

Press Release

For Immediate Release:

Date: January 21, 2020

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2020 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, 2019 revaluation assessment date (or July 31, 2019 for new construction) is set using sales that occurred before those dates and is used to determine the amount of taxes owing in 2020.

Snohomish County voters continued to show their support for the majority of taxing districts that requested approval of tax increases in 2019. Those increases will appear on 2020 property tax statements.

Voters approved 11 of 17 monetary property tax measures on the ballot in 2019:

- 3 were approved for fire districts EMS levies;
- 7 were approved for fire districts, park and recreation, and regional fire authority levies; and
- 1 was approved for school district levy.

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 2242 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 increased the combined rate in 2020 by \$0.30 from last year's rate of \$2.57 to this year rate of \$2.87. The average Snohomish County residential property owner with an assessed value of \$424,300 would have paid \$1,090 to the state school levy in 2019; in 2020 that owner with an average assessed value of \$460,500 will pay \$1,322. 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. Legislature passed ESSB5313 that will increase the rate from \$1.50 to \$2.50 beginning in 2020. This change affects both existing and new local school levies.

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 individual taxing districts generally decreased as a result of higher assessed values. However, levy rates did increase for the state school levy, local school districts enrichment levies, and voter-approved measures impacting the total levy rate. The typical levy rate in 2019 was \$10.0866 per thousand dollars of assessed value, while the 2020 typical levy rate increased to \$10.2841.

The total taxable assessed value increased from \$132 billion in 2019 to \$145 billion in 2020 for tax purposes.

According to the County Treasurer's Office, they will begin mailing tax statements on February 14th. Property tax payment information for 2020 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 11.43% increase over last year. Property taxes for all purposes will total \$1.492 billion in 2020, up \$153 million over 2019's \$1.339 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.

For the 2020 property tax year, the 2019 disposable income threshold for Snohomish County residents participating in and applying for the Senior Citizen/Disable Persons Exemption program increased from \$40,000 to \$55,743. An additional change requires the participants to reside in the principle residence located in this county for 9 months per calendar year rather than 6 months, including the year prior to the first tax year the reduction is applied for.

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 2019 and 2020

City	2019 Average Residence Value	2019 Typical Levy Rate (1)	2019 Tax	2020 Average Residence Value	2020 Typical Levy Rate (1)	2020 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	299,100	9.2651	2,771.19	329,100	9.0303	2,971.87	200.68	10.0%	7.2%
Bothell	498,700	9.5746	4,774.85	563,500	9.9449	5,603.95	829.10	13.0%	17.4%
Brier	546,400	9.0317	4,934.92	620,900	9.0549	5,622.19	687.27	13.6%	13.9%
Darrington	135,700	10.1149	1,372.59	167,100	9.7003	1,620.92	248.33	23.1%	18.1%
Edmonds	594,300	9.2045	5,470.23	635,300	9.2765	5,893.36	423.13	6.9%	7.7%
Everett	329,000	11.1535	3,669.50	355,200	11.2252	3,987.19	317.69	8.0%	8.7%
Gold Bar	205,500	9.2803	1,907.10	228,700	9.1986	2,103.72	196.62	11.3%	10.3%
Granite Falls	267,200	11.0058	2,940.75	291,000	11.6524	3,390.85	450.10	8.9%	15.3%
Index	214,600	7.6002	1,631.00	207,500	7.4330	1,542.35	-88.66	-3.3%	-5.4%
Lake Stevens	360,700	10.6758	3,850.76	394,300	10.4946	4,138.02	287.26	9.3%	7.5%
Lynnwood	387,900	10.2279	3,967.40	420,600	10.2653	4,317.59	350.18	8.4%	8.8%
Marysville	308,300	9.1390	2,817.55	336,800	11.0444	3,719.75	902.20	9.2%	32.0%
Mill Creek	535,500	10.7662	5,765.30	584,900	10.8948	6,372.37	607.07	9.2%	10.5%
Monroe	353,100	9.8139	3,465.29	387,500	9.6866	3,753.56	288.27	9.7%	8.3%
Mountlake Terrace	383,000	9.7948	3,751.41	409,200	9.8469	4,029.35	277.94	6.8%	7.4%
Mukilteo	537,500	8.1913	4,402.82	569,300	8.3581	4,758.27	355.44	5.9%	8.1%
Snohomish	368,800	11.3647	4,191.30	389,600	11.5981	4,518.62	327.32	5.6%	7.8%
Stanwood	325,300	10.6095	3,451.27	350,200	10.7787	3,774.70	323.43	7.7%	9.4%
Sultan	243,200	9.6435	2,345.30	267,100	10.0237	2,677.33	332.03	9.8%	14.2%
Woodway	1,486,600	8.9507	13,306.11	1,562,300	9.0824	14,189.43	883.32	5.1%	6.6%
Unincorporated Area	423,200	10.2774	4,349.40	459,000	10.4261	4,785.58	436.18	8.5%	10.0%
Snohomish County	424,300	10.0866	4,279.74	460,500	10.2841	4,735.83	456.08	8.5%	10.7%

(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 '2020 Average Residence Value' is the 01/01/2019 assessed value for 2020 tax collections.

**SNOHOMISH COUNTY
DISTRIBUTION OF 2020 TAXES**

Property Taxes Total: \$1,492,415,464

