



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

