



Answers to Frequently Asked Questions

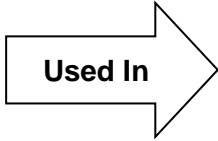


Snohomish County Assessor
Linda Hjelle – Assessor
3000 Rockefeller Ave. M/S 510
Everett, WA 98201

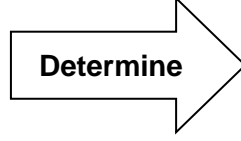
<https://www.snohomishcountywa.gov/assessor>



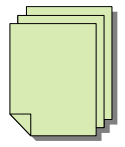
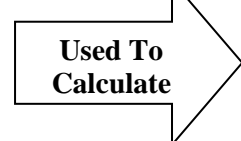
Market Sales
In 2021



Mass Appraisal
Process



Appraised Value
As of January 1st, 2022



Taxes Payable In
2023

Assessor's Message:

Snohomish County's assessed property valuations in 2022 have seen a significant increase. The 2022 assessment will apply for the 2023 property tax cycle. Property taxes will not typically increase based on an average assessed value increase but may depending on recently voted measures and taxing districts' budgets.

RCW 84.40.020, requires that property be valued as of January 1st for taxes payable in the following year. That means that the value used to calculate your portion of your 2022 property tax bill was an estimate of what your property could sell for on January 1st, 2021. Sales that occurred in 2021 are used to help determine the value of your property for this current value notice. The value notice you received with this FAQ is a January 1st, 2022 value.

Tax Impact

Q: Will my taxes increase if my value increased?

A: Not necessarily. If your taxing districts levy the same dollar amount as last year and your property value increases at the same percentage as the rest of the properties in your taxing district, your property taxes will not increase.

Q: How are my taxes calculated?

A: Property Taxes in Washington State are primarily budget based.

Each individual taxing district, such as cities, county, schools, fire, library, ports, etc., decides how much money to levy or budget each year for their regular levies, voter approved levies or both.

Regular levies are limited to a 1% increase annually without going to a vote of the people. There are several different limits on how levies can increase.

For detailed information on levies view our levy presentation at: <https://www.snohomishcountywa.gov/Levy>

Your share of the tax is determined by a simple formula:

- Taxes to be collected for the district, divided by the total assessed value of a district, times 1000 = the levy rate.
- The levy rate times your assessed value, divided by 1000 = your share of taxes to be collected.

Q: In what circumstance will an increase in my property value affect my taxes:

A: Voted new regular levies and lid lifts

When a brand new, regular levy or a lid lift is approved by the voters, your property taxes will increase. In the first year, the levy amount to be collected is based on the total assessed

value in the district times the voted rate. The following year(s) will have the 1% increase limitation. This does not apply to school district excess levies and bonds.

Q: When will I know if my property taxes are going to increase?

A: First of the year.

Taxing districts will determine the amount they will levy at a public hearing in the fall and will then vote to approve that amount of levy. Limitations on that amount or any amount of increase may apply depending on decisions by the taxing district and state law. Specific levy rates are calculated in January and passed on to the Treasurer for billing in February.

Actions you can take

Q: This year's value increase is significant. What can property owners do?

A: Property owners can:

- Check for accuracy of your property characteristics on the Assessor's webpage at: <http://www.snohomishcountywa.gov/175/Assessor> and/or call to verify at 425-388-6555
- Check sales in the area using the SCOPI interactive map and Property Sales tool on the Assessor's webpage
- Check current and past levy rates and amounts by taxing district on the Assessor's webpage
- Check additional market sales sources such as MLS, Zillow, news reports, realty websites, etc.
- Discuss values with our appraisal staff by calling 425-388-6555 for Residential, 425-388-3390 for Commercial
- File an appeal by contacting the Board of Equalization by visiting their website or calling 425-388-3407

Q: Who should I contact for more information about my assessed value?

A: If you have questions regarding your property or disagree with the assessed value, please call our Residential Appraisal Department at 425-388-6555 or our Commercial Appraisal Department at 425-388-3390. Staff will be available to answer your questions and examine the valuation of your property.

Q: Can I appeal my assessed value?

A: Yes. If you do not agree with the value set by the Assessor, you can file a petition for a hearing before the Snohomish County Board of Equalization. The petition must be filed with the BOE within 60 days of when the value notice was mailed or by July 1st whichever is later. The appeal process does not require an attorney, but you will need to present evidence that the Assessor's value is incorrect. Appeal forms are available from the Clerk of the Board at 425-388-3407 or at: <https://www.snohomishcountywa.gov/134/Board-of-Equalization>

Property Tax Relief Programs for: Senior Citizen and People with Disabilities

Q: What tax relief programs are available for lower income seniors and people with disabilities?



A: Senior Citizen/People with Disabilities Exemption Program: If you own and occupy a residence or mobile home and were 61 or older by December 31, 2022 OR are retired because of disability you may qualify for an exemption or a reduction of your 2023 property tax. The total combined, gross household income limit (including social security and/or disability payments) for the program is \$55,743 or less in 2022. For determining if you are eligible, we must use your total combined income, which is your household 2022 income from ANY source, less veterans' disability, survivors' dependency or indemnity compensation. This is NOT the same as the "taxable

income" used for federal income tax purposes. In addition, you must have occupied your residence for more than 6 months in 2022. Applications will be available in January for the 2023 tax year. Also available is a **Senior Citizens and People with Disabilities Tax Deferral Program**. To qualify you must be 60 years of age or disabled from working, with a gross 2022 income less than \$64,318 for 2023 tax year. The State of Washington will pay your property taxes, which must be re-paid upon the transfer of ownership, if the property is no longer your primary residence or upon death of the applicant. A lien is placed on the property.

Q: I already have a senior citizen and people with disabilities exemption and my taxable value is "frozen", will the new assessment affect my taxes?

A: Individuals qualifying for a Senior Citizen and People with Disabilities exemption are taxed on either the market value of the property on the date of qualification ("Frozen Value") or on the New Market Value whichever value is lower. Annual changes in levy rates may affect your taxes.

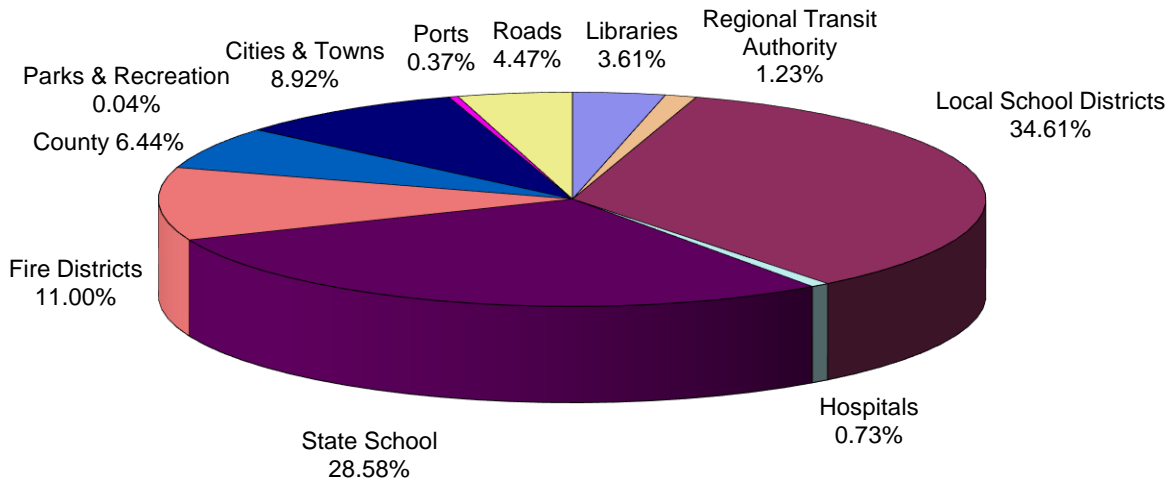
Contact the Assessor's Office

Please contact us at **425-388-3540** for more information on exemptions. Our main line for general information questions is **425-388-3433**. Our office is currently open to the public, however please check our website for hours of operation and what, if any, restrictions are in place before coming in.

Q: Can I appeal the amount of taxes I will pay or the percentage that my assessment increased or decreased?

A: No. The Board of Equalization cannot consider appeals on this basis. If you have concerns over the amount of taxes you are paying, you need to contact the taxing district officials who determine the budgets for their districts. You can also work for efficiency in government by attending budget hearings and calling or writing the taxing authorities with your concerns and ideas. Please refer to the web or your local phonebook for contact information of each taxing district.

2022 Property Taxes Total: \$1,583,621,533



IMPORTANT: Please read the back side of the Assessor's "Official Notice of Assessed Value" for additional information about other exemption programs and special classifications