

Press Release

For Immediate Release:

Date: January 25, 2018

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2018 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, 2017 revaluation assessment date (or July 31, 2017 for new construction) is set using sales that occurred before those dates and is used to determine the amount of taxes owing in 2018.

Snohomish County voters continued to show their support for the majority of taxing districts that requested approval of tax increases in 2017. Those increases will appear on 2018 property tax statements.

Voters approved 12 of 13 monetary property tax measures on the ballot in 2017:

- 5 were approved for two cities and three fire districts EMS levies;
- 4 were approved for one city and three fire districts levies;
- 1 was for a regional fire authority; and
- 2 were approved for school districts levies.

In 2017, the Legislature passed EHB 2242 partly in response to the Supreme Court's McCleary decision. The Court found that the State was not meeting its constitutional requirement to fully fund basic education. EHB has several components and at least two will impact your tax bill now and in the future.

First, EHB 2242 created a second portion to the state school levy with collection beginning in 2018. The new second portion increases the combined rate by \$0.82 per \$1,000 in assessed value from last year resulting in an increase in your tax bill. The first portion is \$1.84 and the second portion is \$1.01 for a total rate of \$2.85 per thousand in assessed value. The average Snohomish County residential property owner with an assessed value of \$335,800 would have paid \$682 to the state school levy in 2017, while in 2018 that owner with an assessed value of \$377,600 will pay \$1,076. The State Department of Revenue calculates the portion Snohomish County property owners will be responsible for. The Assessor's Office calculates the rate.

Second, beginning in 2019, EHB 2242 imposes limitations on how much can be collected in local school (Enrichment) levies and limits the levy to the lesser of \$1.50 levy rate or \$2,500 per pupil to be increased by inflation. This change affects both existing and new local school levies. Depending on how much your local school levy is currently and what is voted on in the meantime, that portion of your property tax may decrease in 2019.

Further information on the property tax impacts of EHB 2242 may be found on the Department of Revenue (www.dor.wa.gov) and Office of School Superintendent's (www.k12.wa.us) websites.

The levy rates calculated for taxing districts generally decreased as a result of higher assessed values. However, levy rates did increase overall due to the increase in the state school levy and voter-approved measures. The typical levy rate in 2017 was \$11.1966 per thousand dollars of assessed value. The 2018 typical levy rate increased to \$11.5468.

The total taxable assessed value increased from \$105 billion in 2017 to \$118 billion in 2018 for tax purposes.

According to Kirke Sievers, County Treasurer his office will begin mailing tax statements on February 14th. Property tax payment information for 2018 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 16.26% increase over last year. Property taxes for all purposes will total \$1.366 billion in 2018, up \$191 million over 2017's \$1.175 billion that was levied for all taxing districts. The new second portion of the state school levy contributed to the increase over last year by more than \$118 million or 10.06%.

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. 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 2017 and 2018

City	2017 Average Residence Value	2017 Typical Levy Rate (1)	2017 Tax	2018 Average Residence Value	2018 Typical Levy Rate (1)	2018 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	245,400	11.4419	2,807.84	271,700	11.6746	3,171.99	364.15	10.7%	13.0%
Bothell	370,400	9.7717	3,619.44	433,500	9.9231	4,301.66	682.23	17.0%	18.8%
Brier	434,300	9.9488	4,320.76	497,700	10.4312	5,191.61	870.84	14.6%	20.2%
Darrington	105,200	12.6593	1,331.76	117,700	12.8818	1,516.19	184.43	11.9%	13.8%
Edmonds	474,800	10.1737	4,830.47	527,900	10.6559	5,625.25	794.78	11.2%	16.5%
Everett	260,800	12.2180	3,186.45	291,900	12.1687	3,552.04	365.59	11.9%	11.5%
Gold Bar	159,300	11.5603	1,841.56	182,400	11.6017	2,116.15	274.59	14.5%	14.9%
Granite Falls	198,100	12.7673	2,529.20	225,500	12.8953	2,907.89	378.69	13.8%	15.0%
Index	156,700	9.0569	1,419.22	175,500	9.4823	1,664.14	244.93	12.0%	17.3%
Lake Stevens	285,400	10.4944	2,995.10	320,800	11.9253	3,825.64	830.53	12.4%	27.7%
Lynnwood	298,200	10.5715	3,152.42	340,200	11.5297	3,922.40	769.98	14.1%	24.4%
Marysville	248,700	11.3093	2,812.62	276,300	11.5632	3,194.91	382.29	11.1%	13.6%
Mill Creek	431,100	11.8087	5,090.73	478,700	11.8083	5,652.63	561.90	11.0%	11.0%
Monroe	270,900	11.4506	3,101.97	305,000	11.9793	3,653.69	551.72	12.6%	17.8%
Mountlake Terrace	283,800	10.6797	3,030.90	327,600	11.2513	3,685.93	655.03	15.4%	21.6%
Mukilteo	457,700	9.1037	4,166.76	492,400	9.4254	4,641.07	474.30	7.6%	11.4%
Snohomish	296,100	13.3213	3,944.44	330,700	13.5772	4,489.98	545.54	11.7%	13.8%
Stanwood	260,800	10.7173	2,795.07	292,300	11.1650	3,263.53	468.46	12.1%	16.8%
Sultan	190,200	12.0267	2,287.48	217,000	11.9126	2,585.03	297.56	14.1%	13.0%
Woodway	1,285,500	9.8549	12,668.47	1,317,400	10.5056	13,840.08	1,171.60	2.5%	9.2%
Unincorporated Area	334,300	11.7347	3,922.91	378,100	12.0198	4,544.69	621.78	13.1%	15.8%
Snohomish County	335,800	11.1966	3,759.82	377,600	11.5468	4,360.07	600.25	12.4%	16.0%

(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 '2018 Average Residence Value' is the 01/01/2017 assessed value for 2018 tax collections.

**SNOHOMISH COUNTY
DISTRIBUTION OF 2018 TAXES**

Property Taxes Total: \$1,366,824,342

