

Press Release

For Immediate Release:

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2021 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, 2020 revaluation assessment date (or July 31, 2020 for new construction) is set using sales that occurred before those dates and is used to determine the amount of taxes owing in 2021.

Snohomish County voters continued to show their support for some of the taxing districts that requested approval of tax increases in 2020. Those increases will appear on 2021 property tax statements.

Voters approved 9 of 20 monetary property tax measures on the ballot in 2020:

- 1 was approved for a fire district EMS levy;
- 2 were approved for a fire district levy and a regional fire authority benefit charge; and
- 6 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 2020 was \$10.2841 per thousand dollars of assessed value, while the 2021 typical levy rate decreased to \$9.6747.

The total taxable assessed value increased from \$145 billion in 2020 to \$154 billion in 2021 for tax purposes.

Note – This is the last year the State School levy will be rate based unless the State Legislature takes action. Next year, 2022, the State School levy will be subject to the 1% increase limitation.

According to the County Treasurer's Office, mailing of tax statements will begin on March 1st. Property tax payment information for 2021 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 0.06% increase over last year. Property taxes for all purposes will total \$1.493 billion in 2021, up \$881 thousand over 2020's \$1.492 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 citizen/disabled persons and legislation was passed in 2019 that provided changes to the program beginning in 2020.

For the 2021 property tax year, the 2020 disposable income threshold for Snohomish County residents participating in and applying for the Senior Citizen/Disable Persons Exemption program increased from \$40,000 in 2019 to \$55,743 for the 2020 and 2021 tax years. Participants are required to reside in their principle residence located in this county for 6 months per calendar year to qualify for 2021 tax relief, a change from the 9 month occupancy requirement for the 2020 tax year.

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 2020 and 2021

City	2020 Average Residence Value	2020 Typical Levy Rate (1)	2020 Tax	2021 Average Residence Value	2021 Typical Levy Rate (1)	2021 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	329,100	9.0303	2,971.87	351,100	9.0323	3,171.24	199.37	6.7%	6.7%
Bothell	563,500	9.9449	5,603.95	584,800	9.9807	5,836.71	232.76	3.8%	4.2%
Brier	620,900	9.0549	5,622.19	637,400	8.0360	5,122.15	-500.04	2.7%	-8.9%
Darrington	167,100	9.7003	1,620.92	189,300	9.4190	1,783.02	162.10	13.3%	10.0%
Edmonds	635,300	9.2765	5,893.36	672,300	8.2073	5,517.77	-375.59	5.8%	-6.4%
Everett	355,200	11.2252	3,987.19	382,800	9.9342	3,802.81	-184.38	7.8%	-4.6%
Gold Bar	228,700	9.1986	2,103.72	244,000	9.2224	2,250.27	146.55	6.7%	7.0%
Granite Falls	291,000	11.6524	3,390.85	309,000	11.1251	3,437.66	46.81	6.2%	1.4%
Index	207,500	7.4330	1,542.35	227,600	7.3041	1,662.41	120.07	9.7%	7.8%
Lake Stevens	394,300	10.4946	4,138.02	413,200	10.1832	4,207.70	69.68	4.8%	1.7%
Lynnwood	420,600	10.2653	4,317.59	450,100	8.9316	4,020.11	-297.47	7.0%	-6.9%
Marysville	336,800	11.0444	3,719.75	359,900	10.8684	3,911.54	191.78	6.9%	5.2%
Mill Creek	584,900	10.8948	6,372.37	607,100	9.5931	5,823.97	-548.40	3.8%	-8.6%
Monroe	387,500	9.6866	3,753.56	407,700	9.4749	3,862.92	109.36	5.2%	2.9%
Mountlake Terrace	409,200	9.8469	4,029.35	432,200	8.6418	3,734.99	-294.37	5.6%	-7.3%
Mukilteo	569,300	8.3581	4,758.27	599,600	8.7245	5,231.21	472.94	5.3%	9.9%
Snohomish	389,600	11.5981	4,518.62	428,300	11.3949	4,880.44	361.82	9.9%	8.0%
Stanwood	350,200	10.7787	3,774.70	369,700	10.4940	3,879.63	104.93	5.6%	2.8%
Sultan	267,100	10.0237	2,677.33	286,600	9.7739	2,801.20	123.87	7.3%	4.6%
Woodway	1,562,300	9.0824	14,189.43	1,623,900	8.0468	13,067.20	-1,122.24	3.9%	-7.9%
Unincorporated Area	459,000	10.4261	4,785.58	482,800	9.9662	4,811.68	26.10	5.2%	0.5%
Snohomish County	460,500	10.2841	4,735.83	485,300	9.6747	4,695.13	-40.70	5.4%	-0.9%

(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 '2021 Average Residence Value' is the 01/01/2020 assessed value for 2021 tax collections.

**SNOHOMISH COUNTY
DISTRIBUTION OF 2021 TAXES**

Property Taxes Total: \$1,493,296,823

