

Press Release

For Immediate Release:

Date: February 6, 2023

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2023 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 January 1, 2022 revaluation assessment date values (or July 31, 2022 for new construction) are set using sales that occurred prior to those dates and are used to determine the amount of taxes owed in 2023.

Snohomish County voters continued to show their support for some of the taxing districts that requested approval of tax increases in 2022. Those increases will appear on 2023 property tax statements.

Voters approved 23 of 36 monetary property tax measures on the ballot in 2022:

- 1 was approved for fire district levy;
- 3 were approved for fire districts EMS levies; and
- 19 were approved for school districts levies.

The levy rates calculated for individual taxing districts generally decreased as a result of higher assessed values. However, levy rates did increase for voter-approved measures impacting the total levy rate. The typical levy rate in 2022 was \$9.3017 per thousand dollars of assessed value, while the 2023 typical levy rate decreased to \$7.6109.

The total taxable assessed value increased from \$170 billion in 2022 to \$219 billion in 2023 for tax purposes.

Changes to tax amounts varied drastically depending on what taxing district properties lie in. In the Marysville area, residential values increased an average of 27%, however taxes are decreasing an average of 25% primarily due to two local school levies expiring and not replaced.

For the Mill Creek area, residential property owners will see an increase of approximately 30% primarily due to the added costs for fire services from the City of Mill

Creek annexing to the South County Regional Fire Authority and multiple Everett School District levies passing increasing support to the schools by 30%.

According to the County Treasurer's Office, mailing of tax statements will begin in the middle of February. Property tax payment information for 2023 is also available on-line at the Treasurer's Office website: <http://www.snohomishcountywa.gov/Treasurer>

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

Property taxes to be collected this year by all taxing districts in Snohomish County will show an overall 5.45% increase over last year. Property taxes for all purposes will total \$1.669 billion in 2023, up \$86.2 million over 2022's \$1.583 billion that was levied for all taxing districts.

For more information on how property tax levies are calculated, visit the Assessor's website at: <http://www.snohomishcountywa.gov/333/Levy>

Property tax relief is available for limited income senior citizens/people with disabilities. Legislation was passed in 2019 that provided changes to the program beginning in 2020 increasing the amount of disposable income you can have and qualify.

For the 2023 property tax year, the disposable income threshold for Snohomish County residents participating in and applying for the Senior Citizens/People with Disabilities Exemption program is \$55,743. Participants are required to reside in their principle residence located in this county for 6 months per calendar year to qualify for 2023 tax relief.

The State Legislature passed SHB1438 in 2021 which also expanded eligibility for the exemption program in 2022, by allowing deductions for common health care related items. Newly deductible costs can include but are not limited to the costs of Medicare supplemental insurance, durable medical equipment, mobility enhancing equipment, prosthetic devices and naturopathic medicines.

There are several tax relief programs available that are administered by the Assessor's office. Information about the programs can be found on the back side of the property tax statements or by visiting the Assessor's office website at: <http://www.snohomishcountywa.gov/Assessor>

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 2022 and 2023

City	2022 Average Residence Value	2022 Typical Levy Rate (1)	2022 Tax	2023 Average Residence Value	2023 Typical Levy Rate (1)	2023 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	392,700	9.3226	3,660.99	484,100	7.7144	3,734.54	73.56	23.3%	2.0%
Bothell	666,000	9.2181	6,139.25	910,000	7.4443	6,774.31	635.06	36.6%	10.3%
Brier	712,800	8.0816	5,760.56	1,000,000	6.5607	6,560.70	800.14	40.3%	13.9%
Darrington	220,600	8.5226	1,880.09	299,900	7.3757	2,211.97	331.89	35.9%	17.7%
Edmonds	732,700	8.2702	6,059.58	918,400	6.7996	6,244.75	185.18	25.3%	3.1%
Everett	424,500	9.1558	3,886.64	551,000	8.2117	4,524.65	638.01	29.8%	16.4%
Gold Bar	278,800	8.6829	2,420.79	370,800	7.5791	2,810.33	389.54	33.0%	16.1%
Granite Falls	358,900	9.8306	3,528.20	483,500	8.0065	3,871.14	342.94	34.7%	9.7%
Index	252,200	6.8493	1,727.39	349,300	5.5649	1,943.82	216.43	38.5%	12.5%
Lake Stevens	460,800	9.8328	4,530.95	607,500	8.1327	4,940.62	409.66	31.8%	9.0%
Lynnwood	496,400	8.9669	4,451.17	643,400	7.3505	4,729.31	278.14	29.6%	6.2%
Marysville	405,200	10.1031	4,093.78	515,100	5.9662	3,073.19	-1,020.59	27.1%	-24.9%
Mill Creek	680,600	8.7489	5,954.50	947,300	8.1565	7,726.65	1,772.15	39.2%	29.8%
Monroe	444,600	9.3362	4,150.87	613,700	7.4464	4,569.86	418.98	38.0%	10.1%
Mountlake Terrace	480,500	8.6847	4,173.00	619,500	7.1408	4,423.73	250.73	28.9%	6.0%
Mukilteo	646,300	8.3932	5,424.53	839,100	7.1987	6,040.43	615.90	29.8%	11.4%
Snohomish	468,700	10.7812	5,053.15	617,300	8.7597	5,407.36	354.21	31.7%	7.0%
Stanwood	407,200	9.8966	4,029.90	528,600	8.0568	4,258.82	228.93	29.8%	5.7%
Sultan	330,400	9.1161	3,011.96	448,400	7.8274	3,509.81	497.85	35.7%	16.5%
Woodway	1,778,400	8.1549	14,502.67	2,376,300	6.6371	15,771.74	1,269.07	33.6%	8.8%
Unincorporated Area	541,500	9.4126	5,096.92	728,800	7.6254	5,557.39	460.47	34.6%	9.0%
Snohomish County	540,300	9.3017	5,025.71	715,700	7.6109	5,447.12	421.41	32.5%	8.4%

(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 '2023 Average Residence Value' is the 01/01/2022 assessed value for 2023 tax collections.

**SNOHOMISH COUNTY
DISTRIBUTION OF 2023 TAXES**

Property Taxes Total: \$1,669,849,790

