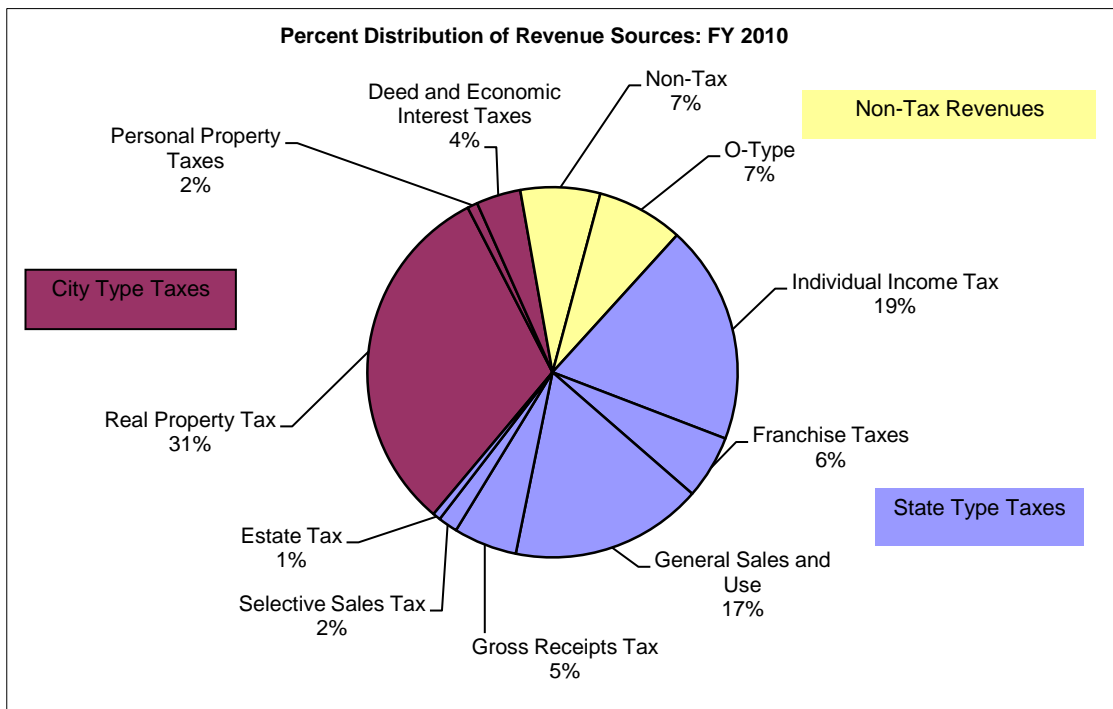


Table 2-3 Trends in Real Tax Collections, FY 1970 - 2010

	I:1970-1990		II:1991-1996		III:1997-2007		IV:2008-2010	
	Average Growth Rate	Standard Deviation (Normalized)	Average Growth Rate	Standard Deviation (Normalized)	Average Growth Rate	Standard Deviation (Normalized)	Average Growth Rate	Standard Deviation (Normalized)
Total Taxes	3.3%	1.48	-2.0%	-1.90	4.6%	1.00	-3.0%	-0.57
Individual Income	3.1%	1.99	-1.7%	-3.63	3.8%	2.07	-7.2%	-0.96
Real Property	3.4%	3.17	-3.2%	-4.46	5.7%	1.51	5.9%	1.13
Sales and Use	3.7%	2.00	-2.9%	-2.50	4.3%	1.16	-1.4%	-1.63

Source: Office of the Chief Financial Officer/Government of the District of Columbia.

Noe: Standard deviations are normalized by dividing by the respective growth rates.

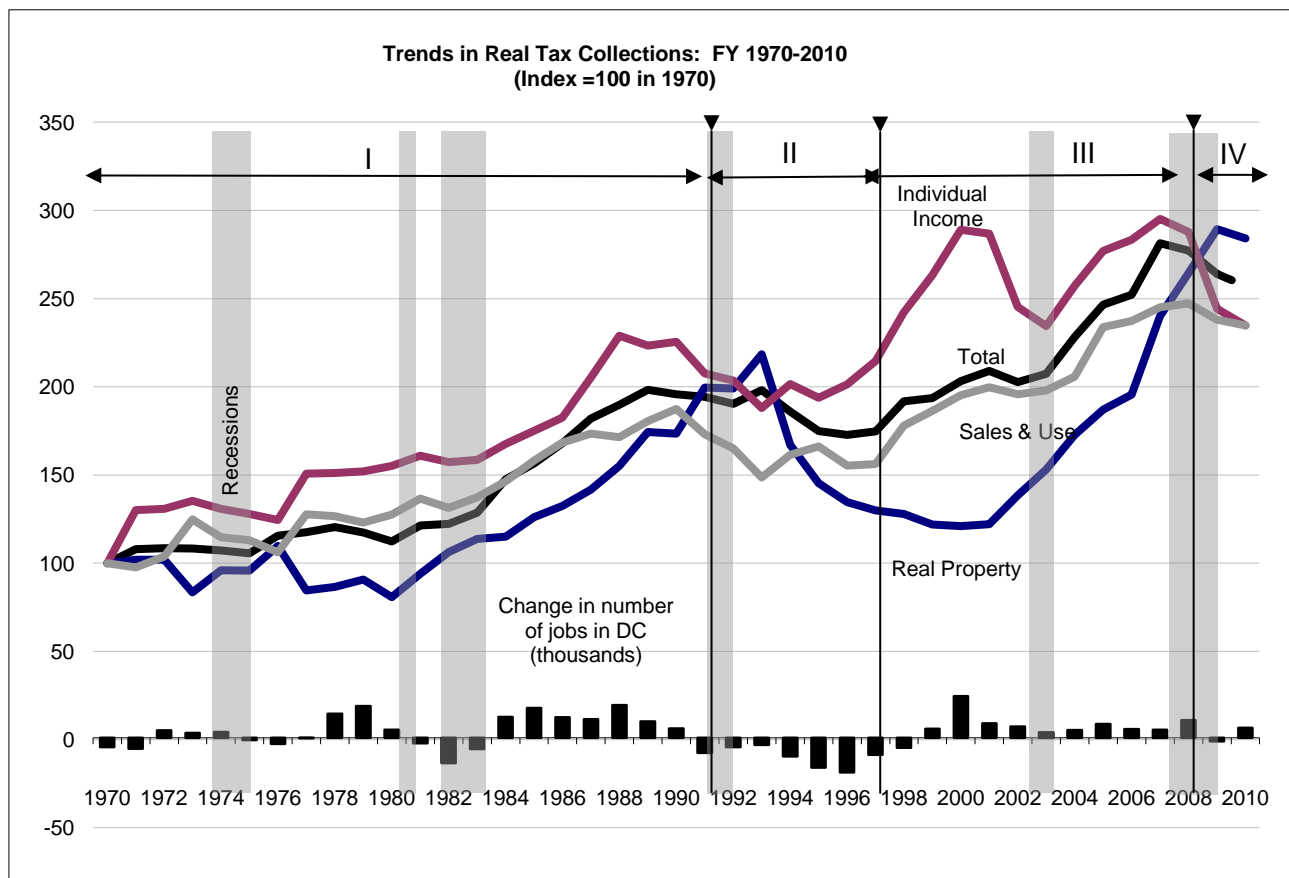
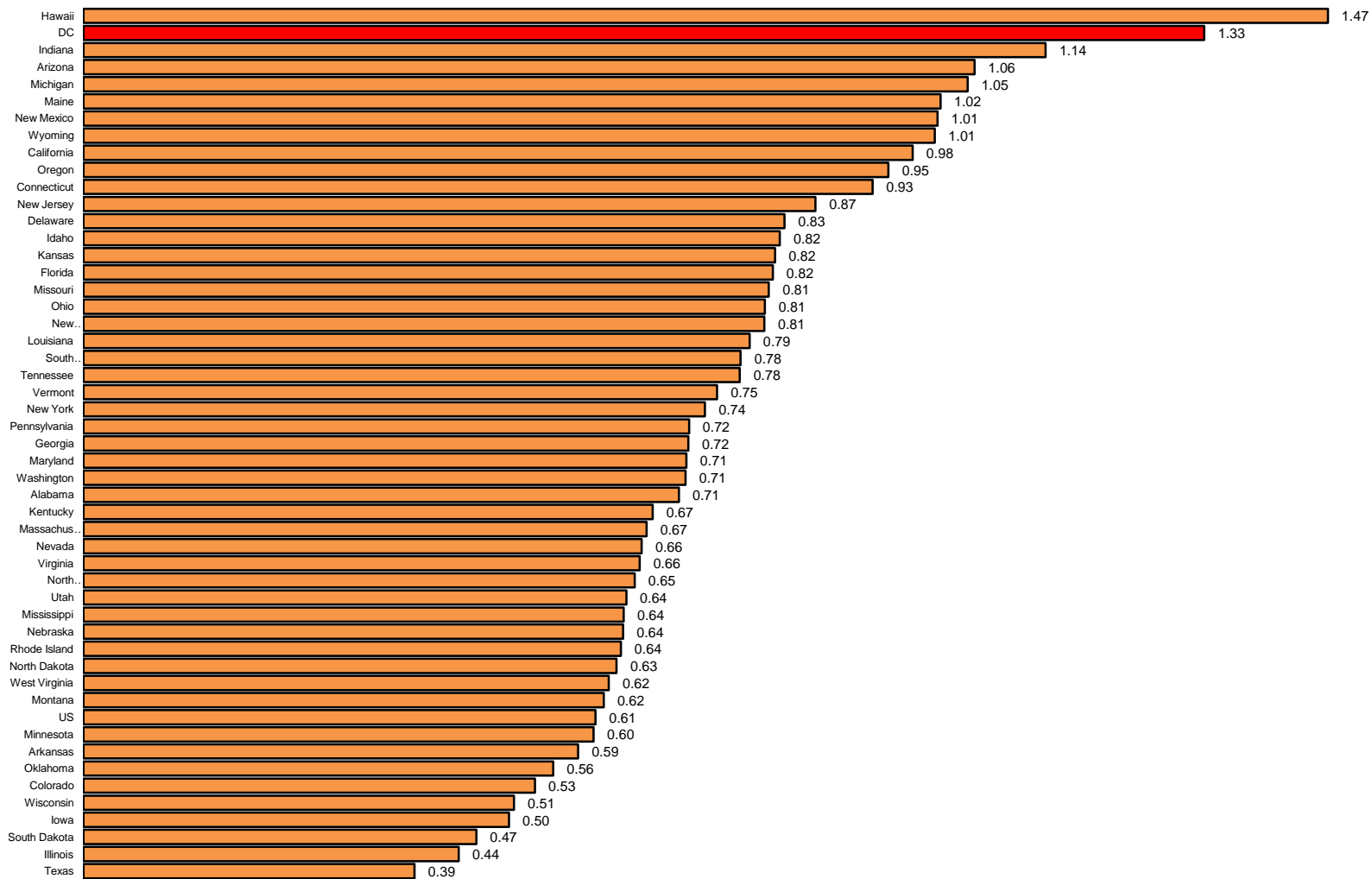


Table 2-4: State and Local Tax Revenue Volatility¹ by State for the Period 1992-2009²

Source: ORA calculations; U.S. Census Bureau, Governments Division.

*Alaska with a measure of 2.73 is an outlier and not shown here because of its distortionary effect on the chart.

¹Volatility is measured as the coefficient of variation (standard deviation divided by the average) of the year over year annual percentage change in tax revenue over the period.

² There was no state level tax revenue data for 2001 and 2003. As a result, annual percentage changes could not be calculated for years 2001-2004.

CHAPTER 3: INDIVIDUAL INCOME TAX

Individual Income Tax

The individual income tax base consists of the income of individuals who maintain a permanent residence in the District for either part of or the full taxable year and individuals who maintain a residence for a total of 183 days or more during the taxable year, even if their permanent residence is outside the District.

The following tables mainly provide information for Tax Year 2009. For that tax year, the marginal tax rates for taxable income (TI) were: 4% (for TI not over \$10,000); 6% (for TI over \$10,000 but not over \$40,000); and 8.5% (for TI over \$40,000). Since January 1, 2012, the marginal tax rates for taxable income (TI) are: 4% (for TI not over \$10,000); 6% (for TI over \$10,000 but not over \$40,000); 8.5% (for TI over \$40,000 but not over \$350,000); and 8.95% (for TI over \$350,000).

- The dramatic individual income tax revenue decline in FY 2009 (-15.4%) was followed by a modest reduction in FY 2010 (-2.2%). Though the trend is short (2008-2010), the annualized reduction (-8.8%) stands in marked contrast from the preceding upward trajectory between 2003 and 2008 (7.7%). This is largely due to a drop in adjusted gross income. *[Tables 3-1 and 3-2]*
- In TY 2009, 80.9 percent of the taxpayers were non-married filers, while 19.1 percent were married filers. Of the non-married filers, almost 75 percent were single filers. Although non-married filers comprised 81 percent of all taxpayers in TY 2009, this group paid 52.5 percent of total taxes. On average, married returns carried tax amounts that were 3.85 times as large as non-married returns. *[Table 3-3]*
- 15.3 percent of all filers in TY 2009 were part-year filers who contributed 7.9 percent of the total individual income tax revenue. *[Table 3-4]*
- In TY 2009 39.6 percent of 12-month filers had income of less than \$30,000 while 62.6 percent of part-year filers were in the same income class. Almost 5.7 percent of 12-month filers and one percent of part-year filers had income of \$200,000 and more. *[Table 3-5]*
- In TY 2009, 4.9 percent of filers had incomes of \$200,000 and more, earned 37 percent of the District's adjusted gross income (AGI) and contributed 42.4 percent of the total individual income tax revenue. Filers with incomes of \$30,000 or less constituted 43.2 percent of filers, earned 7 percent of the total District AGI, and contributed 4.1 percent of all tax revenue. *[Table 3-6]*
- In TY 2009 40.3 percent of the returns were filed by taxpayers with income of \$30,000 and under. Filers in this income category contributed 5.8 percent of the total federal adjusted gross income and about 5 percent of D.C. taxes. Filers with income of \$200,000 and over comprised 5.6 percent of the total filers for TY 2009; however this income category contributed 38.8 percent of the total federal adjusted gross income and 43.7 percent of the total taxes. *[Table 3-7]*
- Of the earned income tax credit (EITC) returns that were filed, 32.5 percent were filed by single filers who claimed 20.8 percent of the total compared to 61.5 percent of the returns that were filed by head of household filers who claimed 72.4 percent of the total. *[Table 3-8]*
- Migration data from the Internal Revenue Service (IRS) shows that between 2000 and 2009 there was a net inflow of 10,996 taxpayers into the District. Of these, 52 percent immigrated in the 2008-2009 period. *[Table 3-9]*
- The exemptions per return (an estimate of the average household size) indicate that the average size of households that moved out of the District was larger than the average size of households that entered the District. *[Table 3-9]*

Table 3-1 Individual Income Tax, Withholding and Non-Withholding Revenue, FY 1990 - 2010 (\$ thousands)

Fiscal Year	Individual Income Tax Revenue	Withholding Revenue	Non-Withholding Revenue
1990	637,910	502,101	135,809
1991	615,746	513,379	102,367
1992	620,208	509,420	110,788
1993	589,521	518,545	70,976
1994	650,660	543,556	107,104
1995	643,676	525,954	117,722
1996	689,408	553,460	135,948
1997	753,475	618,301	135,174
1998	861,505	651,859	209,646
1999	952,156	698,653	253,503
2000	1,077,346	779,556	297,790
2001	1,098,188	790,670	307,518
2002	949,175	804,402	144,773
2003	928,968	815,795	113,173
2004	1,042,309	875,602	166,707
2005	1,160,074	919,069	241,005
2006	1,233,602	970,766	262,836
2007	1,313,826	974,787	339,039
2008	1,342,799	1,004,237	338,562
2009	1,135,938	1,021,188	114,750
2010	1,110,444	1,070,630	39,814

Source: Office of the Chief Financial Officer/Government of the District of Columbia

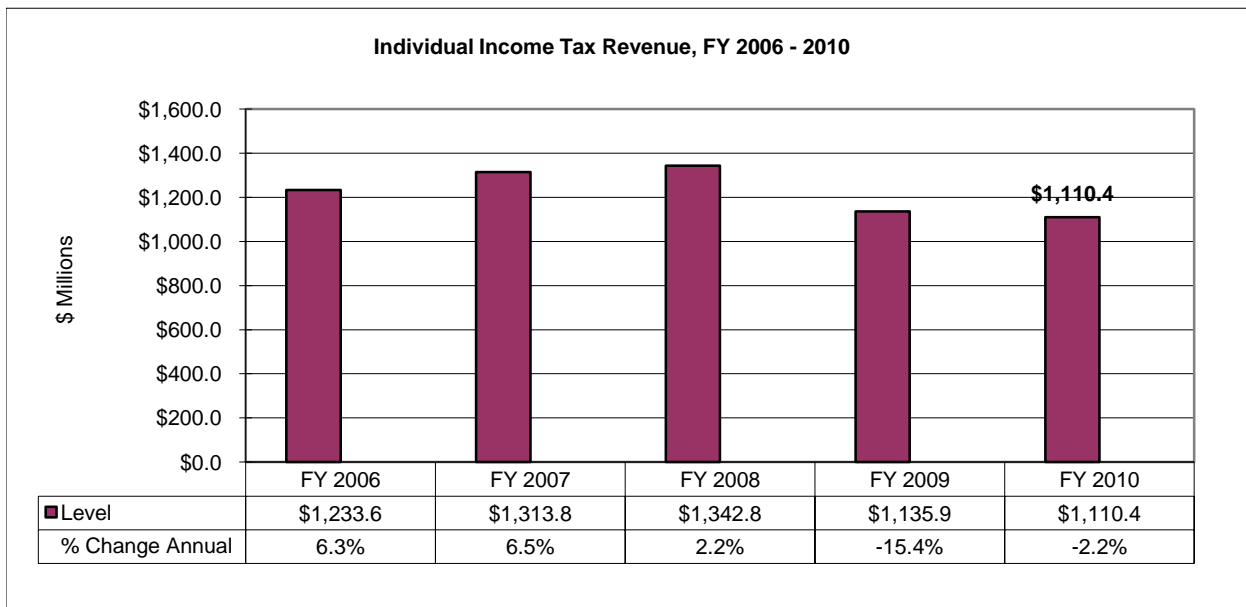


Table 3-2 Filers, Dependents, Federal Adjusted Gross Income and Total Taxes, TY 2005 - 2009

	TY 2005	TY 2006	TY 2007	TY 2008	TY 2009
Number of Filers	270,772	288,263	301,304	304,714	304,959
Number of Dependents*	130,681	135,822	140,649	141,039	144,469
Federal Adjusted Gross Income (\$ millions)	\$16,744	\$22,479	\$24,713	\$22,891	\$22,013
Total Taxes (\$ millions)	\$941	\$1,188	\$1,235	\$1,123	\$1,078

Source: Office of the Chief Financial Officer/Government of the District of Columbia

*A dependent is an individual who is reliant on another and who can be claimed on that person's tax return.

Table 3-3 Distribution of Filers, Taxes and Average Federal Adjusted Gross Income by Filer Type, TY 2009

Filer Type	Number of Filers	Distribution of Filers	Tax (\$)	Distribution of Tax	Tax Per Filer (\$)	Average Federal Adjusted Gross Income (\$)
All Filers	303,653	100.0%	1,077,593,954	100.0%	3,549	75,096
Single	183,826	60.5%	492,160,128	45.7%	2,677	57,207
Head of Household	55,239	18.2%	70,010,092	6.5%	1,267	37,010
Dependent	6,725	2.2%	3,434,223	0.3%	511	12,035
<i>Subtotal: Non-married Filers</i>	<i>245,790</i>	<i>80.9%</i>	<i>565,604,443</i>	<i>52.5%</i>	<i>2,301</i>	<i>51,308</i>
Married Separate	9,534	3.1%	40,006,479	3.7%	4,196	83,993
Married Combined Separate	25,333	8.3%	303,553,895	28.2%	11,983	219,203
Married Filing Joint	22,907	7.5%	167,640,823	15.6%	7,318	159,665
Registered Domestic Partners	89	0.03%	788,314	0.1%	8,857	174,713
<i>Subtotal: Married Filers</i>	<i>57,863</i>	<i>19.1%</i>	<i>511,989,511</i>	<i>47.5%</i>	<i>8,848</i>	<i>173,332</i>

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: A few returns are not clearly classified by filer type and are not included

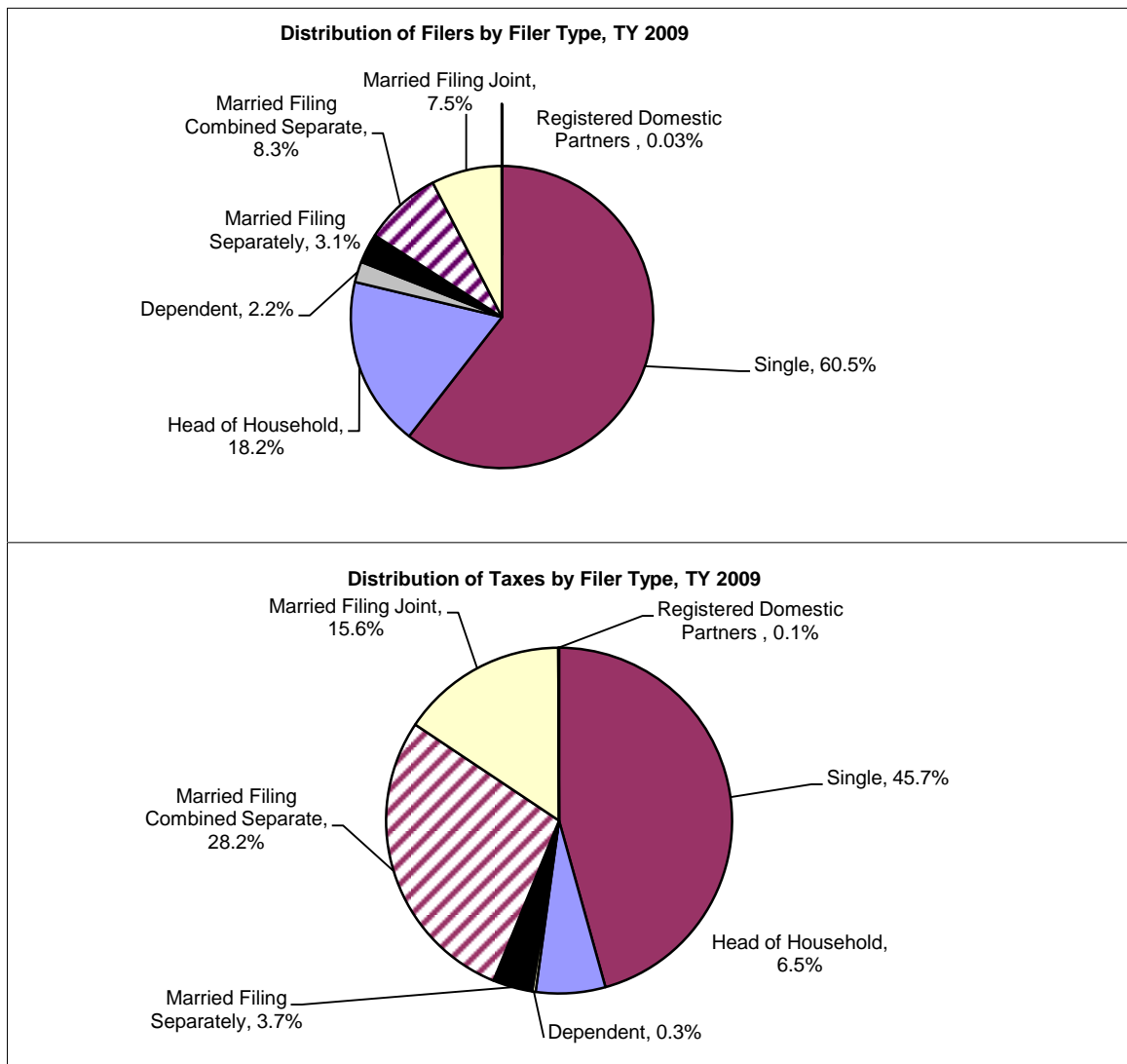


Table 3-4 Distribution of Filers, Taxes and Average DC Adjusted Gross Income by 12-Month and Part-Year Filers, TY 2009

Filer Type	Number of Filers	Distribution of Filers	Tax (\$)	Distribution of Tax	Tax Per Filer (\$)	Average DC AGI (\$)
All Filers	304,959	100.0%	1,077,619,699	100.0%	3,534	66,445
12-Month Filers	258,340	84.7%	992,694,699	92.1%	3,843	72,270
Part-Year Filers	46,619	15.3%	84,925,000	7.9%	1,822	34,167

Note: A few returns are not clearly classified by filer type and are not included.

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 3-5 Distribution of DC Adjusted Gross Income by 12-Month Filers and Part-Year Filers, TY 2009

Income Category	Number of Filers, TY 2009	12-Month Filers, TY 2009	Distribution of Filers	Part-Year Filers, TY 2009	Distribution of Filers
Less than \$30,000	131,577	102,408	39.6%	29,169	62.6%
\$30,000-\$50,000	60,562	51,968	20.1%	8,594	18.4%
\$50,000-\$75,000	42,559	37,729	14.6%	4,830	10.4%
\$75,000-\$100,000	23,347	21,245	8.2%	2,102	4.5%
\$100,000-\$200,000	31,857	30,397	11.8%	1,460	3.1%
\$200,000-\$500,000	12,162	11,770	4.6%	392	0.8%
\$500,000 and over	2,914	2,838	1.1%	76	0.2%
Total	304,978	258,355	100.0%	46,623	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 3-6 Distribution of Filers, Taxes and Average DC Adjusted Gross Income by Income Category, TY 2009

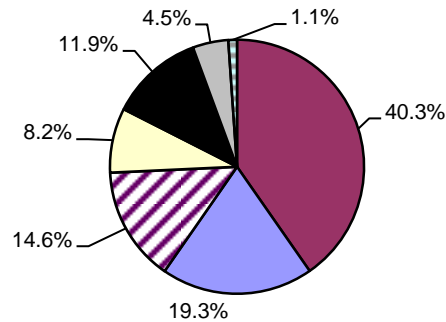
Income Category	Number of Filers	Distribution of Filers	Cumulative Distribution of Filers	DC AGI (\$ millions)	Distribution of DC AGI	Cumulative Distribution of DC AGI	Tax (\$ millions)	Distribution of Tax	Cumulative Distribution of Tax
Breakeven and Loss	7,355	2.4%	2.4%	-439	-2.2%	-2.2%	0.2	0.0%	0.0%
\$0.01 Under \$10,000	40,710	13.3%	15.8%	215	1.1%	-1.1%	1.7	0.2%	0.2%
\$10,000 Under \$20,000	44,564	14.6%	30.4%	664	3.3%	2.2%	13.2	1.2%	1.4%
\$20,000 Under \$30,000	39,019	12.8%	43.2%	971	4.8%	7.0%	29.0	2.7%	4.1%
\$30,000 Under \$50,000	60,562	19.9%	63.0%	2,382	11.8%	18.7%	91.5	8.5%	12.6%
\$50,000 Under \$75,000	42,559	14.0%	77.0%	2,597	12.8%	31.5%	122.3	11.3%	23.9%
\$75,000 Under \$100,000	23,347	7.7%	84.6%	2,016	9.9%	41.5%	107.6	10.0%	33.9%
\$100,000 Under \$150,000	21,918	7.2%	91.8%	2,659	13.1%	54.6%	152.1	14.1%	48.0%
\$150,000 Under \$200,000	9,942	3.3%	95.1%	1,705	8.4%	63.0%	103.6	9.6%	57.6%
\$200,000 Under \$500,000	12,162	4.0%	99.0%	3,474	17.1%	80.2%	221.6	20.6%	78.2%
\$500,000 Under \$1,000,000	1,943	0.6%	99.7%	1,319	6.5%	86.7%	82.5	7.7%	85.9%
\$1,000,000 and Over	971	0.3%	100.0%	2,701	13.3%	100.0%	152.4	14.1%	100.0%
Total	305,052	100.0%		20,266	100.0%		1,077.7	100.0%	

Source: Office of the Chief Financial Officer/Government of the District of Columbia

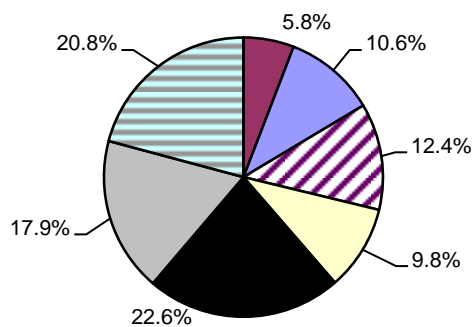
Table 3-7 Distribution of Returns, Federal Adjusted Gross Income and DC Taxes by Income Category, TY 2009

Income Category	Total Number of Returns	Federal Adjusted Gross Income Totals	Total Taxes
\$30,000 and Under	40.3%	5.8%	5.0%
\$30,000-\$50,000	19.3%	10.6%	7.4%
\$50,000-\$75,000	14.6%	12.4%	10.4%
\$75,000-\$100,000	8.2%	9.8%	9.4%
\$100,000-\$200,000	11.9%	22.6%	24.2%
\$200,000-\$500,000	4.5%	17.9%	21.2%
\$500,000 and Over	1.1%	20.8%	22.4%

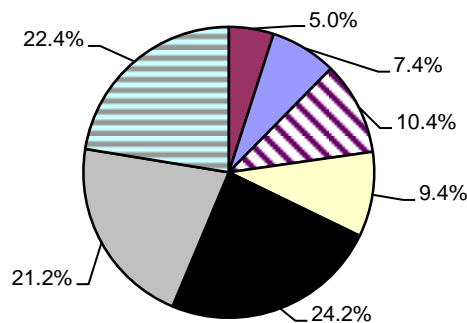
Source: Office of the Chief Financial Officer/Government of the District of Columbia

Distribution of Returns by Income Category, TY 2009

■ \$30,000 and Under ■ \$30,000-\$50,000 ■ \$50,000-\$75,000 ■ \$75,000-\$100,000
 ■ \$100,000 - \$200,000 ■ \$200,000-\$500,000 ■ \$500,000 and Over

Distribution of FAGI by Income Category, TY 2009

■ \$30,000 and Under ■ \$30,000-\$50,000 ■ \$50,000-\$75,000 ■ \$75,000-\$100,000
 ■ \$100,000 - \$200,000 ■ \$200,000-\$500,000 ■ \$500,000 and Over

Distribution of Total Taxes by Income Category, TY 2009

■ \$30,000 and Under ■ \$30,000-\$50,000 ■ \$50,000-\$75,000 ■ \$75,000-\$100,000
 ■ \$100,000 - \$200,000 ■ \$200,000-\$500,000 ■ \$500,000 and Over

Table 3-8 Distribution of Earned Income Tax Credit (EITC) Returns and Totals by Filer Type, TY 2009

	Number of Returns	Total (\$)
Total	50,937	45,454,823
Single	16,540	9,446,019
<i>Percent Distribution</i>	32.5%	20.8%
Married Filing Combined Separately	413	379,383
<i>Percent Distribution</i>	0.8%	0.8%
Joint	2,654	2,706,209
<i>Percent Distribution</i>	5.2%	6.0%
Head of Household	31,330	32,923,212
<i>Percent Distribution</i>	61.5%	72.4%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

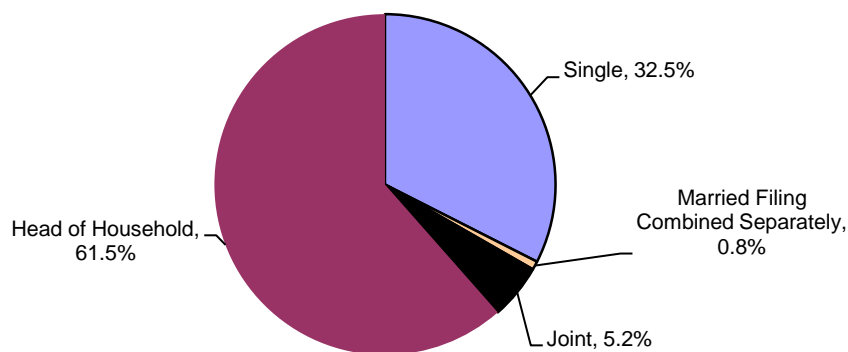
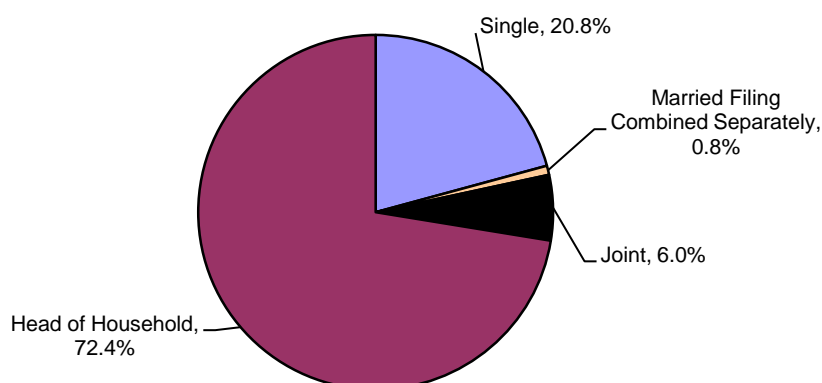
Distribution of EITC Returns by Filer Type, TY 2009**Distribution of EITC Totals by Filer Type, TY 2009**

Table 3-9 Washington, DC Migration Data 2000 - 2009

Year	Returns (IN)	Returns (OUT)	(-) net outflow (+) net inflow	AGI per Return (IN) (\$)	AGI per Return (OUT) (\$)	Exemptions (IN)	Exemptions (OUT)	Exemptions per Return (IN)	Exemptions per Return (OUT)
2000-2001	23,881	24,353	-472	45,331	50,460	34,278	40,489	1.4	1.7
2001-2002	25,243	23,754	1,489	47,604	51,653	35,717	38,656	1.4	1.6
2002-2003	23,484	24,648	-1,164	44,395	51,832	33,275	40,330	1.4	1.6
2003-2004	23,914	24,074	-160	42,989	51,906	32,974	39,335	1.4	1.6
2004-2005	24,688	24,124	564	45,613	56,001	33,307	39,544	1.3	1.6
2005-2006	25,758	24,174	1,584	50,521	57,533	34,601	38,816	1.3	1.6
2006-2007	25,857	24,253	1,604	49,788	60,704	34,189	38,555	1.3	1.6
2007-2008	27,102	25,271	1,831	50,765	60,806	35,808	38,989	1.3	1.5
2008-2009	27,979	22,259	5,720	50,876	60,449	37,016	33,841	1.3	1.5
Total	227,906	216,910	10,996						

Source: Internal Revenue Service

Note: IN refers to migration into Washington, DC and OUT refers to migration from Washington, DC

CHAPTER 4: REAL PROPERTY AND DEED TAXES

Real Property and Deed Taxes

The District of Columbia has only 69 square miles of total area. However, the District of Columbia is unique among major cities in the United States in that an extremely large portion of the city's land area (56%) is exempt from property taxation [Table 4-3], largely via federal law. The following tables highlight the underpinnings and market dynamics of the real property market in the "Federal City".

- In TY 2010, residential property accounted for 82.1 percent of the taxable land area, but only 33 percent of the annual real property tax revenue. Commercial property, on the other hand, accounted for 17.8 percent of the taxable land area but 66.9 percent of the annual real property tax revenue. This situation stems from a policy that causes the effective tax rate for commercial properties to be 2.78 times the effective tax rate for residential properties. [Table 4-4]
- In TY 2010, the lagged impact of the recession, and modest rate shifts, have caused real property tax revenue to decline for the first time since 1999. [Tables 4-1 and 4-2] This result stems primarily from a 2-year lag between real property tax collections and when the respective property valuations and property sales took place.
- However, since deed taxes are collected in the same year in which the respective property transactions occurs, the declining number of property sales and falling sale prices in 2008 and 2009 showed up immediately as declining deed tax revenues in TY 2008 and TY 2009. Both deed recordation tax revenues (12.3%) and deed transfer tax revenues (20.4%) reversed the trend to show strong gains in TY 2010. [Tables 4-1 and 4-22]
- Over the 2006-2010 period, the residential share of property taxes fell by 2 percent while the commercial share increased by 3.4 percent. [Table 4-29] This declining share of property taxes coming from residential property is a direct result of the bursting of the housing bubble.
- In 2009, the average residential assessment value was 2 percent greater than actual residential property market sales that occurred in that year, and the average large commercial office building assessment value was 9 percent greater than actual building market sales that also occurred in that year. [Table 4-26]
- However, the average 2010 residential assessment value fell to 1 percent below actual market sale prices, while the average assessment to sale price ratio remained unchanged for large commercial office buildings. [Table 4-27]
- This is significant because it indicates a fairly stable assessment to sale price ratio following in a tumultuous national market.

Table 4-1 Real Property Tax, Deed Recordation Tax, Deed Transfer Tax, Economic Interest Tax, FY 1990 - 2010 (\$ thousands)

Fiscal Year	Real Property Tax Revenue	Deed Recordation Tax Revenue	Deed Transfer Tax Revenue	Economic Interest Tax Revenue
1990	664,591	35,477	30,968	0
1991	801,876	19,953	18,815	1,525
1992	820,892	17,831	19,944	257
1993	928,322	20,245	21,506	911
1994	730,641	23,547	21,980	262
1995	654,284	22,691	21,826	0
1996	624,382	33,099	26,701	10
1997	617,694	30,821	27,162	10,081
1998	616,935	53,863	42,597	11,166
1999	597,566	70,398	47,001	3,687
2000	610,896	60,418	44,660	540
2001	633,172	75,936	62,086	1,640
2002	726,014	89,951	62,228	5,078
2003	822,845	139,262	99,052	4,934
2004	947,690	193,554	143,232	16,269
2005	1,060,637	190,048	146,929	10,593
2006	1,153,795	197,528	132,615	30,274
2007	1,448,697	226,743	152,411	64,794
2008	1,672,969	155,974	112,434	54,815
2009	1,822,693	100,764	78,262	8,376
2010	1,706,445	113,198	94,202	18,218

Source: Office of the Chief Financial Officer/Government of the District of Columbia

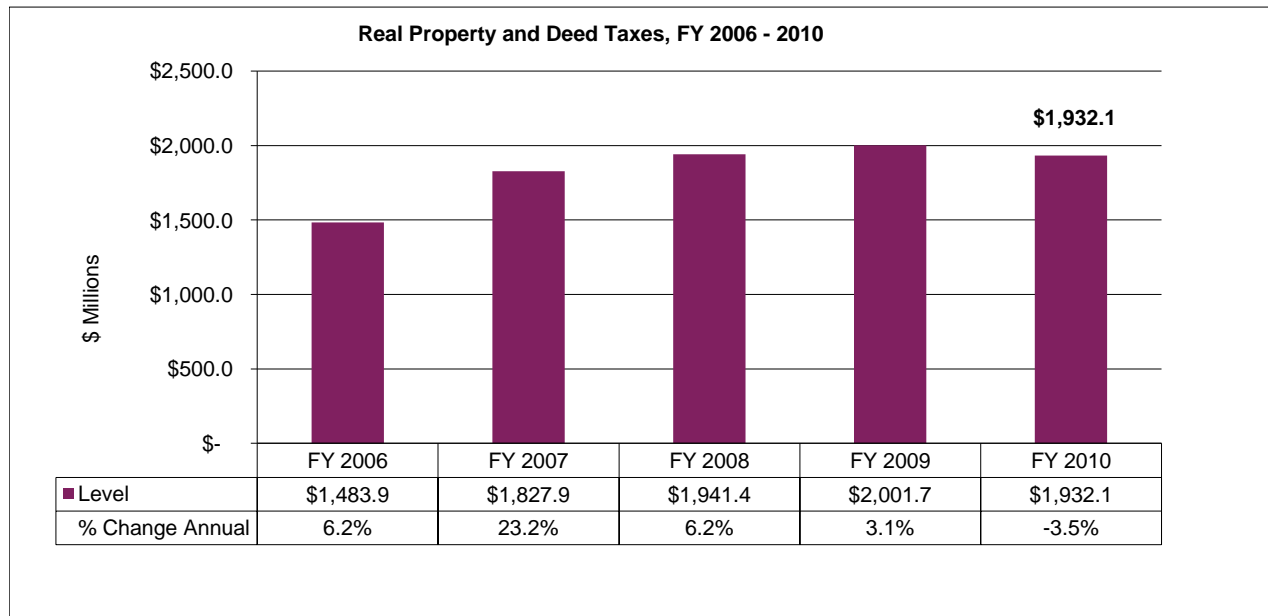


Table 4-2 Percent Change in Real Property Tax Revenue, FY 1990 - 2010 (\$ thousands)

FY	Real Property Tax Revenue	Percent Change
1990	664,591	4.0%
1991	801,876	20.7%
1992	820,892	2.4%
1993	928,322	13.1%
1994	730,641	-21.3%
1995	654,284	-10.5%
1996	624,382	-4.6%
1997	617,694	-1.1%
1998	616,935	-0.1%
1999	597,566	-3.1%
2000	610,896	2.2%
2001	633,172	3.6%
2002	726,014	14.7%
2003	822,845	13.3%
2004	947,690	15.2%
2005	1,060,637	11.9%
2006	1,153,795	8.8%
2007	1,448,697	25.6%
2008	1,672,969	15.5%
2009	1,822,693	8.9%
2010	1,706,445	-6.4%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

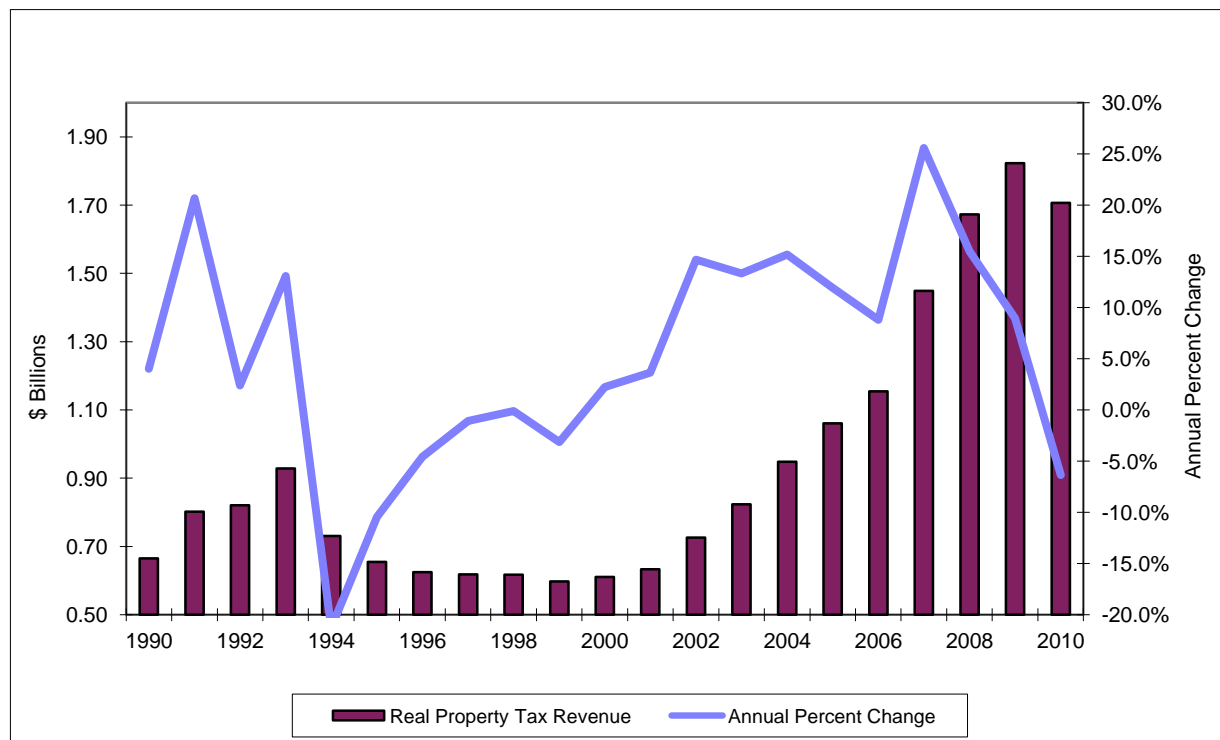


Table 4-3 Summary of Real Property in the District of Columbia, TY 2010

	Land Area		Assessed Value	
	(Acres)	Percent	(\$ millions)	Percent
Taxable	12,881	44.0%	154,154	65.0%
Tax Exempt	16,377	56.0%	83,182	35.0%
US Government	10,729	36.7%	44,870	18.9%
DC Government	2,092	7.1%	12,053	5.1%
All Other Exempt	3,557	12.2%	26,258	11.1%
Total	29,258	100%	237,336	100%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: The data in this table represents 46 square miles of land area. The District of Columbia has a total area of 69 square miles, including approximately 7 square miles of water area and 16 square miles of highways, streets, roads and alleys.

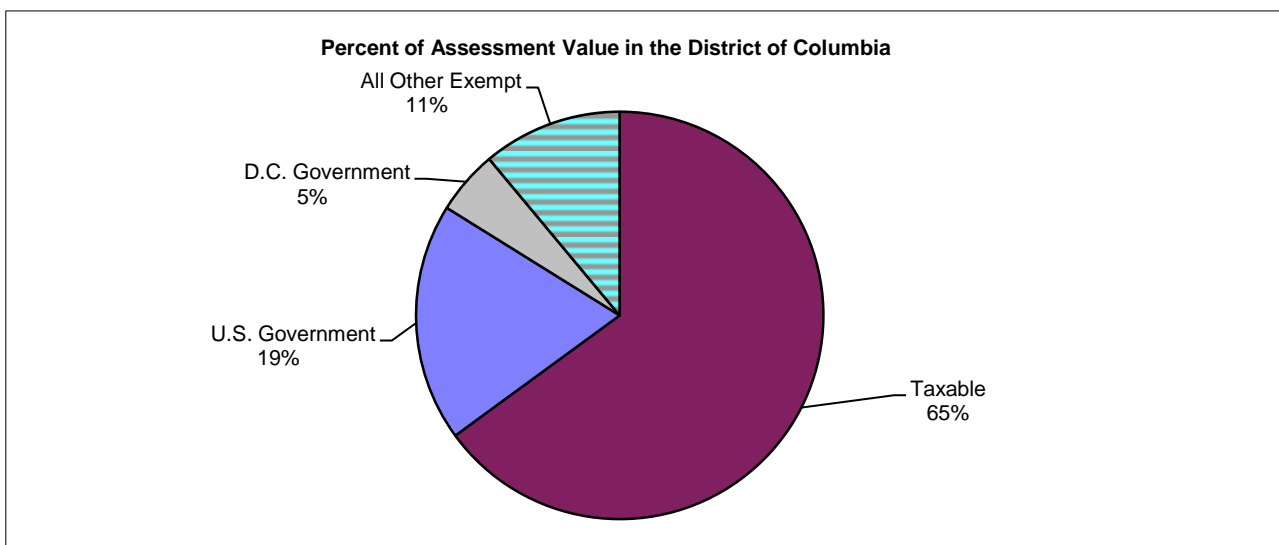
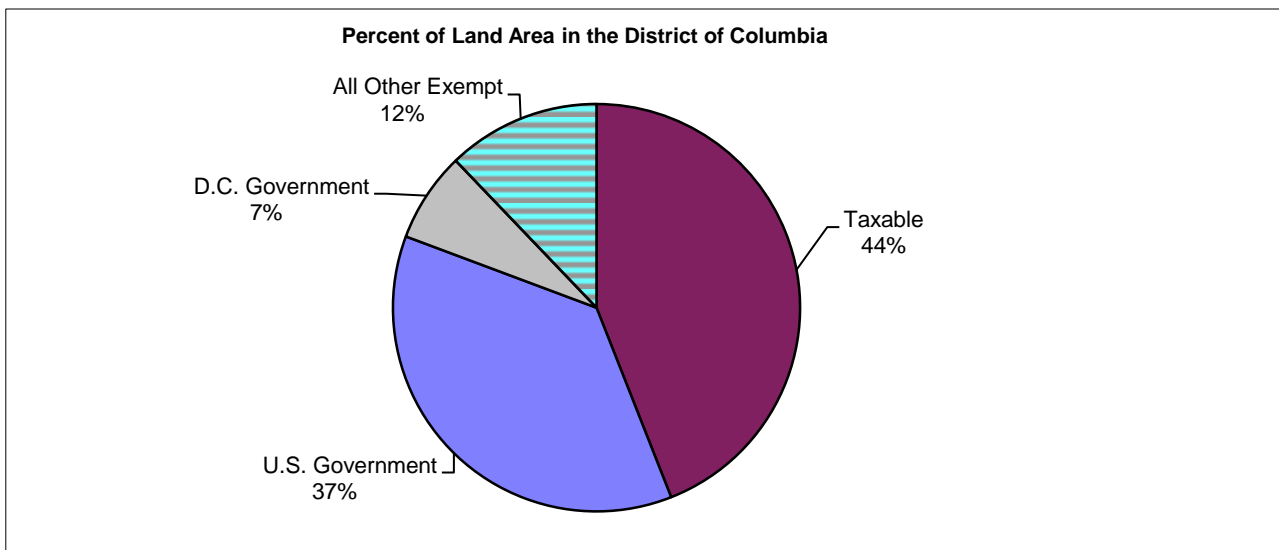


Table 4-4 Real Property Assessed Value and Tax Liability by Class, TY 2010

Class	Number of Properties	Acres	Percent of Acres	Assessed Value (\$ mil.)	Percent of Assessed Value	Tax Liability (\$ mil.)	Percent of Liability	Effective Tax Rate
Class 1* (Residential)	170,615	10,539.6	82.1%	88,163	57.2%	589.4	33.0%	\$0.64
Homestead	95,377	6,231.9	48.6%	51,066	33.1%	286.5	16.0%	\$0.55
Non-Senior	76,177	4,829.4	37.6%	42,904	27.8%	265.6	14.9%	\$0.61
Senior	19,200	1,402.5	10.9%	8,162	5.3%	20.9	1.2%	\$0.25
Non-Homestead	75,238	4,307.8	33.6%	37,097	24.1%	302.9	17.0%	\$0.77
Class 2 (Commercial)	9,089	2,286.8	17.8%	65,969	42.8%	1,194.0	66.9%	\$1.78
Class 3 (Vacant/Abandoned)	73	7.4	0.1%	23	0.0%	2.3	0.1%	\$1.06
Total	179,777	12,833.8	100.0%	154,154	100.0%	1,785.7	100.0%	\$1.13

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: Within Class 1, there are two broad categories of residential properties: homestead (owner-occupied) properties and non-homestead (non-owner-occupied) residential properties. Homestead properties are registered with the Office of Tax and Revenue (OTR) by their owners and are officially considered to be owner-occupied housing structures or units for the purpose of receiving specified annual property tax relief. Non-homestead properties are generally not eligible for tax relief. However, non-homestead properties should not be interpreted as being housing units. The category of non-homestead properties includes (but is not limited to) non-registered owner-occupied properties, non-owner-occupied residential properties, multifamily properties, unimproved residential lots and residential parking spaces.

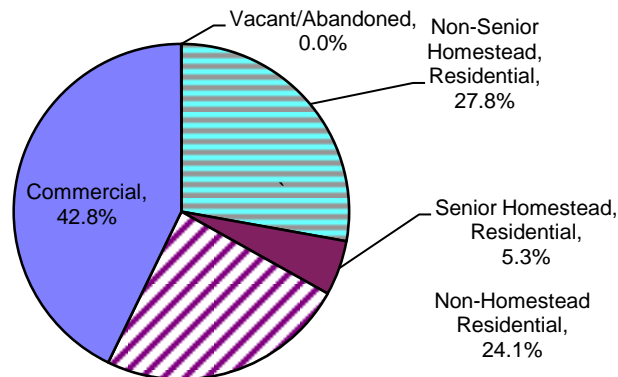
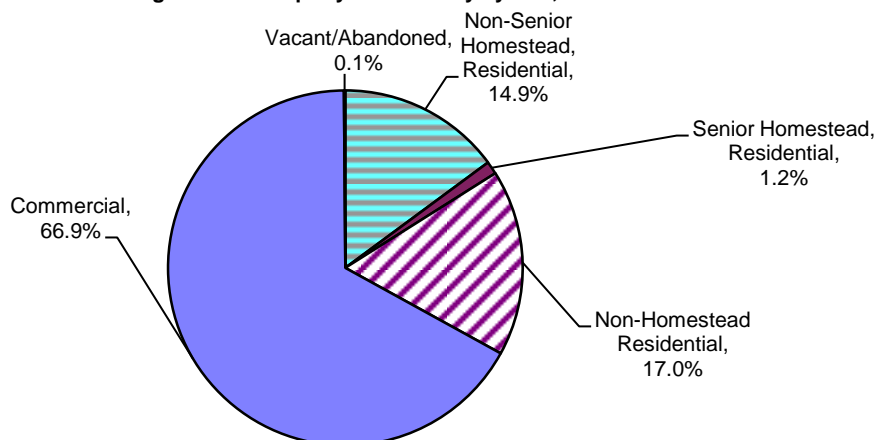
Percentage of Real Property Assessed Value by Use, TY 2010**Percentage of Real Property Tax Liability by Use, TY 2010**

Table 4-5 City-Wide Percentage Distribution of Assessed Value and Estimated Tax Liability by Ward and Class, TY 2010

Assessed Value				
Ward	Class 1	Class 2	Class 3	Total
1	6.5%	1.0%	0.0%	7.5%
2	12.0%	30.0%	0.0%	42.0%
3	14.0%	1.5%	0.0%	15.5%
4	6.9%	0.5%	0.0%	7.4%
5	4.6%	1.3%	0.0%	5.9%
6	8.2%	8.0%	0.0%	16.2%
7	3.2%	0.3%	0.0%	3.5%
8	1.9%	0.2%	0.0%	2.1%
Total	57.2%	42.8%	0.0%	100.0%

Tax Liability				
Ward	Class 1	Class 2	Class 3	Total
1	3.9%	1.4%	0.0%	5.3%
2	7.7%	47.4%	0.0%	55.0%
3	8.4%	2.3%	0.0%	10.7%
4	3.5%	0.7%	0.0%	4.2%
5	2.3%	1.9%	0.0%	4.2%
6	4.6%	12.4%	0.0%	17.1%
7	1.5%	0.4%	0.0%	2.0%
8	1.1%	0.3%	0.0%	1.4%
Total	33.0%	66.9%	0.1%	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-6 Real Property Tax Assessment and Liability by Ward, TY 2010

Ward	Assessed Value		Tax Liability	
	(\$Millions)	Percent	(\$Millions)	Percent
1	11,543.6	7.5%	94.7	5.3%
2	64,703.5	42.0%	982.5	55.0%
3	23,875.9	15.5%	191.2	10.7%
4	11,411.9	7.4%	74.9	4.2%
5	9,088.8	5.9%	75.7	4.2%
6	24,939.0	16.2%	305.4	17.1%
7	5,345.7	3.5%	35.5	2.0%
8	3,245.9	2.1%	25.9	1.4%
Total	154,154.4	100.0%	1,785.7	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-7 Percentage Distribution of Real Property Assessed Value and Estimated Tax Liability by Ward and Class, TY 2010

Assessed Value				
Ward	Class 1	Class 2	Class 3	Total
1	11.4%	2.3%	21.2%	7.5%
2	20.9%	70.1%	3.7%	42.0%
3	24.4%	3.5%	0.0%	15.5%
4	12.1%	1.1%	4.2%	7.4%
5	8.1%	3.0%	18.0%	5.9%
6	14.3%	18.7%	12.7%	16.2%
7	5.5%	0.7%	19.0%	3.5%
8	3.3%	0.5%	21.2%	2.1%
Total	100.0%	100.0%	100.0%	100.0%

Tax Liability				
Ward	Class 1	Class 2	Class 3	Total
1	11.7%	2.1%	21.4%	5.3%
2	23.2%	70.8%	3.7%	55.0%
3	25.4%	3.5%	0.0%	10.7%
4	10.7%	1.0%	4.2%	4.2%
5	7.0%	2.9%	18.1%	4.2%
6	14.1%	18.6%	12.8%	17.1%
7	4.6%	0.6%	18.4%	2.0%
8	3.3%	0.5%	21.4%	1.4%
Total	100.0%	100.0%	100.0%	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-8 All Class I Residential Real Property by Decile, TY 2010

Decile	Number of Properties	Assessed Value (\$ millions)	Percent of Assessed Value of Class	Average Value (\$ thousands)	Median Value (\$ thousands)
1st	17,061	537.7	0.6%	31.5	27.0
2nd	17,062	3,231.3	3.7%	189.4	197.6
3rd	17,064	4,211.9	4.8%	246.8	246.8
4th	17,060	4,955.5	5.6%	290.5	290.6
5th	17,059	5,680.2	6.4%	333.0	333.1
6th	17,063	6,459.7	7.3%	378.6	377.5
7th	17,061	7,591.1	8.6%	444.9	443.0
8th	17,063	9,629.8	10.9%	564.4	562.0
9th	17,061	12,851.1	14.6%	753.2	747.6
10th	17,061	33,014.4	37.4%	1,935.1	1,204.8
Total	170,615	88,162.7	100.0%	516.7	354.5

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-9 Homestead Properties by Decile, TY 2010

Decile	Number of Properties	Assessed Value (\$ millions)	Percent of Assessed Value of Class	Average Value (\$ thousands)	Median Value (\$ thousands)
1st	9,538	1,926.6	3.8%	202.0	209.1
2nd	9,541	2,442.3	4.8%	256.0	256.1
3rd	9,535	2,819.6	5.5%	295.7	295.7
4th	9,540	3,189.0	6.2%	334.3	334.5
5th	9,535	3,562.1	7.0%	373.6	372.6
6th	9,537	4,068.9	8.0%	426.6	425.4
7th	9,538	4,885.2	9.6%	512.2	509.4
8th	9,538	6,160.0	12.1%	645.8	643.9
9th	9,537	7,866.2	15.4%	824.8	818.3
10th	9,538	14,145.8	27.7%	1,483.1	1,270.0
Total	95,377	51,065.7	100.0%	535.4	396.8

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-10 All Class 2 Commercial Real Property by Decile, TY 2010

Decile	Number of Properties	Assessed Value (\$ millions)	Percent of Assessed Value of Class	Average Value (\$ thousands)	Median Value (\$ thousands)
1st	908	43.7	0.1%	48.2	41.5
2nd	909	156.0	0.2%	171.6	173.8
3rd	909	264.2	0.4%	290.7	290.7
4th	909	369.7	0.6%	406.7	404.0
5th	909	505.3	0.8%	555.9	553.6
6th	909	691.0	1.0%	760.2	757.7
7th	909	977.1	1.5%	1,074.9	1,055.9
8th	909	1,618.5	2.5%	1,780.5	1,731.8
9th	909	3,997.7	6.1%	4,397.9	3,862.3
10th	909	57,345.4	86.9%	63,086.3	37,244.2
Total	9,089	65,968.6	100.0%	7,258.1	647.0

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-11 Subsector: Large Commercial Office Buildings Real Property Tax Liability by Decile, TY 2010

Decile	Number of Properties	Total Tax Liability (\$ millions)	Percent of Total Liability of SubSector	Percent of Total Liability of all Class 2 Properties	Percent of Total Liability of Total Real Property Tax Base
1st	57	6.3	0.7%	0.5%	0.4%
2nd	58	13.1	1.6%	1.1%	0.7%
3rd	58	21.0	2.5%	1.8%	1.2%
4th	58	34.9	4.2%	2.9%	2.0%
5th	58	50.9	6.1%	4.3%	2.9%
6th	58	70.0	8.4%	5.9%	3.9%
7th	58	90.7	10.8%	7.6%	5.1%
8th	58	119.5	14.3%	10.0%	6.7%
9th	58	156.5	18.7%	13.1%	8.8%
10th	57	273.4	32.7%	22.9%	15.3%
Total	578	836.3	100.0%	70.0%	46.8%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-12 Condominiums- Units, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Units	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	7,950	17.1%	79.5	13.5%	3,125.4	18.3%	21.7	18.6%
2	15,086	32.5%	97.0	16.5%	6,746.6	39.5%	48.2	41.3%
3	8,942	19.3%	139.8	23.8%	3,129.6	18.3%	20.3	17.4%
4	1,059	2.3%	18.2	3.1%	270.7	1.6%	1.7	1.4%
5	2,658	5.7%	85.8	14.6%	603.4	3.5%	3.7	3.2%
6	7,388	15.9%	79.8	13.6%	2,677.7	15.7%	17.9	15.4%
7	1,736	3.7%	47.3	8.1%	290.5	1.7%	1.7	1.4%
8	1,585	3.4%	39.2	6.7%	242.9	1.4%	1.5	1.3%
Total	46,404	100.0%	586.4	100.0%	17,086.8	100.0%	116.7	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-13 Single Family Dwellings - Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	6,567	7.2%	276.1	3.8%	3,409.1	6.8%	20.9	6.7%
2	5,085	5.6%	265.5	3.6%	6,105.0	12.2%	43.8	14.1%
3	13,694	15.0%	1,975.4	26.9%	15,261.5	30.4%	105.7	34.0%
4	19,486	21.4%	1,839.0	25.1%	9,503.6	19.0%	54.3	17.4%
5	15,215	16.7%	1,090.6	14.9%	5,064.5	10.1%	26.2	8.4%
6	11,181	12.3%	369.8	5.0%	5,631.7	11.2%	33.8	10.8%
7	13,478	14.8%	1,093.8	14.9%	3,614.8	7.2%	18.2	5.9%
8	6,423	7.0%	428.1	5.8%	1,553.8	3.1%	8.2	2.7%
Total	91,129	100.0%	7,338.4	100.0%	50,144.0	100.0%	311.1	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-14 Residential/MultiFamily (5 or Less Dwelling Units) - Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	1,896	15.4%	91.0	13.8%	1,406.8	18.4%	9.9	18.0%
2	1,799	14.6%	71.2	10.8%	1,878.8	24.5%	13.7	24.7%
3	389	3.2%	31.9	4.8%	341.5	4.5%	2.6	4.8%
4	657	5.3%	45.2	6.8%	297.9	3.9%	2.1	3.8%
5	2,276	18.5%	129.6	19.6%	893.6	11.7%	6.5	11.8%
6	3,472	28.2%	131.6	19.9%	2,300.4	30.0%	16.2	29.3%
7	949	7.7%	75.3	11.4%	282.1	3.7%	2.2	3.9%
8	891	7.2%	86.0	13.0%	258.8	3.4%	2.0	3.6%
Total	12,329	100.0%	661.8	100.0%	7,659.8	100.0%	55.2	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-15 Residential/MultiFamily (6 or More Dwelling Units) - Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	328	12.4%	101.1	8.7%	1,523.9	16.7%	12.6	16.3%
2	256	9.7%	66.0	5.7%	2,436.5	26.7%	20.5	26.5%
3	159	6.0%	111.4	9.6%	1,903.7	20.8%	16.4	21.3%
4	249	9.4%	82.0	7.0%	476.5	5.2%	4.0	5.2%
5	275	10.4%	130.4	11.2%	410.8	4.5%	3.5	4.5%
6	205	7.8%	65.3	5.6%	1,092.5	12.0%	8.9	11.5%
7	492	18.6%	213.1	18.3%	537.3	5.9%	4.2	5.4%
8	679	25.7%	396.5	34.0%	760.8	8.3%	7.2	9.3%
Total	2,643	100.0%	1,165.8	100.0%	9,142.0	100.0%	77.1	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-16 Homesteads- Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Non-Senior			Senior		
	Number of Properties	Assessed Value (\$ millions)	Tax Liability (\$ millions)	Number of Properties	Assessed Value (\$ millions)	Tax Liability (\$ millions)
1	9,159	4,673.1	28.5	1,050	510.4	1.2
2	10,766	7,881.9	52.5	858	664.9	2.0
3	14,257	13,089.4	89.9	2,140	1,599.6	5.2
4	11,404	5,860.7	35.1	4,776	2,057.8	5.2
5	9,025	3,047.7	15.0	3,889	1,247.1	2.7
6	11,203	5,693.3	33.1	1,877	886.1	2.1
7	6,741	1,797.8	7.9	3,400	914.0	1.9
8	3,622	860.2	3.6	1,210	281.7	0.5
Total	76,177	42,904.2	265.6	19,200	8,161.6	20.9

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-17 Large Office Buildings* - Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	4	0.7%	3.3	0.9%	222.8	0.5%	4.1	0.5%
2	444	76.8%	252.4	64.4%	36,348.9	79.9%	668.5	79.9%
3	31	5.4%	40.1	10.2%	859.9	1.9%	15.7	1.9%
4	7	1.2%	4.4	1.1%	33.8	0.1%	0.6	0.1%
5	6	1.0%	8.8	2.2%	190.5	0.4%	3.5	0.4%
6	82	14.2%	79.3	20.2%	7,749.8	17.0%	142.7	17.1%
8	4	0.7%	3.5	0.9%	64.7	0.1%	1.2	0.1%
Total	578	100.0%	391.9	100.0%	45,470.4	100.0%	836.3	100.0%

* Non-residential structures with elevators primarily used for offices

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-18 All Other Commercial Properties (Excluding Large Office Buildings & PGUVA*)
- Properties, Assessments and Tax Liability by Ward, TY 2010

Wards	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	778	12.7%	72.7	5.3%	1,164.0	1.8%	19.7	6.5%
2	1,692	27.7%	188.3	13.6%	8,727.2	13.2%	155.8	52.4%
3	424	6.9%	127.8	9.3%	1,388.5	2.1%	24.1	8.2%
4	612	10.0%	129.8	9.4%	582.8	0.9%	9.4	3.0%
5	991	16.2%	423.3	30.7%	1,478.7	2.2%	25.3	8.6%
6	1,027	16.8%	158.1	11.5%	3,226.2	4.9%	55.6	18.2%
7	337	5.5%	202.2	14.7%	371.5	0.6%	6.4	1.9%
8	258	4.2%	77.7	5.6%	238.9	0.4%	3.9	1.2%
Total	6,119	100.0%	1,380.0	100.0%	17,177.7	26.0%	300.1	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

* PGUVA properties are commercial and residential parking spaces, parking garages, parking lots, unimproved lots, vacant lots, and abandoned properties.

Note: This subgroup of properties was created solely for analytical purposes. The purpose of this subgroup is to extract so-called lesser productive properties that reside within the broader residential and commercial tax classes so as to minimize quantitative distortions in the broader classes, particularly in terms of number of properties.

For example, a large condominium building may have 200 individual condominium units within it. But, the building may also contain over 100 garage parking spaces that are individual separate properties that may be owned, bought, and sold by condominium owners or anyone else. Separating the condominium dwelling units from the condominium parking spaces lessens the tendency to misinterpret the 300 individual properties as 300 dwellings.

Table 4-19 Residential PGUVA* - Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	1,695	15.1%	2.9	8.2%	45.8	12.9%	0.4	12.9%
2	3,600	32.2%	4.2	12.0%	130.5	36.7%	1.1	37.1%
3	2,999	26.8%	12.3	35.2%	78.8	22.2%	0.7	22.8%
4	289	2.6%	3.1	9.0%	6.4	1.8%	0.1	1.8%
5	196	1.8%	3.2	9.3%	5.4	1.5%	0.0	1.5%
6	1,795	16.0%	4.4	12.7%	81.0	22.8%	0.6	21.6%
7	304	2.7%	2.9	8.4%	4.7	1.3%	0.0	1.4%
8	313	2.8%	1.8	5.2%	3.2	0.9%	0.0	0.9%
Total	11,191	100.0%	34.8	100.0%	355.9	100.0%	2.9	100.0%

Table 4-20 Commercial PGUVA* - Properties, Assessments and Tax Liability by Ward, TY 2010

Ward	Number of Properties	Percent of Properties	Acres	Percent of Acres	Assessed Value (\$ millions)	Percent of Assessed Value	Tax Liability (\$ millions)	Percent of Liability
1	143	6.0%	10.9	2.1%	100.3	3.0%	1.6	2.9%
2	381	15.9%	40.9	7.9%	1,197.5	36.1%	21.3	38.2%
3	123	5.1%	22.6	4.4%	89.0	2.7%	1.5	2.7%
4	109	4.6%	26.1	5.1%	95.8	2.9%	1.7	2.9%
5	402	16.8%	134.6	26.1%	314.5	9.5%	5.4	7.7%
6	609	25.5%	106.0	20.6%	1,386.5	41.8%	23.9	42.9%
7	345	14.4%	134.5	26.1%	85.9	2.6%	1.3	1.9%
8	280	11.7%	39.5	7.7%	51.0	1.5%	0.8	0.8%
Total	2,392	100.0%	515.0	100.0%	3,320.5	100.0%	57.6	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

* PGUVA properties are commercial and residential parking spaces, parking garages, parking lots, unimproved lots, vacant lots, and abandoned properties.

Note: This subgroup of properties was created solely for analytical purposes. The purpose of this subgroup is to extract so-called lesser productive properties that reside within the broader residential and commercial tax classes so as to minimize quantitative distortions in the broader classes, particularly in terms of number of properties. For example, a large condominium building may have 200 individual condominium units within it. But, the building may also contain over 100 garage parking spaces that are individual separate properties that may be owned, bought, and sold by condominium owners or anyone else. Separating the condominium dwelling units from the condominium parking spaces lessens the tendency to misinterpret the 300 individual properties as 300 dwellings.

Table 4-21 Total Acres of Residential Property and Total Residential Assessment by Property Type, TY 2010

Property Type	Acres	Assessment Value (\$ millions)
Single Family Dwellings	7,338	50,144
Condominiums	586	17,087
Multifamily (5 units or less)	662	7,660
Multifamily (6 units or more)	1,166	9,142
Other	787	4,130
Total	10,540	88,163

Source: Office of the Chief Financial Officer/Government of the District of Columbia

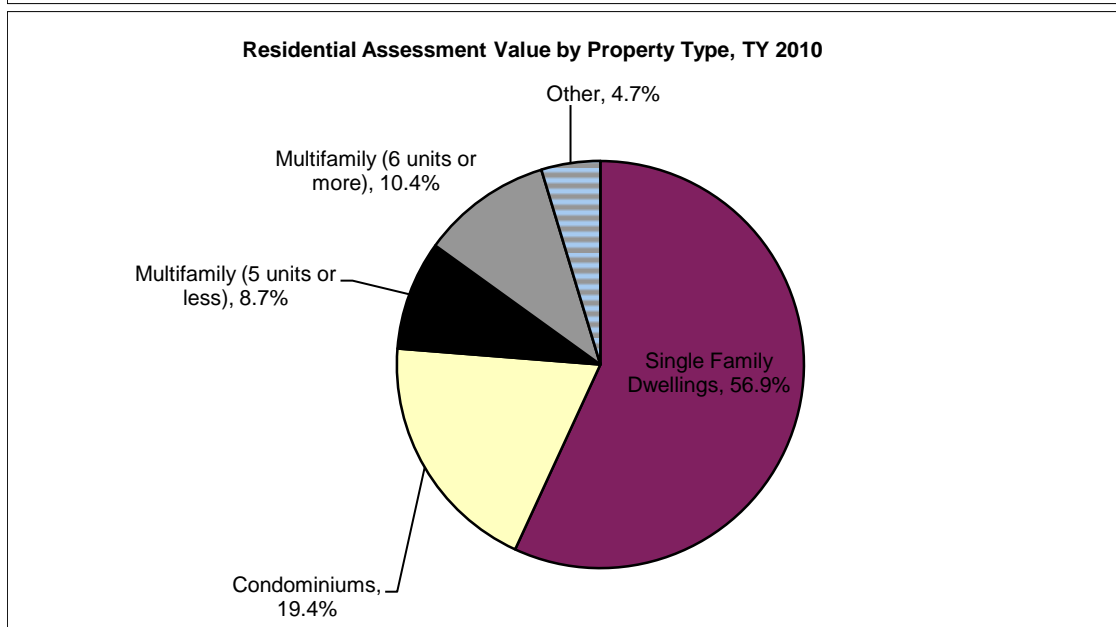
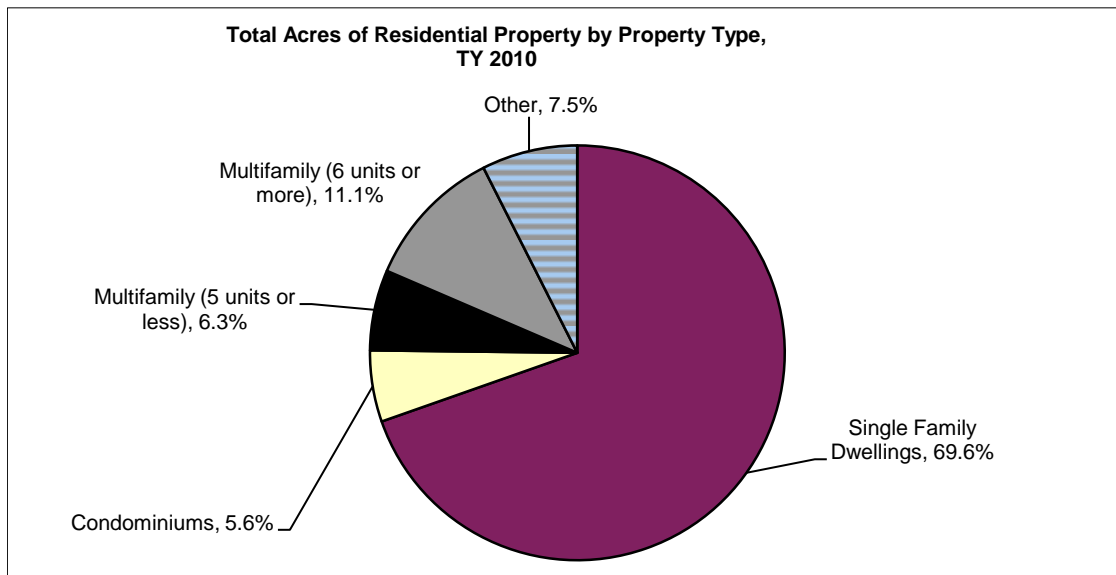


Table 4-22 District Real Estate Transactions Tax Revenue and Percent Change, FY 1986 - 2010

FY	Amount (\$ thousands)			Percent Changes		
	Recordation	Transfer	Economic Interest	Recordation	Transfer	Economic Interest
1986	24,541	20,158	-	15.9%	21.4%	-
1987	33,533	29,836	-	36.6%	48.0%	-
1988	34,250	28,125	-	2.1%	-5.7%	-
1989	37,637	27,785	-	9.9%	-1.2%	-
1990	35,477	30,968	63	-5.7%	11.5%	-
1991	19,953	18,815	1,525	-43.8%	-39.2%	-
1992	17,831	19,944	257	-10.6%	6.0%	-83.1%
1993	20,245	21,506	911	13.5%	7.8%	254.5%
1994	23,547	21,980	262	16.3%	2.2%	-71.2%
1995	22,691	21,826	0	-3.6%	-0.7%	-100.0%
1996	33,099	26,701	10	45.9%	22.3%	-
1997	30,821	27,162	10,081	-6.9%	1.7%	100710.0%
1998	53,863	42,597	11,166	74.8%	56.8%	10.8%
1999	70,398	47,001	3,687	30.7%	10.3%	-67.0%
2000	60,418	44,660	540	-14.2%	-5.0%	-85.4%
2001	75,936	62,086	1,640	25.7%	39.0%	203.7%
2002	89,951	62,228	5,078	18.5%	0.2%	209.6%
2003	139,262	99,052	4,934	54.8%	59.2%	-2.8%
2004	193,554	143,232	16,269	39.0%	44.6%	229.7%
2005	190,048	146,929	10,593	-1.8%	2.6%	-34.9%
2006	197,528	132,615	30,274	3.9%	-9.7%	185.8%
2007	226,743	152,411	64,794	14.8%	14.9%	114.0%
2008	155,974	112,434	54,815	-31.2%	-26.2%	-15.4%
2009	100,764	78,262	8,376	-35.4%	-30.4%	-84.7%
2010	113,198	94,202	18,218	12.3%	20.4%	117.5%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

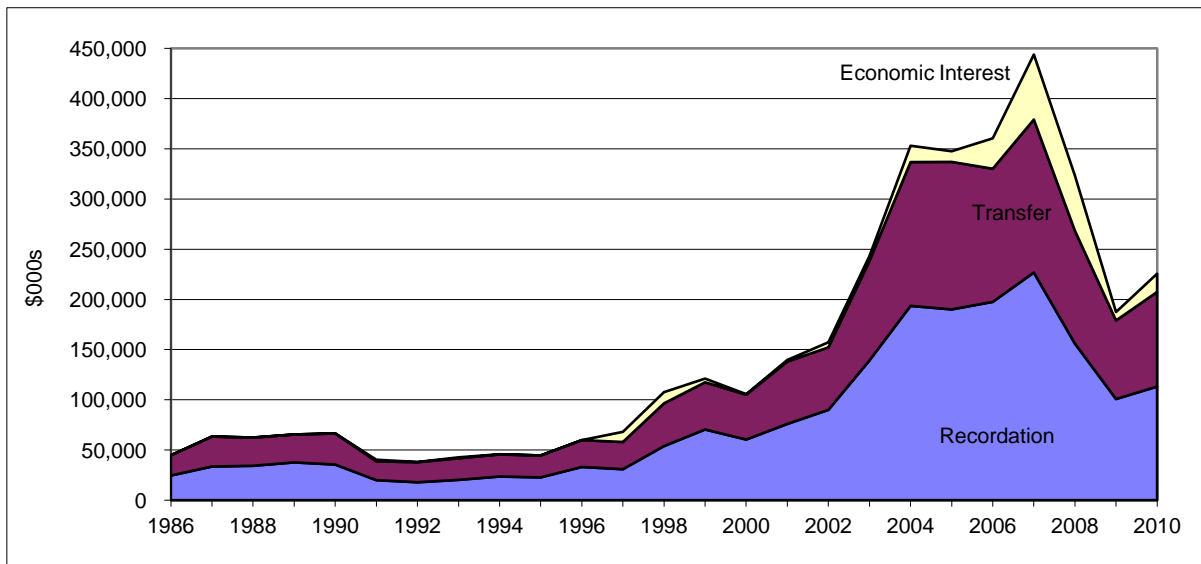
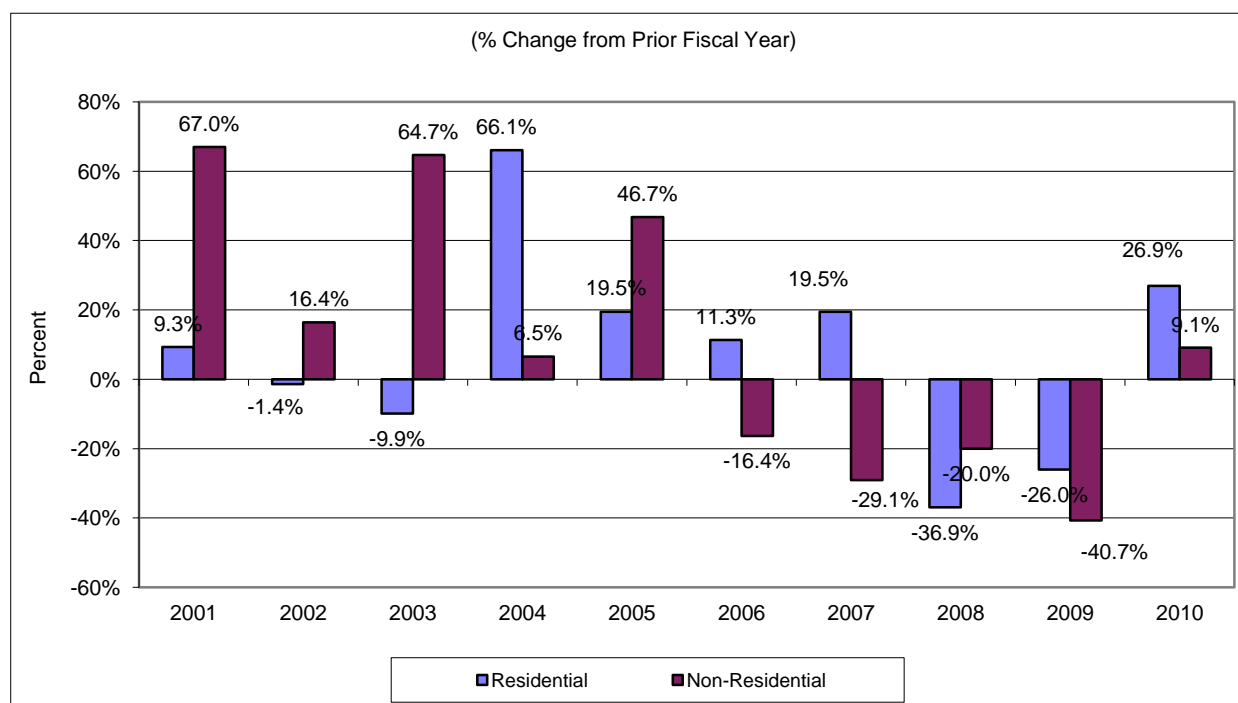


Table 4-23 Normalized Transfer Tax Revenue Trends by Sector, FY 2001 - 2010

Source: Office of the Chief Financial Officer/Government of the District of Columbia and U.S. Bureau of Labor Statistics

* Normalized transfer tax data transforms official annual deed transfer tax revenue into tax revenue as if it was taxed at a 1.1 percent tax rate. This method nullifies the effects of the tax rate changes in FYs 2003, 2005 and 2007 in order to extract and better understand the underlying economic activity that is reflected by deed tax collections.

**Table 4-24 Annual Taxable Assessment Growth by Property Type,
TY 2010 Compared to TY 2009**

Property Type	Annual Growth Rate
Class 1	
Single Family Dwellings	-5.6%
Condominiums	0.9%
Multifamily (5 units or less)	-3.9%
Multifamily (6 units or more)	9.9%
Other	1.6%
Total Class 1	-2.5%
Class 2	
Large Office Buildings	-0.4%
Small Office Buildings	22.3%
Large Hotels	-7.7%
Small Hotels	2.8%
All Other	-2.7%
Total Class 2	-1.0%
Class 3	
Residential Property	-94.6%
Commercial Property	-98.1%
Total Class 3	-95.6%
Total	-2.2%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

**Table 4-25 Annual Taxable Assessment Growth by Ward and Class,
TY 2010 Compared to TY 2009**

Ward	Class 1	Class 2	Class 3	Total
1	-1.9%	-17.4%	-92.6%	-4.7%
2	-0.4%	10.9%	0.5%	-0.9%
3	-1.3%	6.3%	1.2%	-
4	-7.7%	20.9%	16.2%	-6.9%
5	-8.4%	31.9%	7.4%	-7.7%
6	-0.4%	18.5%	7.4%	0.2%
7	-2.2%	23.2%	16.4%	-3.6%
8	-0.6%	19.9%	19.7%	-1.8%
Total	-2.5%	13.0%	10.5%	-2.2%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-26 Assessment Value/Sales Price Ratio by Property Type, TY 2009

Property Type	Sales	Average Price (\$)	Median Price (\$)	Mean Ratio	Median Ratio
Class 1					
Single Family Dwellings	1,744	699,492	579,655	1.05	1.02
Condominiums	2,057	427,373	370,000	1.01	1.00
Multifamily (5 units or less)	217	711,594	675,000	1.09	1.06
Multifamily (6 units or more)	29	1,084,178	660,000	1.08	0.92
All Other	85	634,168	440,000	0.34	0.32
Total Class 1	4,132	566,017	435,000	1.02	1.01
Class 2					
Large Office Buildings	13	62,580,739	59,249,834	1.09	1.15
Small Office Buildings	17	1,465,068	980,000	1.05	0.94
Large Hotels	0	0	0	-	-
Small Hotels	0	0	0	-	-
All Other	148	3,104,902	420,000	0.68	0.59
Total Class 2	178	7,020,245	495,000	0.68	0.62
All	4,310	830,302	435,000	0.99	1.00

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: The assessed value/sales price ratio is a measurement of assessment quality for recently valued properties. The ratio measures how closely assessed values compare to the actual sale prices for a given year. The International Association of Assessing Officers recommends that central tendency ratios across broad property types range between 0.90 and 1.10, which would in turn indicate uniform and quality assessment work. This range indicates that assessed values for broad classes of properties typically should not differ from sale prices in the respective time period by more than +/- 10 percent.

Table 4-26 considers unadjusted market sale prices during calendar year 2009 and the assessed value of respective properties with a valuation date of January 1, 2008, which is the date for the TY 2009 assessments. Only sales that are arms-length transactions between a buyer and seller are included in the analysis. When there are fewer than 30 sales citywide for a given type of property, ratio statistics may not represent actual market conditions due to the small sample size.

Table 4-27 Assessment Value/Sales Price Ratio* by Property Type, TY 2010

Property Type	Sales	Average Price (\$)	Median Price (\$)	Mean Ratio	Median Ratio
Class 1					
Single Family Dwellings	2,408	674,564	549,000	1.00	0.96
Condominiums	2,029	438,499	383,000	0.99	0.98
Multifamily (5 units or less)	342	722,908	695,500	1.06	0.96
Multifamily (6 units or more)	29	2,601,682	1,800,000	1.05	0.97
All Other	125	744,690	393,500	0.31	0.28
Total Class 1	4,933	593,925	447,500	0.99	0.97
Class 2					
Large Office Buildings	12	106,410,129	80,565,125	1.09	0.81
Small Office Buildings	11	1,624,273	900,000	0.95	0.86
Large Hotels	5	61,782,650	56,900,000	0.78	0.77
Small Hotels	1	7,449,500	7,449,500	0.95	0.86
All Other	110	1,564,433	862,000	1.04	0.93
Total Class 2	141	12,659,953	1,004,888	1.04	0.90
All	5,074	928,962	450,000	0.99	0.97

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-27 considers unadjusted market sale prices during calendar year 2010 and the assessed value of respective properties with a valuation date of January 1, 2009, which is the date for the TY 2010 assessments. Only sales that are arms-length transactions between a buyer and seller are included in the analysis. When there are fewer than 30 sales citywide for a given type of property, ratio statistics may not represent actual market conditions due to the small sample size.

Table 4-28 Real Property Assessed Value and Tax Liability by Property Type, TY 2006 - 2010 (\$ thousands)

Property type	2006		2007		2008		2009		2010	
	Assessed Value	Liability	Assessed Value	Liability	Assessed Value	Liability	Assessed Value	Liability	Assessed Value	Liability
Class 1										
Single Family Dwellings	39,211,923	228,797	47,661,469	257,505	52,027,874	275,174	53,145,597	297,849	50,144,027	311,148
Condominiums	11,521,035	74,112	14,634,463	92,908	17,142,827	108,035	16,938,014	112,135	17,086,827	116,663
Multifamily (5 units or less)	5,287,445	37,196	6,878,066	46,064	7,646,879	50,148	7,969,374	54,317	7,659,831	55,175
Multifamily (6 units or more)	4,617,480	42,286	5,778,377	50,684	6,855,480	57,971	8,320,183	70,161	9,142,014	77,078
All Other	2,568,667	14,932	3,195,364	17,957	3,769,984	23,614	4,063,787	26,687	4,130,031	29,367
Total Class 1	63,206,549	397,323	78,147,739	465,119	87,443,045	514,941	90,436,955	561,149	88,162,730	589,431
Class 2										
Large Office Buildings	26,918,061	499,059	34,074,160	627,303	42,714,689	777,354	45,666,116	835,553	45,470,423	836,309
Small Office Buildings	932,025	17,554	1,123,497	20,564	1,342,460	24,254	1,401,971	23,747	1,715,033	29,450
Large Hotels	3,002,877	55,727	3,877,938	71,742	4,699,167	83,675	5,210,622	95,517	4,809,201	88,436
Small Hotels	79,436	1,439	133,497	2,470	138,361	2,560	149,512	2,644	153,719	2,637
All Other	7,844,853	147,123	9,961,738	183,657	12,310,558	209,914	14,199,146	241,524	13,820,265	237,165
Total Class 2	38,777,252	720,902	49,170,830	905,736	61,205,235	1,097,757	66,627,367	1,198,985	65,968,641	1,193,997
Class 3										
Residential Property	149,492	7,100	179,703	8,427	562,244	27,020	370,615	33,165	19,978	1,981
Commercial Property	160,914	9,696	158,484	7,265	423,504	19,272	157,413	13,781	3,012	300
Total Class 3	310,406	16,797	338,187	15,692	985,748	46,292	528,027	46,946	22,990	2,281
All	102,294,206	1,135,022	127,656,755	1,386,546	149,634,028	1,658,990	157,592,349	1,807,080	154,154,360	1,785,709

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-29 Percentage Distribution of Real Property Assessed Value and Tax Liability by Property Type, TY 2006 - 2010

Property type	2006		2007		2008		2009		2010	
	Assessed Value	Liability	Assessed Value	Liability	Assessed Value	Liability	Assessed Value	Liability	Assessed Value	Liability
Class 1										
Single Family Dwellings	38.3%	20.2%	37.3%	18.6%	34.8%	16.6%	33.7%	16.5%	32.5%	17.4%
Condominiums	11.3%	6.5%	11.5%	6.7%	11.5%	6.5%	10.7%	6.2%	11.1%	6.5%
Multifamily (5 units or less)	5.2%	3.3%	5.4%	3.3%	5.1%	3.0%	5.1%	3.0%	5.0%	3.1%
Multifamily (6 units or more)	4.5%	3.7%	4.5%	3.7%	4.6%	3.5%	5.3%	3.9%	5.9%	4.3%
All Other	2.5%	1.3%	2.5%	1.3%	2.5%	1.4%	2.6%	1.5%	2.7%	1.6%
Total Class 1	61.8%	35.0%	61.2%	33.5%	58.4%	31.0%	57.4%	31.1%	57.2%	33.0%
Class 2										
Large Office Buildings	26.3%	44.0%	26.7%	45.2%	28.5%	46.9%	29.0%	46.2%	29.5%	46.8%
Small Office Buildings	0.9%	1.5%	0.9%	1.5%	0.9%	1.5%	0.9%	1.3%	1.1%	1.6%
Large Hotels	2.9%	4.9%	3.0%	5.2%	3.1%	5.0%	3.3%	5.3%	3.1%	5.0%
Small Hotels	0.1%	0.1%	0.1%	0.2%	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%
All Other	7.7%	13.0%	7.8%	13.2%	8.2%	12.7%	9.0%	13.4%	9.0%	13.3%
Total Class 2	37.9%	63.5%	38.5%	65.3%	40.9%	66.2%	42.3%	66.3%	42.8%	66.9%
Class 3										
Residential Property	0.1%	0.6%	0.1%	0.6%	0.4%	1.6%	0.2%	1.8%	0.0%	0.1%
Commercial Property	0.2%	0.9%	0.1%	0.5%	0.3%	1.2%	0.1%	0.8%	0.0%	0.0%
Total Class 3	0.3%	1.5%	0.3%	1.1%	0.7%	2.8%	0.3%	2.6%	0.0%	0.1%
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-30 Real Property and Deed Statutory Tax Rates 1972 - 2001

	Real Property Tax Rates (Rates per \$100 of Assessed Value)					Deed Tax Rates		
	Class 1	Class 2	Class 3	Class 4	Class 5	Deed Recordation	Deed Transfer	Economic Interest
	Owner Occupied	Tenant Occupied	Hotel/Motel	Commercial	Vacant			
1972	1.72	1.72	1.72	1.72	1.72	0.50%	0.50%	-
1973	1.83	1.83	1.83	1.83	1.83	0.50%	0.50%	-
1974	1.83	1.83	1.83	1.83	1.83	0.50%	0.50%	-
1975	1.83	1.83	1.83	1.83	1.83	0.50%	0.50%	-
1976	1.83	1.83	1.83	1.83	1.83	1.00%	1.00%	-
1977	1.83	1.83	1.83	1.83	1.83	1.00%	1.00%	-
1978	1.54	1.54	1.83	1.83	1.83	1.00%	1.00%	-
1979	1.54	1.54	1.83	1.83	1.83	1.00%	1.00%	-
1980	1.22	1.54	2.13	2.13	2.13	1.00%	1.00%	-
1981	1.22	1.54	2.13	2.13	2.13	1.00%	1.00%	-
1982	1.22	1.54	2.13	2.13	2.13	1.00%	1.00%	-
1983	1.22	1.54	2.13	2.13	2.13	1.00%	1.00%	-
1984	1.22	1.54	2.13	2.13	2.13	1.00%	1.00%	-
1985	1.22	1.54	1.82	2.03	2.03	1.00%	1.00%	-
1986	1.22	1.54	1.82	2.03	2.03	1.00%	1.00%	-
1987	1.22	1.54	1.82	2.03	2.03	1.00%	1.00%	-
1988	1.22	1.54	1.82	2.03	2.03	1.00%	1.00%	-
1989	1.22	1.54	1.82	2.03	2.03	1.10%	1.10%	-
1990	0.96	1.54	1.82	2.15	3.29	1.10%	1.10%	2.20%
1991	0.96	1.54	1.85	2.15	3.29	1.10%	1.10%	2.20%
1992	0.96	1.54	1.85	2.15	3.29	1.10%	1.10%	2.20%
1993	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
1994	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
1995	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
1996	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
1997	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
1998	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
1999	0.96	1.54	1.85	2.15	5.00	1.10%	1.10%	2.20%
2000	0.96	1.34	1.85	2.05	-	1.10%	1.10%	2.20%
2001	0.96	1.15	1.85	1.95	-	1.10%	1.10%	2.20%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 4-31 Real Property and Deed Statutory Tax Rates 2002 - 2011

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Real Property (Rates per \$100 of Assessed Value)										
Class 1 (Residential) Tax Rate	\$0.96	\$0.96	\$0.96	\$0.96	\$0.92	\$0.88	\$0.85	\$0.85	\$0.85	\$0.85
Homestead Deduction Amount	\$30,000	\$30,000	\$30,000	\$38,000	\$60,000	\$60,000	\$64,000	\$67,500	\$67,500	\$67,500
Assessment Cap	25%	25%	12%	12%	10%	10%	10%	10%	10%	10%
Class 2 (Commercial) Tax Rate	\$1.85	\$1.85	\$1.85	\$1.85	\$1.85	\$1.85	\$1.85			
Rate for 1st \$3 Million in Assessed Value	-	-	-	-	-	-	-	\$1.65	\$1.65	\$1.65
Rate for Assessed Value Over \$3 Million	-	-	-	-	-	-	-	\$1.85	\$1.85	\$1.85
Class 3 (Vacant Buildings) Tax Rate	-	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$10.00	\$10.00	\$5.00
Class 4 (Blighted Buildings) Tax Rate	-	-	-	-	-	-	-	-	-	\$10.00
Deed Taxes										
Deed Transfer	1.10%	*1.50%	1.50%	1.10%	1.10%	**1.45%	1.45%	1.45%	1.45%	1.45%
Deed Recordation	1.10%	1.50%	1.50%	1.10%	1.10%	1.45%	1.45%	1.45%	1.45%	1.45%
Economic Interest	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%	2.90%	2.90%	2.90%	2.90%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

* While the Deed Transfer and Deed Recordation tax rates for nearly all taxable transactions was 1.50% for FYs 2003 and 2004, the Deed Transfer and Deed Recordation tax rates for residential properties with a total value that does not exceed \$250,000 remained 1.10% for those two years.

** While the Deed Transfer and Deed Recordation tax rates for nearly all taxable transactions increased to 1.45% beginning in FY 2007, the Deed Transfer and Deed Recordation tax rates for residential properties with a total value that does not exceed \$400,000 has remained 1.10%.

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CHAPTER 5: GENERAL SALES AND USE TAX

General Sales and Use Tax

Revenue from the District's sales and use tax is collected using a five-tier structure. As of October 1, 2013, the following rates are in effect.¹ Sales of tangible personal property and certain specified services are taxed at 5.75 percent (this is a recently enacted reduction from the 6 percent rate that had been in effect since Fiscal Year 2010). Sales of food and drink served or prepared for immediate consumption or sold in or by restaurants and similar places of business, sales of alcoholic beverages sold for consumption on and off the premises, the rental or leasing of motor vehicles, sales of prepaid phone cards, tickets sold for baseball games and for events at the Verizon Center, and merchandise sold at the baseball stadium and at the Verizon Center are taxed at 10 percent. Tobacco products, other than cigarettes, premium cigars or pipe tobacco are taxed at 12 percent. Transient accommodations are taxed at 14.5 percent. Parking, storing or keeping motor vehicles or trailers in commercial lots are taxed at 18 percent.

The use tax is imposed at the same rate on property sold or purchased outside the District and then brought into the District to be used, stored or consumed. The total amount of use taxes collected is less than six percent of the total sales and use tax collected.

- *Table 5-1* shows trends in collections from sales and use taxes from FY 1990 to 2010. In general, gross sales taxes grew during the period. With the recessions in FY 2002 and FY 2009, revenue from sales taxes fell slightly (-1 percent and -4 percent respectively). General sales and use gross revenue rebounded slightly in 2010 (0.34 percent).
- *Table 5-2* shows the sales tax base and tax collected by rate category in FY 2010. The general retail sales tax category was the largest portion of total taxable sales (55.9%). Contributions to total taxable sales from the other categories in descending order are: restaurant (27.1%), hotel (12%), parking (2.9%) and alcoholic beverages (2.1%). The contributions to the total tax liability, in descending order, by category are: general retail (40.2%), restaurant (32.5%), hotel (20.9%), parking (4.2%) and liquor (2.2%).
- *Table 5-3* shows the gross general sales tax revenue by type of business for FY 2006 to FY 2010. While the ordinal importance of the tax bases has not shifted, it is clear retail sales have become relatively less important and restaurant sales have grown to comprise a greater share of sales tax revenue.
- *Table 5-4* shows a summary of sales tax data for TY 2007 by NAICS code. The category with the largest percentage of filers, tax liability and total taxable sales is accommodations and food services. Retail trade is second and the third largest category for filers, tax liability and total taxable sales is professional and business services. These three categories combined account for 66.2 percent of the total filers, 78.6 percent of the sales tax liability, and 75.4 percent of total taxable sales.

¹ For a history of changes in District of Columbia sales tax rates and bases over the period Fiscal Year 1970 to Fiscal Year 2013, see *D.C. Tax Facts 2013* prepared by the Office of the Chief Financial Officer, Office of Revenue Analysis (<http://cfo.dc.gov/node/230872>).

Table 5-1 General Sales and Use Tax (Gross), Transfers and Net Revenue, FY 1990 - 2010 (\$ thousands)

Fiscal Year	General Sales and Use (Gross) Revenue	Transfer to Convention Center *	Transfer to Convention Center *	Transfer to Ballpark Fund	Transfer to Ballpark Fund (Non-Budgetary Dedicated Taxes)	Transfer to DDOT (Budgetary Dedicated Taxes)	Transfer to DDOT (Non-Budgetary Dedicated Taxes)	Transfer to TIF	Transfer to School Modernization	Transfer to Highway Trust Fund (Budgetary Dedicated Taxes)	Transfer to Highway Trust Fund (Non-Budgetary Dedicated Taxes)	General Sales and Use (Net)
1990	466,557	0		0		0		0	0			466,557
1991	451,582	0		0		0		0	0			451,582
1992	442,496	0		0		0		0	0			442,496
1993	410,068	0		0		0		0	0			410,068
1994	458,555	0		0		0		0	0			458,555
1995	485,651	0		0		0		0	0			485,651
1996	467,527	0		0		0		0	0			467,527
1997	482,354	0		0		0		0	0			482,354
1998	557,081	0		0		0		0	0			557,081
1999	592,718	51,145		0		0		0	0			541,573
2000	640,212	54,524		0		0		0	0			585,688
2001	673,068	55,851		0		0		0	0			617,217
2002	666,228	53,874		0		0		0	0			612,354
2003	690,370	58,905		0		0		0	0			631,465
2004	733,217	62,200		0		0		0	0			671,017
2005	861,078	77,490		8,547		0		6,733	0			768,308
2006	908,884	79,706		8,664		33,586		11,562	0			775,366
2007	959,968	83,312		8,275		37,087		14,205	100,000			717,089
2008	1,015,182	91,493		12,364		37,420		23,450	100,000			750,455
2009	973,410	91,538		9,434		23,765		18,121	106,000			724,552
2010	976,690	93,054	1,306	6,935	3,042	17,800	9,476	22,995	0	113	985	820,984

Source: Office of the Chief Financial Officer/Government of the District of Columbia

*Transfer to the Convention Center Fund from Sales Tax has been effective since October 1994. Data are available from 1999.

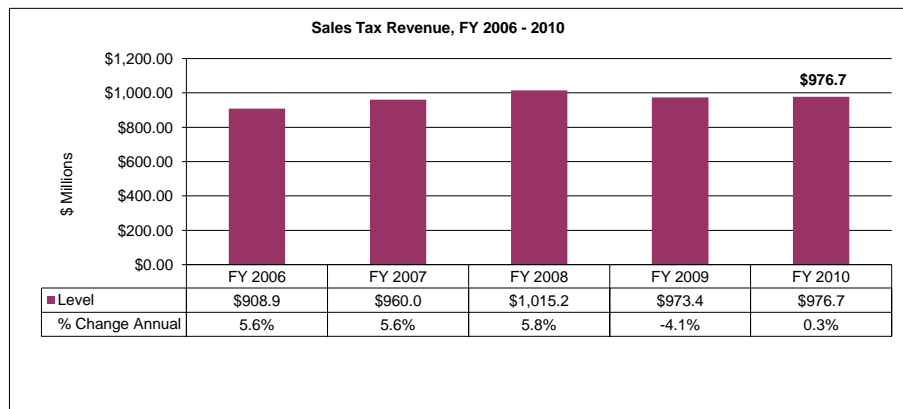


Table 5-2 Estimated Sales Tax Base and Payments by Tax Type, FY 2010 (\$ millions)

	Retail	Liquor	Restaurant	Parking	Hotel	Transfers	Total
Base	6,537.7	243.3	3,176.8	338.3	1,406.6		
Rate	6.00%	9.0%	10.0%	12.0%	14.5%		
Collections	392.3	21.9	317.7	40.6	204.0		976.4
Convention Center Transfer			31.7		62.6		94.3
TIF Transfer						23.0	23.0
Ballpark Transfer						10.0	10.0
Parking Tax Transfer				28.4			28.4
Local Fund	392.3	21.9	286.0	12.2	141.4	(33.0)	820.7

Source: Office of the Chief Financial Officer/Government of the District of Columbia

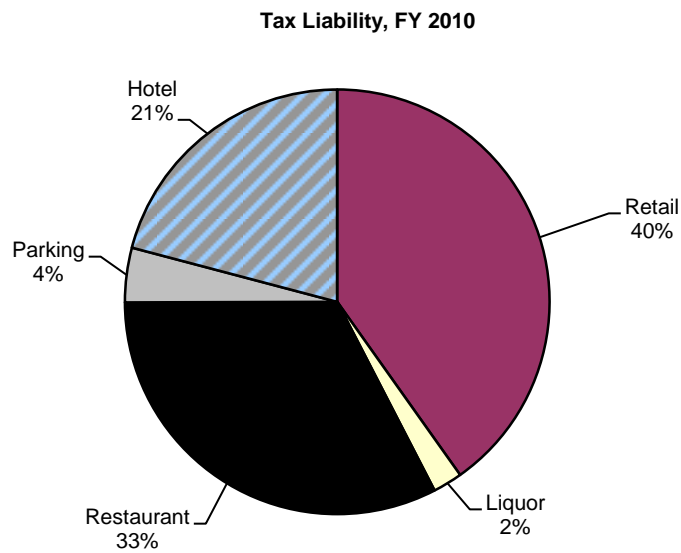
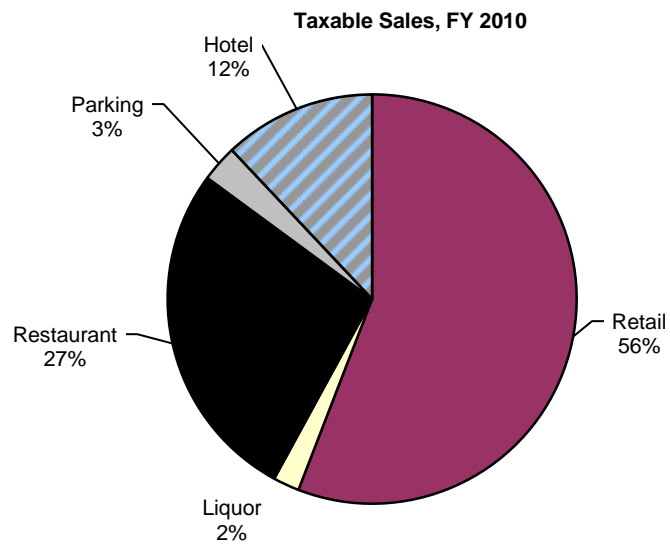


Table 5-3 Gross General Sales Tax Revenue by Type of Business, FY 2006 - 2010 (\$ millions)

Tax Type	2006	2007	2008	2009	2010
Retail	426.7	453.8	460.7	418.2	392.3
Liquor	20.9	22.1	24.6	22.4	21.9
Restaurant	249.2	260.5	288.3	288.3	317.7
Parking	33.6	37.1	37.4	40.2	40.6
Hotel	178.5	186.6	204.2	204.3	204.0
Total	908.9	960.0	1,015.2	973.4	976.4

Source: Office of the Chief Financial Officer/Government of the District of Columbia

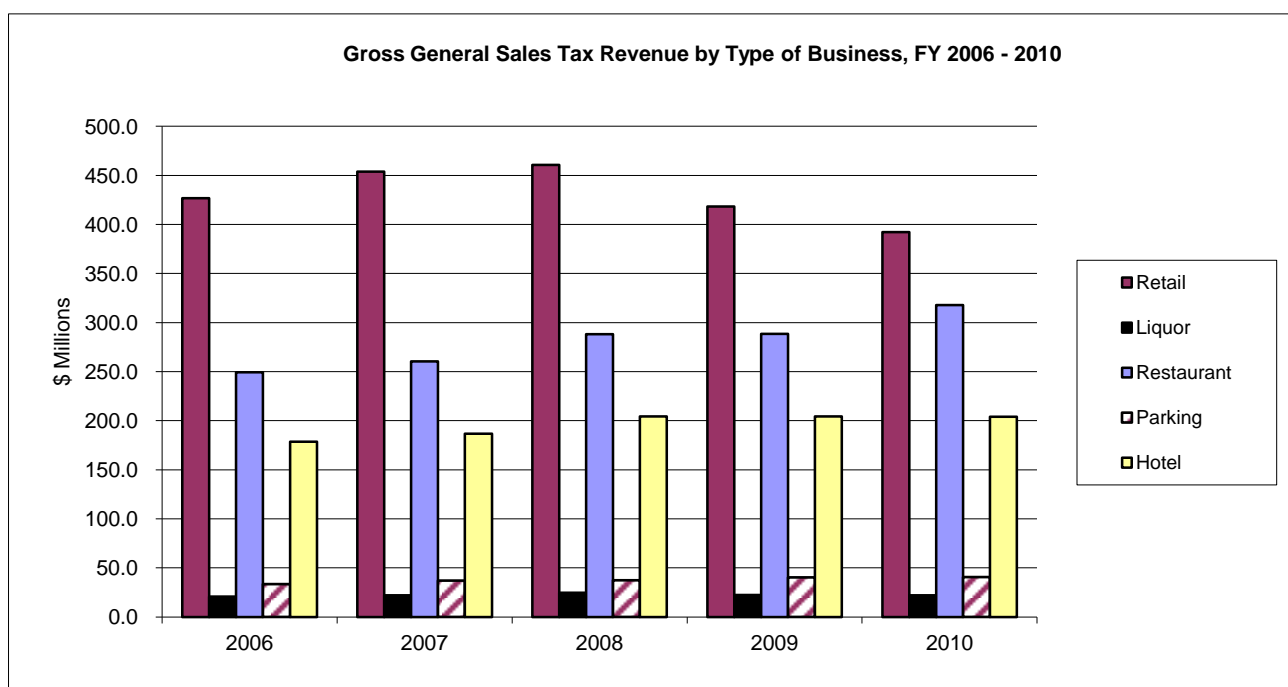
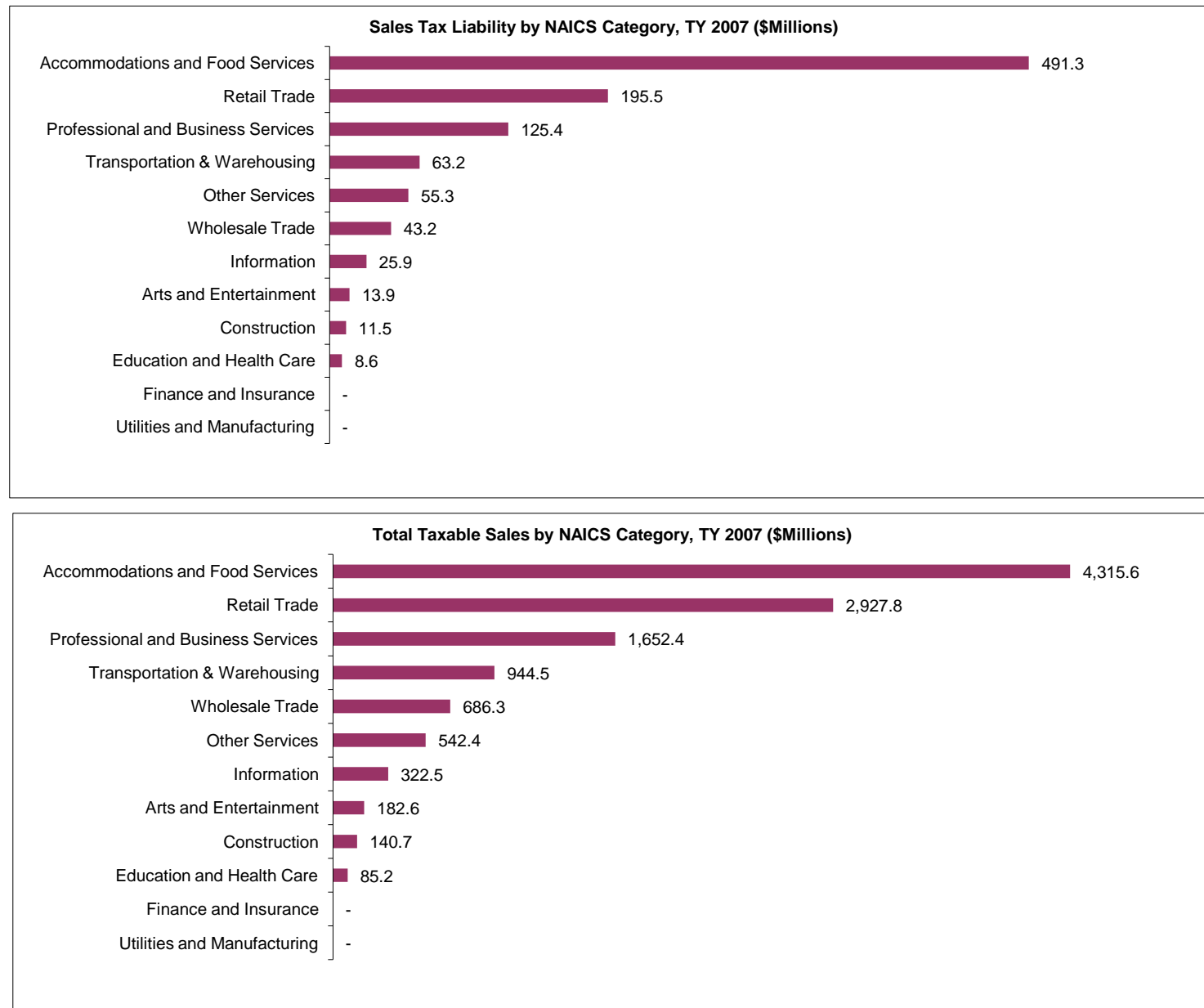


Table 5-4 Summary of Completed NAICS Code Data, TY 2007 Sales Tax Data

NAICS Category Description	Number of Filers*	Percent of Total	Sales Tax Liability (\$)	Percent of Total	Total Taxable Sales (\$)	Percent of Total	Total Sales (\$)	Percent of Total
Utilities and Manufacturing	-	-	-	-	-	-	-	-
Transportation & Warehousing	589	8.6%	63,212,663	6.1%	944,499,797	8.0%	5,395,423,210	21.0%
Construction	238	3.5%	11,472,300	1.1%	140,737,063	1.2%	467,602,720	1.8%
Wholesale Trade	543	7.9%	43,156,036	4.2%	686,316,492	5.8%	2,531,858,283	9.8%
Retail Trade	1,511	22.1%	195,495,156	18.9%	2,927,793,327	24.8%	4,815,980,614	18.7%
Information	324	4.7%	25,904,317	2.5%	322,496,427	2.7%	1,323,775,431	5.1%
Finance and Insurance	-	-	-	-	-	-	-	-
Professional and Business Services	1,484	21.7%	125,380,735	12.1%	1,652,420,604	14.0%	5,306,297,893	20.6%
Education and Health Care	84	1.2%	8,622,588	0.8%	85,217,695	0.7%	143,796,860	0.6%
Arts and Entertainment	57	0.8%	13,885,453	1.3%	182,625,036	1.5%	215,225,414	0.8%
Accommodations and Food Services	1,537	22.5%	491,334,929	47.5%	4,315,600,262	36.6%	4,779,450,978	18.6%
Other Services	479	7.0%	55,299,419	5.3%	542,441,061	4.6%	770,201,515	3.0%
Total	6,846	100.0%	1,033,763,596	100.0%	11,800,147,764	100.0%	25,749,612,918	100.0%

Source: Office of the Chief Financial Officer/ Government of the District of Columbia

*Based on a sample of approximately 50% of tax filers, who together accounted for 90% of total sales.

Table 5-4 Summary of Completed NAICS Code Data, TY 2007 Sales Tax Data (continued)

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CHAPTER 6: CORPORATE FRANCHISE AND UNINCORPORATED BUSINESS TAXES

Corporate Franchise and Unincorporated Business Taxes

The District's franchise tax is imposed on all corporations and unincorporated businesses having nexus in the District of Columbia. The tax liability is determined by multiplying the rate of 9.975 percent (9.5 percent rate plus a surtax of 5 percent of the base rate) by the net taxable business income that is apportioned to the District of Columbia. Business income is apportioned to the District of Columbia based on a three-factor formula – sales, payroll, and property – with each factor weighted equally. When this apportionment formula does not fairly represent the extent of the taxpayer's business activities in the District, that taxpayer may petition for (or the Office of Tax and Revenue may require) consideration of a different formula.

Income from unincorporated businesses with annual gross receipts of \$12,000 or less is excluded from the tax base. Also excluded from the tax base is income from nonresident-owned unincorporated businesses that provide professional services (e.g. law firms). For taxable unincorporated businesses, owners are allowed a 30 percent salary allowance along with a \$5,000 exemption. When 80 percent or more of the entity's income is derived from personal services, the unincorporated business income is taxed under the individual income tax.

- The minimum tax of \$100 in TY 2009 was paid by 66.9 percent of corporate franchise taxpayers [Table 6-2].
- Table 6-3 shows that of the corporate franchise taxpayers who pay more than the minimum tax, the top 10 percent of taxpayers paid 78.5 percent of the total tax greater than the minimum in TY 2009.
- Table 6-4 shows that the minimum tax of \$100 in TY 2009 was paid by 65.4 percent of unincorporated business taxpayers.
- Table 6-5 shows that of the unincorporated business taxpayers who pay more than the minimum tax, the top 10 percent of taxpayers paid approximately 81 percent of the total tax greater than the minimum in TY 2009.

Table 6-1 Business Tax Revenue, FY 1990 - 2010 (\$ thousands)

Fiscal Year	Business Tax Revenue	Corporate Franchise	Unincorporated Business
1990	139,741	112,273	27,468
1991	133,279	102,767	30,512
1992	87,877	62,751	25,126
1993	140,998	105,038	35,960
1994	150,208	113,981	36,227
1995	160,679	121,407	39,272
1996	154,145	123,114	31,031
1997	183,505	144,563	38,942
1998	221,597	174,729	46,868
1999	217,595	163,699	53,896
2000	261,218	190,594	70,624
2001	302,049	233,237	68,812
2002	211,249	142,647	68,602
2003	238,484	156,777	81,707
2004	256,700	168,353	88,347
2005	312,358	195,492	116,866
2006	357,881	215,283	142,598
2007	422,535	255,511	167,024
2008	413,095	286,204	126,891
2009	342,130	221,883	120,247
2010	323,687	207,292	116,395

Source: Office of the Chief Financial Officer/Government of the District of Columbia

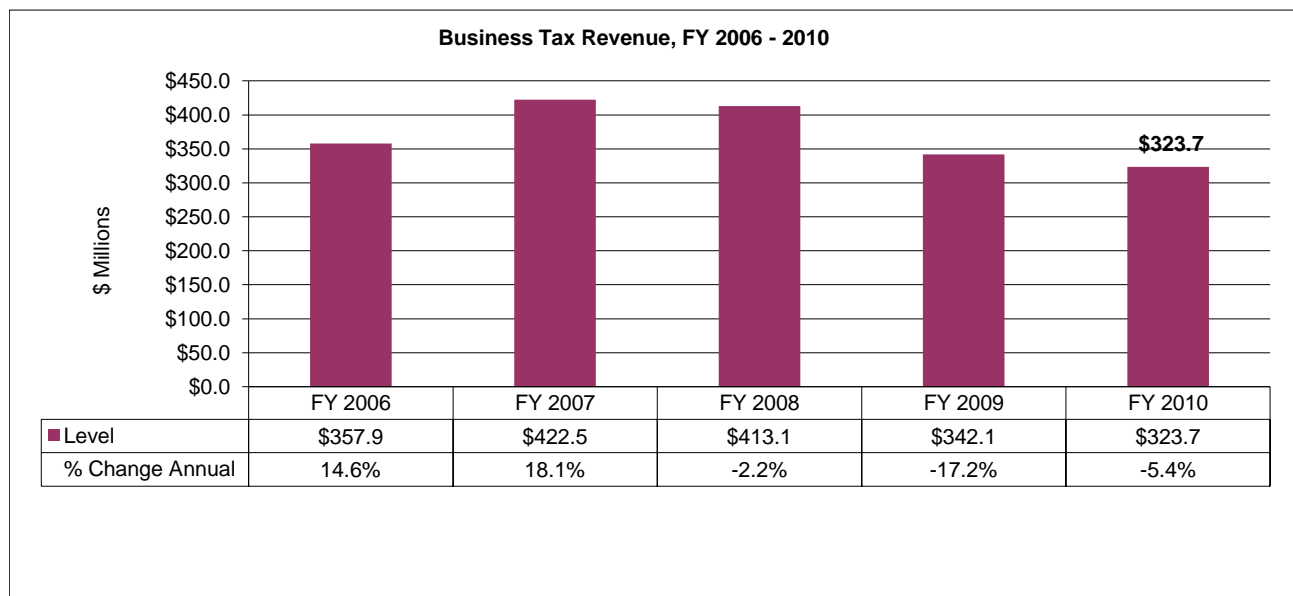


Table 6-2 Number of Corporate Franchise Taxpayers Who Pay the Minimum Tax of \$100, TY 2009

Number Who Pay Minimum	Number Who Pay Greater than \$100	Total Taxpayers	Percent of Total
16,991	8,415	25,406	66.9%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 6-3 Corporate Franchise Tax Liability by Decile for Entities with Liability Greater than \$100, TY 2009

Decile	Number of Taxpayers	Median Tax Due (\$ thousands)	Total Due (\$ thousands)	Percent of Total
1st	844	0.2	135	0.09%
2nd	841	0.3	269	0.19%
3rd	840	0.6	484	0.34%
4th	840	1.0	816	0.57%
5th	841	1.6	1,390	0.97%
6th	843	2.7	2,308	1.61%
7th	842	4.4	3,782	2.64%
8th	841	7.9	6,809	4.75%
9th	842	16.8	14,838	10.36%
10th	841	59.5	112,414	78.48%
Total	8,415		143,245	100%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 6-4 Number of Unincorporated Business Taxpayers Who Pay the Minimum Tax of \$100, TY 2009

Number Who Pay Minimum	Number Who Pay Greater than \$100	Total Taxpayers	Percent of Total
11,465	6,062	17,527	65.4%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Table 6-5 Unincorporated Business Tax Liability by Decile for Entities with Liability Greater than \$100, TY 2009

Decile	Number of Taxpayers	Median Tax Due (\$ thousands)	Total Due (\$ thousands)	Percent of Total
1st	606	0.2	125	0.11%
2nd	608	0.4	263	0.22%
3rd	604	0.7	444	0.38%
4th	608	1.1	684	0.58%
5th	605	1.7	1,045	0.89%
6th	606	2.7	1,636	1.39%
7th	607	4.4	2,711	2.31%
8th	606	8.0	4,914	4.18%
9th	606	16.4	10,538	8.96%
10th	606	66.4	95,221	80.99%
Total	6,062		117,579	100%

Source: Office of the Chief Financial Officer/Government of the District of Columbia

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CHAPTER 7: NON-TAX REVENUE

Non-Tax Revenue

The local fund non-tax revenue includes: a) licenses and permits; b) fines and forfeitures; c) charges for services; and d) miscellaneous revenues. Lottery transfers, technically an interfund transfer, are generally included in non-tax revenue.

- Total non-tax revenues have increased from \$220.4 million in FY 1990 to almost \$405 million in FY 2010. *[Table 7-1]* The average annual increase of 3.6 percent is slower than the 4.5 percent average annual increase in gross tax revenue. After a strong period of growth from 2003 to 2007, non-tax revenues have declined for the last three years.
 - > Licenses and permits, which make up about 15 percent of non-tax revenues, have suffered due to declines in the construction industry and vehicle registrations which make up almost two-thirds of the category.
 - > Fines and forfeitures, which account for 27.5 percent of non-tax revenue, grew in both FY 2009 and FY 2010, due to increased traffic enforcement and broader use of automated enforcement tools.
 - > Charges for services, 11.4 percent of non-tax revenue, are driven by ambulance fees and corporate recordation fees. Combined, these two fees account for over half of charges for services. Beginning in FY 2009, an increase in the emergency ambulance fees added \$3.5 million to the category, offsetting weakness in deed recordation and corporate recordation, two other major components.
 - > Miscellaneous revenue, 29.6 percent of non-tax revenue, fell primarily due to lower interest income. D.C. bank holdings earn interest and the last three years that income has diminished due to greater use of fund balance. This increase is caused by revenue declines and an interest rate environment near zero due to the financial crisis.
 - > Lottery revenue, 16.5 percent of non-tax revenue, is a relatively stable revenue stream and returns about \$70 million annually to the District.
- Total non-tax revenue grew by two percent from FY 2004 but revenues have declined each year since the FY 2007 peak. *[Table 7-2]*

Table 7-1 Non-Tax and Lottery Revenue, FY 1990 - 2010 (\$ thousands)

Fiscal Year	Total Non-Tax and Lottery Revenue	Licenses & Permits	Fines and Forfeitures	Charges for Services	Misc. Revenue	Lottery Transfer
1990	220,428	32,285	48,542	49,736	40,990	48,875
1991	231,828	32,997	53,026	51,671	48,434	45,700
1992	251,887	41,856	51,860	57,420	52,251	48,500
1993	248,947	44,564	51,845	52,903	32,760	66,875
1994	265,611	49,098	48,107	52,104	47,252	69,050
1995	281,651	47,583	42,447	52,687	53,834	85,100
1996	253,593	49,400	40,792	46,134	42,017	75,250
1997	281,082	45,489	51,664	43,810	70,919	62,900
1998	316,488	48,123	53,177	34,752	99,136	81,300
1999	276,242	46,534	47,688	31,055	86,740	64,225
2000	321,884	43,754	53,216	37,257	118,207	69,450
2001	399,973	41,394	57,052	63,938	153,589	84,000
2002	335,759	50,195	86,539	55,472	80,553	63,000
2003	375,907	59,761	88,455	65,736	89,905	72,050
2004	397,199	61,505	99,478	53,705	109,011	73,500
2005	423,877	74,010	108,012	51,344	119,061	71,450
2006	435,751	72,184	112,456	47,646	129,665	73,800
2007	489,251	78,283	101,436	52,421	191,735	65,376
2008	456,156	84,921	98,932	43,493	158,510	70,300
2009	421,945	65,924	101,415	44,092	141,739	68,775
2010	404,958	60,852	111,488	46,125	119,743	66,750

Source: Office of the Chief Financial Officer/Government of the District of Columbia

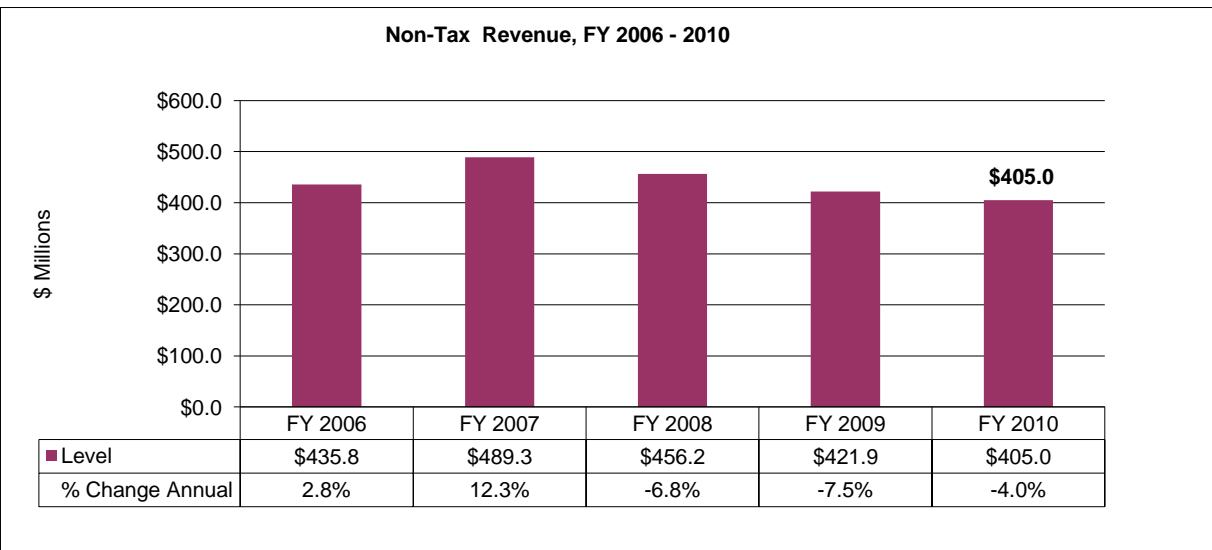
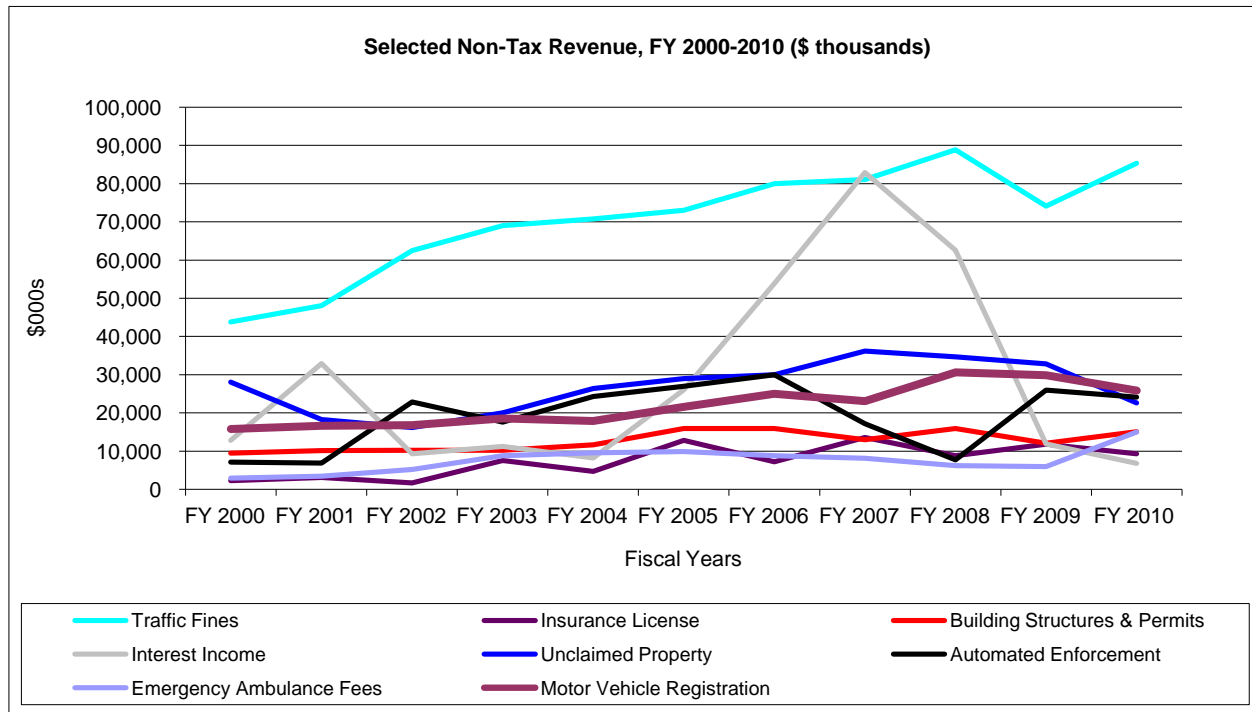


Table 7-2 Selected Non-Tax Revenue, FY 2000 - 2010 (\$ thousands)

Fiscal Year	Traffic Fines	Insurance License	Building Structures & Permits	Interest Income	Unclaimed Property	Automated Enforcement*	Emergency Ambulance Fee	Motor Vehicle Registration
2000	43,799	2,232	9,439	12,779	28,042	7,079	2,961	15,755
2001	48,065	3,062	10,091	32,936	18,260	6,830	3,441	16,611
2002	62,472	1,639	10,207	9,333	16,148	22,874	5,189	16,778
2003	69,032	7,524	10,202	11,246	19,986	17,552	8,757	18,527
2004	70,737	4,724	11,673	8,238	26,409	24,310	9,557	17,913
2005	73,064	12,812	15,870	26,052	28,993	26,949	9,852	21,584
2006	79,961	7,201	15,887	53,851	29,949	29,942	8,811	25,019
2007	81,057	13,581	12,982	82,954	36,167	17,206	8,156	23,083
2008	88,869	8,821	15,940	62,601	34,644	7,715	6,227	30,577
2009	74,131	11,790	12,076	11,864	32,869	25,958	5,910	29,895
2010	85,331	9,313	15,082	6,781	22,636	24,142	15,008	25,866

* Automated enforcement includes photo radar and red light camera enforced traffic fines.

Source: Office of the Chief Financial Officer/Government of the District of Columbia



CHAPTER 8: SPECIAL PURPOSE REVENUE

Special Purpose (O-Type) Revenue

Special purpose non-tax revenue funds, or O-Type revenue funds, are District of Columbia agency funds whose revenue is generated from fees, fines, assessments, or reimbursements. The revenue is designated for use by the fund to cover the cost of performing the fund's function.

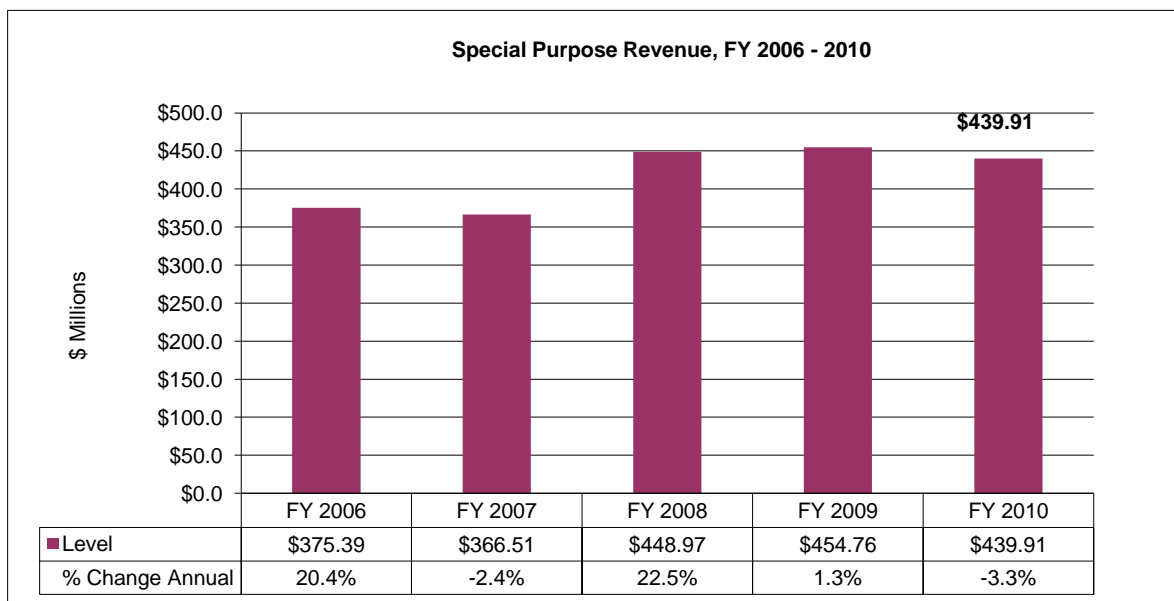
- *Table 8-1* reports the total revenue received during the fiscal year by all special purpose revenue funds.
- Over the FY 2002 - FY 2010 period, the number of special purpose revenue funds with recorded revenue ranged from a low of 164 funds (in FY 2004) to a high of 189 (in FY 2010).
- In FY 2010, 189 funds recorded revenue. The revenue received by these funds ranged from a low of \$85 for the fiscal year (Department of Health's "Fees for Public Health Laboratory Fund") to a high of \$86.3 million (District Department of Transportation's "Operating Fund").

Table 8-1 Special Purpose (O-Type) Revenue, FY 1990 - 2010 (\$ thousands)

Fiscal Year	Special Purpose (O-Type) Revenue
1990	n/a
1991	n/a
1992	n/a
1993	n/a
1994	n/a
1995	n/a
1996	n/a
1997	n/a
1998	n/a
1999	282,732
2000	308,607
2001	288,169
2002	156,236
2003	164,125
2004	240,253
2005	311,789
2006	375,389
2007	366,511
2008	448,972
2009	454,764
2010	439,908

Source: Office of the Chief Financial Officer/Government of the District of Columbia

Note: Prior to the implementation of GASB Statement No. 34 in FY 2002, special purpose fund revenues were not considered local revenues. They were reported differently in the CAFR and were reported with the District's federal and private grants in the Financial Plan. Consequently, the FY 1999 to FY 2001 data in this table are not definted the same as the FY 2002 to FY 2010 data.





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