

Western States Business Cost Comparisons

State	State Corporate Income Tax	Personal Income Tax	*Payroll Expense Tax/Modified Bus Tax/Payroll Tax Offsets	Gross Receipts Tax/Franchise Tax/Margins Tax	Monthly Property Tax		Capital Gains Tax	Unemployment Insurance	Avg Industrial Lease Rate SF/MO (Q4, 2018) Cushman & Wakefield	Worker's Comp Average Rates by Class (dates and amounts from NCCI) (** classcodes.com)	
					Market Value (MV)	Assessed Value (AV) Mill Levy Rate (MLR)				Class	Rate
3/15/2018											
Nevada	None	None	1.475% on payroll > \$50K per quarter	.051% - .331%(c) Rates vary by industry	\$22,969 Taxable value x .35 = AV x tax rate = taxes \$25M x .35 = \$8,750,000 x .0315* = \$275,625 ÷ 12 = \$22,969 (*Average of all Nevada county taxes)	None	0.30% - 5.4%	\$0.38 Reno \$0.62 Las Vegas	Class 2915 - Veneer Products Mfg	\$2.70	
6/1/2018											
Arizona	4.9%	2.59% - 4.54%	None	Transaction Privilege Tax varies by county and activity 0.10% - 7.00%	\$68,096 Full cash value (FCV) x assessment rate = AV x tax rate FCV is \$25M x 18% = \$4.5M x *18.1592% = \$817,155 / 12 (Rates vary by county & tax area, * rate is Maricopa County)	Up to 4.54%	0.04% - 10.59%	\$0.57 Phoenix \$0.50 Tucson	Class 2915 - Veneer Products Mfg	\$2.44	
**											
California	8.84%	1.0% - 13.3%	.711% of payroll for 2018	S Corp: Min \$800 franchise tax + 1.5% tax on net income LLCs: Min \$800 franchise tax + gross receipts tax, \$0 - \$12,590 <\$250k - >\$5M	\$20,833 AV x Rate \$25M AV x 1% = \$250,000 ÷ 12 = \$20,833 (CA prop. values typically increase 2% year over year)	Up to 13.3%	1.5% - 6.2%	\$1.37 San Mateo County \$0.92 Orange County	Class 2915 - Veneer Products Mfg	\$10.63	
1/1/2018											
Colorado	4.63%	4.63%	*5 Colorado counties have payroll taxes. http://www.payroll-taxes.com/state-tax/colorado-counties	None	\$45,639 Actual Value x assessment rate = AV x tax rate \$25M x 29% = \$7,250,000 x .075541 = \$547,672/12 = \$45,639 (Rates vary by county)	Up to 4.63%	0.62% - 8.15%	\$0.70 Denver	Class 2915 - Veneer Products Mfg	\$2.99	
1/1/2018											
Idaho	7.4%	1.6% - 7.4%	None	None	\$34,792 MV x tax rate \$25M x 1.67% = \$417,500 / 12 = \$34,792	Up to 7.4%	0.4% - 5.4%	\$0.58 Boise Metro	Class 2915 - Veneer Products Mfg	\$3.21	
1/1/2018											
New Mexico	4.8% < \$500,000 5.9% > \$500,000 + \$24,000	1.7% - 4.9%	None	Gross Receipts Tax 5.5% - 9.25%	\$32,959 Full property value x 1/3% = AV x MLR/1000 \$25M x 1/3% = \$8,250,000 x 47.940/1000 = 395,505 / 12 (MLR showing is for Albuquerque)	4.9%	0.33% - 6.4%	\$0.38 El Paso	Class 2915 - Veneer Products Mfg	\$2.22	
1/1/2018											
Oregon	6.6% < \$1M 7.6% > \$1M	5.0% - 9.9%	0.09% > \$38k	None	\$36,778 Taxable AV x MLR / 1000 / 12 25M x (*17.65/1000) = 441,250 / 12 = \$36,778 (MLRs vary by district & county, * rate is avg of Portland)	Up to 9.9%	1.2% - 5.4%	\$0.72 Portland-Metro	Class 2915 - Veneer Products Mfg	\$2.52	
12/1/2017											
Texas	None	None	None	.375% - .75%(c) Rates vary by industry	\$44,166 AV x tax rate \$25M x *2.12% = \$530,000 / 12 = \$44,166 (Houston area showing, % varies per county)	None	0.59% - 8.21%	\$0.52 Houston \$0.42 Dallas-Ft. Worth	Class 2915 - Veneer Products Mfg (2881)	\$1.75	
**											
Utah	5.0%	5.0%	None	Franchise Tax 5%	\$29,687 Self assessed value x tax rate \$25M x *.01425 = \$356,250 ÷ 12 = \$29,687 (Rates vary by county & district, * rate is Salt Lake dist. 13)	5.0%	0.2% - 7.2%	\$0.48 Salt Lake City	Class 2915 - Veneer Products Mfg	\$1.39	
**											
Washington	None	None	None	.13% - 3.3%(c) Rates vary by industry	\$21,122 MV x tax rate \$25M x *1.0138% = \$253,460/12 = \$21,121 (* This is an average of all King County districts)	None	0.1% - 5.7%	\$0.78 Seattle \$0.97 Puget Sound	Class 2915 - Veneer Products Mfg	\$7.83	
Class 3632 - Machine Shop NOC \$4.68											
Class 8017 - Store: Retail NOC \$1.95											
Class 8810 - Clerical Office Employee \$0.16											