

Snohomish County Assessor's Office

Press Release

For Immediate Release:

Date: February 13, 2007

2007 PROPERTY TAX INFORMATION

EVERETT –Snohomish County voters continued to show their support for tax increases in 2006 and those increases will show on their 2007 property tax statements. Voters approved 27 of 34 monetary property tax measures on the ballot in 2006. Voted property taxes increased by \$40.8 million or 12.6% over last year.

Property taxes to be collected this year by all taxing districts in Snohomish County will show an overall 10.06% increase over last year according to County Assessor Cindy Portmann. Total property taxes for all purposes will total \$834 million in 2007, up \$77 million over 2006's \$757 million collected and distributed for all taxing districts.

Numerous school districts including Northshore, Everett, Lake Stevens, Edmonds and Marysville were successful in passing new bond levies and renewed maintenance and operation levies which will result in increased taxes for property owners in those districts this year.

Taxpayers in the City of Lake Stevens will see the largest overall average percentage increase in a typical residence property taxes at 21.5 percent. A portion of the increases are a result of voters supporting the Lake Stevens School District's new transportation levy and a renewal and increase in their expense levy. Fire District 8 Lake Stevens also passed a lid-lift and increased their expense levy.

The City of Marysville residences were asked to increase the expense levy for the City which combined with the Marysville School District levies and bonds will also result in an overall 20.6% increase in taxes for property owners.

It's important for property owners to remember that Washington State has a budget-based property tax system and not a rate-based system. Increases in assessed values do not increase taxes and as a result of assessed values increasing, levy rates will decrease unless voters approve increases above the 1% allowed by Initiative 747. Taxes can increase because of one or more of the following:

- Taxing districts increase their budgets by 1% as allowed by I 747
- Taxing districts ask and seek approval from voters for more than the 1% increase allowed by I 747
- Taxes shift due to property becoming exempt and no longer subject to property tax
- Taxes shift to properties that increase at a rate higher than the average rate for the area and shift from properties that increase at a rate lower than the average rate for the area

Initiative 747 limited the regular property tax levy of a taxing district to a 1% increase over the highest levy since 1985, plus amounts attributable to new construction within the boundaries of the district or annexations to the district. Prior to I-747, the limit was a 6% increase. It's important to note that the initiative did not affect assessed values; it limited the amount a district may levy.

In June of 2006, Initiative 747 was declared unconstitutional in King County Superior Court. The Attorney General filed an appeal, asked for and was granted a stay of the lower court's ruling. The State Supreme Court will hear the case in early 2007. The Legislature may also take action to restore the 1% limit during this session or change the limit to something else.

Non-voted taxes increased by \$35 million or 8.2% over last year. Non-voted taxes include the 1% increase that taxing districts are allowed to take without a vote of the people and also include any increase due to new construction being added in the district and finally may also include "banked" levy capacity that a few taxing districts still have the option to take with a vote of the legislative authority.

New construction added over \$2 billion to the total taxable value of the county. The total value of the county increased from \$68.8 billion in taxable assessed value in 2006 to \$83.9 billion in taxable assessed value in 2007.

Assessed value changes resulted in an overall 22.4% growth in Snohomish County's tax base (taxable value) for 2007 tax distribution purposes. The annual revaluation accounted for 19.4% of the total increase this year in taxable value. Levy rates per thousand dollars of assessed value have generally dropped throughout the county as a result.

Although levy rates decreased in every levy code area, typically taxes will still increase some due to taxing district budget increases and voter approved measures. However, in Darrington, property owners of an average residence will see a small decrease in their 2007 property tax bill from their 2006 bill.

Of each property tax dollar collected the taxes will be distributed as follows:

\$833,585,949



School Districts -	\$327,575,139
State School -	\$173,674,539
Cities & Towns -	\$96,586,870
County -	\$70,653,149
Fire Districts -	\$72,576,500
Roads -	\$47,820,525
Libraries -	\$24,640,139
Hospitals-	\$6,915,334
Ports -	\$4,296,054
Parks & Recreation -	\$430,185
Total -	\$833,585,949

Tax statements are scheduled to be in the mail Feb. 13th, according to the County Treasurer's office.

There are several tax relief programs available that are administered by the Assessor's office. The Senior Citizens and Disabled Persons Exemption is available for qualifying property owners that own and occupy a residence or mobile home and were 61 or older by December 31st of 2006 OR are retired because of a disability. If your total combined income is \$35,000 or less, you may qualify for an exemption and/or a reduction on your property taxes. Contact the Assessor's office at 425-388-3433 for more information. Or visit their website at: <http://www1.co.snohomish.wa.us/Departments/Assessor/>

TYPICAL LEVY RATES BY CITY AND UNINCORPORATED

City	2007 Typical Levy Rate (1)	City	2007 Typical Levy Rate (1)
Arlington	8.9845	Lynnwood	8.7937
Bothell	9.1403	Marysville	9.9571
Brier	8.4851	Mill Creek	9.7460
Darrington	9.8995	Monroe	9.4954
Edmonds	8.8852	Mountlake Terrace	8.9839
Everett	10.7216	Mukilteo	9.0823
Gold Bar	10.6206	Snohomish	10.3235
Granite Falls	10.9409	Stanwood	9.0965
Index	8.5919	Sultan	10.0766
Lake Stevens	10.9226	Woodway	7.9653
Unincorporated	10.0163	(2)	

The above levy rates are expressed as dollars per \$1,000 of assessed value. To calculate a "ballpark estimate" of how much taxes would be on an assessed value, multiply the number of thousands of assessed value times the levy rate.

(1) Rates may vary within cities. The city rate shown is the predominant rate

(2) The unincorporated rate shown is an average.

ASSESSED VALUE AND TAXES BY CITY
Typical Residence in 2006 and 2007

City	2006 Average Residence Value	2006 Typical Levy Rate (1)	2006 Tax	2007 Average Residence Value	2007 Typical Levy Rate (1)	2007 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	199,200	10.4548	2,082.60	236,500	8.9845	2,124.83	42.24	18.7%	2.0%
Bothell	267,400	9.9718	2,666.46	327,900	9.1403	2,997.10	330.65	22.6%	12.4%
Brier	311,600	9.5603	2,978.99	364,300	8.4851	3,091.12	112.13	16.9%	3.8%
Darrington	111,900	11.1990	1,253.17	121,900	9.8995	1,206.75	-46.42	8.9%	-3.7%
Edmonds	333,900	10.0529	3,356.66	405,600	8.8852	3,603.84	247.17	21.5%	7.4%
Everett	202,900	11.9989	2,434.58	252,500	10.7216	2,707.20	272.63	24.4%	11.2%
Gold Bar	137,700	12.0865	1,664.31	163,400	10.6206	1,735.41	71.09	18.7%	4.3%
Granite Falls	156,200	13.0782	2,042.81	200,600	10.9409	2,194.74	151.93	28.4%	7.4%
Index	114,000	8.8238	1,005.91	118,600	8.5919	1,019.00	13.09	4.0%	1.3%
Lake Stevens	230,600	11.2623	2,597.09	289,000	10.9226	3,156.63	559.55	25.3%	21.5%
Lynnwood	220,900	9.6504	2,131.77	270,900	8.7937	2,382.21	250.44	22.6%	11.7%
Marysville	186,900	10.1554	1,898.04	229,800	9.9571	2,288.14	390.10	23.0%	20.6%
Mill Creek	357,900	11.0331	3,948.75	414,200	9.7460	4,036.79	88.05	15.7%	2.2%
Monroe	213,300	10.7089	2,284.21	259,800	9.4954	2,466.90	182.70	21.8%	8.0%
Mountlake Terrace	209,100	10.1687	2,126.28	250,600	8.9839	2,251.37	125.09	19.8%	5.9%
Mukilteo	347,700	10.5281	3,660.62	420,100	9.0823	3,815.47	154.85	20.8%	4.2%
Snohomish	221,500	11.6164	2,573.03	273,400	10.3235	2,822.44	249.41	23.4%	9.7%
Stanwood	198,500	10.7282	2,129.55	247,300	9.0965	2,249.56	120.02	24.6%	5.6%
Sultan	168,900	11.8571	2,002.66	207,700	10.0766	2,092.91	90.25	23.0%	4.5%
Woodway	955,400	9.0022	8,600.70	1,187,700	7.9653	9,460.39	859.68	24.3%	10.0%
Unincorporated Area	242,100	11.2884	2,732.92	298,600	10.0163	2,990.87	257.95	23.3%	9.4%
Snohomish County	243,900	11.0460	2,694.12	299,600	9.9311	2,975.36	281.24	22.8%	10.4%

(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.