



Snohomish County
Assessor's Office

Press Release

For Immediate Release:

Date: February 13, 2013

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2013 Property Tax Information

EVERETT – The Snohomish County Assessor's office is responsible for annually updating the assessed values for all locally assessed real and personal property in Snohomish County and calculating the levy rates for all taxing districts for property tax purposes.

The Jan. 1, 2012 revaluation assessment date (or July 31, 2012 for new construction) is set using sales that occurred before those dates and is used to determine the amount of taxes owing in 2013.

Snohomish County voters continued to show their support for the majority of taxing districts that requested approval of tax increases in 2012. Those increases will appear on 2013 property tax statements.

Voters approved 13 of 16 monetary property tax measures on the ballot in 2012:

- 3 were approved for fire districts' maintenance and operation levies; and
- 10 were approved for various school districts levies.

The levy rates calculated for taxing districts generally increased as a result of lower assessed values unless they reached their levy rate limit. The typical levy rate in 2012 was \$12.3720 per thousand dollars of assessed value. The 2013 typical levy rate increased to \$12.9669.

The total taxable assessed value decreased from \$76.6 billion in 2012 to \$72.6 billion in 2013 for tax purposes.

According to Kirke Sievers, County Treasurer his office will begin mailing tax statements on Feb. 15th and most property owners should receive their statements by the following week. Property tax payment information for 2013 is also available on-line at the Treasurer's office website: <http://www1.co.snohomish.wa.us/Departments/Treasurer/>

The average percent change for assessed value for residential properties ranged from a decrease of 2.8% in the City of Mill Creek; to a decrease of 18.4% in the City of Gold Bar.

The average percent change for property tax for residential properties ranged from an increase of 2.2% in the City of Mill Creek; to a decrease of 10.3% in the City of Sultan.

A report showing the tax and assessed value average changes by city, unincorporated Snohomish County and countywide is an attachment to this press release.

Taxing districts whose levies reached their limit saw a reduction of collectible taxes from the previous year. There were 50 taxing district levies for 2013 taxes that were affected as a result of decreased assessed values. A pie chart showing the distribution of 2013 taxes is an attachment to this press release.

For more information on how property tax levies are calculated visit the Assessor's website at: <http://assessor.snoco.org/divisions/levy.aspx>

There are several tax relief programs available that are administered by the Assessor's office. Information about the senior citizen and disabled persons exemption can be found on the back side of property tax statements or by visiting the Assessor's office website at: <http://assessor.snoco.org/>

Attachments:

Assessed Value and Taxes by City
Property Tax Distribution Pie Chart

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ASSESSED VALUE AND TAXES BY CITY
Typical Residence in 2012 and 2013

City	2012 Average Residence Value	2012 Typical Levy Rate (1)	2012 Tax	2013 Average Residence Value	2013 Typical Levy Rate (1)	2013 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	190,200	12.2286	2,325.88	173,800	12.7835	2,221.77	-104.11	-8.6%	-4.5%
Bothell	260,000	10.6164	2,760.26	245,800	11.3604	2,792.39	32.12	-5.5%	1.2%
Brier	303,100	10.6261	3,220.77	290,700	11.1511	3,241.62	20.85	-4.1%	0.6%
Darrington	112,700	12.9407	1,458.42	95,400	14.5189	1,385.10	-73.31	-15.4%	-5.0%
Edmonds	337,300	10.9980	3,709.63	317,200	11.5364	3,659.35	-50.28	-6.0%	-1.4%
Everett	199,600	13.3299	2,660.65	179,000	13.9827	2,502.90	-157.74	-10.3%	-5.9%
Gold Bar	134,000	12.2567	1,642.40	109,300	13.6414	1,491.01	-151.39	-18.4%	-9.2%
Granite Falls	165,500	14.6781	2,429.23	142,400	15.7445	2,242.02	-187.21	-14.0%	-7.7%
Index	124,900	9.4596	1,181.50	113,900	10.3774	1,181.99	0.48	-8.8%	0.0%
Lake Stevens	214,100	13.2502	2,836.87	195,000	13.8198	2,694.86	-142.01	-8.9%	-5.0%
Lynnwood	216,900	11.3217	2,455.68	197,700	11.8357	2,339.92	-115.76	-8.9%	-4.7%
Marysville	182,700	12.2891	2,245.22	166,200	13.2674	2,205.04	-40.18	-9.0%	-1.8%
Mill Creek	329,000	12.6777	4,170.96	319,900	13.3207	4,261.29	90.33	-2.8%	2.2%
Monroe	204,600	12.9394	2,647.40	181,700	14.4577	2,626.96	-20.44	-11.2%	-0.8%
Mountlake Terrace	204,500	10.9407	2,237.37	180,200	11.5340	2,078.43	-158.95	-11.9%	-7.1%
Mukilteo	346,200	10.8420	3,753.50	330,700	10.8256	3,580.03	-173.47	-4.5%	-4.6%
Snohomish	213,100	13.7912	2,938.90	202,300	14.7786	2,989.71	50.81	-5.1%	1.7%
Stanwood	207,900	10.6986	2,224.24	192,800	11.5413	2,225.16	0.92	-7.3%	0.0%
Sultan	155,700	12.5546	1,954.75	129,900	13.4919	1,752.60	-202.15	-16.6%	-10.3%
Woodway	929,300	10.5538	9,807.65	872,800	11.1254	9,710.25	-97.40	-6.1%	-1.0%
Unincorporated Area	247,600	12.9380	3,203.45	228,900	13.7691	3,151.76	-51.69	-7.6%	-1.6%
Snohomish County	241,600	12.3720	2,989.08	223,000	12.9669	2,891.62	-97.46	-7.7%	-3.3%

(1) Rates vary within most cities. The rate shown is the predominant rate. The rates for Unincorporated and County are average rates.

Notes:

These numbers are provided for information only and are not intended for use in official documents. The '2013 Average Residence Value' is the 01/01/2012 assessed value for 2013 tax collections.

SNOHOMISH COUNTY DISTRIBUTION OF 2013 TAXES

\$941,003,407

