



Snohomish County
Assessor's Office

Press Release

For Immediate Release:

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2016 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, 2015 revaluation assessment date (or July 31, 2015 for new construction) is set using sales that occurred before those dates and is used to determine the amount of taxes owing in 2016.

Snohomish County voters continued to show their support for the majority of taxing districts that requested approval of tax increases in 2015. Those increases will appear on 2016 property tax statements.

Voters approved 4 of 6 monetary property tax measures on the ballot in 2015:

- 1 was approved for a fire district EMS levy;
- 2 were approved for a city and fire district's levies; and
- 1 was approved for a school district levy.

The levy rates calculated for taxing districts generally decreased as a result of higher assessed values. The typical levy rate in 2015 was \$12.0199 per thousand dollars of assessed value. The 2016 typical levy rate decreased to \$11.3123.

The total taxable assessed value increased from \$88.2 billion in 2015 to \$96 billion in 2016 for tax purposes.

According to Kirke Sievers, County Treasurer his office will begin mailing tax statements on February 20th. Property tax payment information for 2016 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 2.45% increase over last year. Property taxes for all purposes will total \$1.086 billion in 2016, up \$26 million over 2015's \$1.060 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>

There are several tax relief programs available that are administered by the Assessor's office. For example, the Senior Citizen/Disabled Persons Property Tax Program helps qualifying taxpayers reduce the amount of property tax they pay. In 2015, SSB 5186 passed and was signed into law that changed the income threshold for this program affecting taxes payable in 2016. The criteria for qualifying for the program are based upon age and/or disability, residency and income. The 2015 income level increased to \$40,000 for the exemption program for tax reduction in 2016 and to \$45,000 for the Senior Citizen/Disabled Persons Deferral program. More 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 2015 and 2016

| City | 2015 Average Residence Value | 2015 Typical Levy Rate (1) | 2015 Tax | 2016 Average Residence Value | 2016 Typical Levy Rate (1) | 2016 Tax | Tax Change | Average Percent Value Change | Average Percent Tax Change |
|---------------------|---------------------------------------|-------------------------------------|-------------|---------------------------------------|-------------------------------------|-------------|---------------|---------------------------------------|-------------------------------------|
| Arlington | 213,100 | 12.6494 | 2,695.59 | 231,000 | 12.1920 | 2,816.35 | 120.76 | 8.4% | 4.5% |
| Bothell | 307,900 | 10.0008 | 3,079.25 | 337,100 | 9.4557 | 3,187.52 | 108.27 | 9.5% | 3.5% |
| Brier | 364,100 | 10.5292 | 3,833.68 | 395,000 | 9.8597 | 3,894.58 | 60.90 | 8.5% | 1.6% |
| Darrington | 82,000 | 14.5852 | 1,195.99 | 92,600 | 13.6772 | 1,266.51 | 70.52 | 12.9% | 5.9% |
| Edmonds | 394,700 | 10.8945 | 4,300.06 | 428,400 | 10.2593 | 4,395.08 | 95.02 | 8.5% | 2.2% |
| Everett | 216,900 | 12.3392 | 2,676.37 | 240,000 | 11.6232 | 2,789.57 | 113.20 | 10.7% | 4.2% |
| Gold Bar | 121,900 | 12.6959 | 1,547.63 | 142,800 | 12.0787 | 1,724.84 | 177.21 | 17.1% | 11.5% |
| Granite Falls | 169,000 | 14.3449 | 2,424.29 | 181,500 | 13.3938 | 2,430.97 | 6.69 | 7.4% | 0.3% |
| Index | 130,000 | 10.1922 | 1,324.99 | 141,700 | 9.4430 | 1,338.07 | 13.09 | 9.0% | 1.0% |
| Lake Stevens | 243,300 | 12.1452 | 2,954.93 | 265,200 | 11.2835 | 2,992.38 | 37.46 | 9.0% | 1.3% |
| Lynnwood | 248,800 | 11.2272 | 2,793.33 | 273,000 | 10.5559 | 2,881.76 | 88.43 | 9.7% | 3.2% |
| Marysville | 210,100 | 12.6284 | 2,653.23 | 230,700 | 11.7745 | 2,716.38 | 63.15 | 9.8% | 2.4% |
| Mill Creek | 389,500 | 11.6561 | 4,540.05 | 404,700 | 11.0658 | 4,478.33 | -61.72 | 3.9% | -1.4% |
| Monroe | 225,100 | 13.2246 | 2,976.86 | 245,400 | 12.4423 | 3,053.34 | 76.48 | 9.0% | 2.6% |
| Mountlake Terrace | 224,800 | 10.9497 | 2,461.49 | 256,600 | 10.2720 | 2,635.80 | 174.30 | 14.1% | 7.1% |
| Mukilteo | 393,300 | 10.1809 | 4,004.15 | 420,600 | 9.1691 | 3,856.52 | -147.62 | 6.9% | -3.7% |
| Snohomish | 247,200 | 14.3517 | 3,547.74 | 269,000 | 13.7421 | 3,696.62 | 148.88 | 8.8% | 4.2% |
| Stanwood | 225,800 | 10.7905 | 2,436.49 | 247,500 | 10.9113 | 2,700.55 | 264.05 | 9.6% | 10.8% |
| Sultan | 154,200 | 13.1278 | 2,024.31 | 171,600 | 12.2932 | 2,109.51 | 85.21 | 11.3% | 4.2% |
| Woodway | 1,061,900 | 10.4740 | 11,122.34 | 1,125,800 | 9.8838 | 11,127.18 | 4.84 | 6.0% | 0.0% |
| Unincorporated Area | 284,100 | 12.7619 | 3,625.66 | 306,700 | 12.0487 | 3,695.34 | 69.68 | 8.0% | 1.9% |
| Snohomish County | 275,700 | 12.0199 | 3,313.89 | 299,200 | 11.3123 | 3,384.64 | 70.75 | 8.5% | 2.1% |

(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 '2016 Average Residence Value' is the 01/01/2015 assessed value for 2016 tax collections.

**SNOHOMISH COUNTY
DISTRIBUTION OF 2016 TAXES**

\$1,086,231,239

