



9605 NE 24th Street • Clyde Hill, Washington 98004

2017 Top Ten City of Clyde Hill Property Tax Highlights:

1. Clyde Hill continues with the 2nd lowest property tax rate out of the 39 cities and towns in King County (Hunts Point remains by far the lowest property tax rate due to their high assessed values).
2. For the 6th year in a row, the City of Clyde Hill has not taken the allowed 1% property tax increase over the previous year's amount. For the 2nd year in a row, the City has also not taken the allowed new construction levy. The City's "banked capacity" for future needs is currently \$66,777.
3. In 2017, the City of Clyde Hill will only receive 5.6% of the total property tax dollars paid by Clyde Hill homeowner's to help pay for City services (i.e. police, fire, roads, land use regulations, etc.).
4. Bellevue Schools will receive 36.5% and State Schools will receive 25.3% of the average Clyde Hill homeowners' total property tax dollars paid in 2017. This represents a 61.8% total of property tax dollars paid by Clyde Hill homeowners' going to schools.
5. The Central Puget Sound Regional Transit Authority (RST – aka Sound Transit) appears on Clyde Hill homeowners' property tax statements for the 1st time in 2017 and represents the 9th taxing jurisdiction that receives City of Clyde Hill property tax dollars.
6. The average assessed value home in Clyde Hill calculated at \$2,077,145 will pay \$519 for the new Sound Transit property tax representing 3.1% of the total property tax dollars paid in 2017 by City of Clyde Hill homeowners.
7. The average home in Clyde Hill will pay \$26 in 2017 property tax for King County DOT – Marine Division to operate two passenger-only water taxi routes for King County: The West Seattle/Downtown Seattle route and the Vashon Island/Downtown Seattle route. This represents a \$21 or 381.8% increase over the amount of property tax paid in 2016.
8. There is an inverse relationship between a homeowners' assessed valuation (AV) and the property tax rate paid (e.g. AV goes up, property tax rate goes down). For 2017, the assessed valuation for the average home in Clyde Hill went up 9.4% resulting in the property tax rate paid going down by 8.5% from 0.48781 per \$1,000 of AV to 0.44646 per \$1,000 of AV.
9. A levy lid lift is a way for a jurisdiction to increase property taxes by more than 1% with a simple majority vote of the residents in that jurisdiction. Noteworthy for 2017 involving neighboring cities: 1) Bellevue added fire facilities and transportation related measures to an existing levy lid lift requiring an additional payment of 0.35702 per \$1,000 AV and 2) Mercer Island homeowners will pay an additional levy lid lift of 0.13281 per \$1,000 AV to finance the building of a new fire station.
10. School District levies vary significantly around Clyde Hill from a low of 2.40629 per \$1,000 of AV on Mercer Island to a high of 4.06398 per \$1,000 of AV for Issaquah. Bellevue SD is 2.92881.