



## King County

### Department of Assessments

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<http://www.kingcounty.gov/assessor/>

**John Wilson**  
*Assessor*

2/6/2018

Dear Local Government Partners,

Today our office will be issuing a press release to the media and to the public announcing/confirming property tax numbers for the 2018 billing year. These numbers have been certified on the County tax roll and are final.

In addition to several approved local measures, the Washington State legislature passed an additional property tax to increase funding of education. Previously, the State Supreme Court ruled that the legislature must make new investments into public education; as a result the legislature added \$1.01 per thousand dollars of assessed value to their portion of property tax collection in order to fund the mandate (this is known as the McCleary Plan).

**On average property tax bills will rise countywide by 17%** - much of this increase is due to the legislature increasing the state investment in public education. On average King County residents will now see **57% of their property taxes going to fund education.**

Property taxes vary depending upon property location, the assessed value of the property, and the number of jurisdictions levying taxes (such as state, city, county, school district, port, fire districts, etc.). In recent years, our schools have become more dependent on local levy dollars, and numerous special levies have been passed to fund services that were once funded out of state general tax revenue.

Below are some bullets we encourage you to consider using while communicating with taxpayers:

- On average 57% of property taxes go to fund our public schools.

- On average a significant portion of property taxes are based on voter approved initiatives/levies.
- There is a property tax exemption program for low income seniors, disabled veterans and disabled residents.
- King County has been supporting legislative efforts this session to increase capacity of the exemption program to expand enrollment to additional seniors, disabled veterans and disabled residents.
- King County has worked to introduce and fully support HB 2597 and SB 6314 to allow local governments (local option) to exempt low income seniors, disabled veterans and disabled individuals from paying into certain levies, further expanding the exemption.

Attached you will find some documents I hope you find helpful:

- You will find the press release that is being used with the media. (2018 Tax Bills Press Release)
- You will find a city comparison spreadsheet. This shows you all cities including their 2017 median value, 2017 levy rate, 2017 average taxes, 2018 median value, 2018 levy rate, 2018 average taxes, assessed value increase percentage 17 vs. 18, rate increase percentage 17 vs. 18 and finally, the total tax increase percentage from 17 to 18 (those highlighted are above the county average.) (2018 City Report)
- 2018 taxes pie graph showing the breakout of where property tax dollars are allocated. (2018 Pie Graph)
- A one page document with basic information about the low income senior property tax exemption. (Senior Exemption)
- A one page FAQ about the Assessor's office and common questions that come up.
- An explanation from the Department of Revenue (DOR Letter)

I hope the attached information is helpful. We are here to serve as a partner and would be happy to work with you to inform taxpayers, brief your elected officials or answer questions. Please don't hesitate to contact me with questions, comments or concerns. We will be flooded with inquiries, I will be moving through them quickly to serve you as fast as possible. Thank you for everything you do.

Respectfully Yours,

Bailey Stober, Director  
 Communications & External Relations  
 Office of Assessor John Wilson  
 (206) 263-2271  
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	RollYr	Median	Levy Code	Levy Rate	Taxes	x	RollYr	Median	Levy Code	Levy Rate	Taxes	2017 vs 2018	2017 vs 2018	2017 vs 2018
												AV Inc	Rate Inc	Tax Inc
ALGONA	2,017	208000	50	13.99657	\$ 2,911.29		2,018	234000	51	14.00389	\$ 3,276.91	12.50%	0.05%	12.56%
AUBURN	2,017	277000	120	14.65784	\$ 4,060.22		2,018	304000	133	14.68055	\$ 4,462.89	9.75%	0.15%	9.92%
BEAUX ARTS	2,017	1135000	251	8.72000	\$ 9,897.20		2,018	1310000	252	9.18369	\$ 12,030.63	15.42%	5.32%	21.56%
BELLEVUE	2,017	687000	330	8.71998	\$ 5,990.63		2,018	791000	330	9.19441	\$ 7,272.78	15.14%	5.44%	21.40%
BLACK DIAMOND	2,017	318000	910	11.06394	\$ 3,518.33		2,018	353000	915	11.43480	\$ 4,036.48	11.01%	3.35%	14.73%
BOTHELL	2,017	472000	851	10.92042	\$ 5,154.44		2,018	523000	851	11.00189	\$ 5,753.99	10.81%	0.75%	11.63%
BURIEN	2,017	289000	937	13.53235	\$ 3,910.85		2,018	337000	937	13.70330	\$ 4,618.01	16.61%	1.26%	18.08%
CARNATION	2,017	294000	970	11.24311	\$ 3,305.47		2,018	379000	971	11.46623	\$ 4,345.70	28.91%	1.98%	31.47%
CLYDE HILL	2,017	1744000	1050	8.02523	\$ 13,996.00		2,018	2009000	1053	8.56469	\$ 17,206.46	15.19%	6.72%	22.94%
COVINGTON	2,017	279000	1064	11.7587	\$ 3,280.68		2,018	313000	1064	11.67283	\$ 3,653.60	12.19%	-0.73%	11.37%
DES MOINES	2,017	267000	1125	13.99212	\$ 3,735.90		2,018	319000	1126	14.13058	\$ 4,507.66	19.48%	0.99%	20.66%
DUVALL	2,017	399000	1155	12.41781	\$ 4,954.71		2,018	465000	1155	12.36021	\$ 5,747.50	16.54%	-0.46%	16.00%
ENUMCLAW	2,017	250000	1175	11.86599	\$ 2,966.50		2,018	273000	1175	12.24759	\$ 3,343.59	9.20%	3.22%	12.71%
FEDERAL WAY	2,017	270000	1205	13.93066	\$ 3,761.28		2,018	301000	1205	13.93728	\$ 4,195.12	11.48%	0.05%	11.53%
HUNTS POINT	2,017	3011000	1343	7.40804	\$ 22,305.61		2,018	3434000	1343	8.01482	\$ 27,522.89	14.05%	8.19%	23.39%
ISSAQUAH	2,017	626000	1400	9.90707	\$ 6,201.83		2,018	707000	1405	10.29002	\$ 7,275.04	12.94%	3.87%	17.30%
KENMORE	2,017	456000	1442	11.52931	\$ 5,257.37		2,018	500000	1442	11.70767	\$ 5,853.84	9.65%	1.55%	11.35%
KENT	2,017	285000	1525	12.22495	\$ 3,484.11		2,018	324000	1524	12.40922	\$ 4,020.59	13.68%	1.51%	15.40%
KIRKLAND	2,017	516000	1700	9.48370	\$ 4,893.59		2,018	574000	1701	9.91181	\$ 5,689.38	11.24%	4.51%	16.26%
LAKE FOREST PK	2,017	471000	1245	10.69747	\$ 5,038.51		2,018	524000	1245	11.16370	\$ 5,849.78	11.25%	4.36%	16.10%
MAPLE VALLEY	2,017	336000	1813	12.67125	\$ 4,257.54		2,018	377000	1813	13.14690	\$ 4,956.38	12.20%	3.75%	16.41%
MEDINA	2,017	1832000	1836	8.33063	\$ 15,261.71		2,018	2052000	1836	8.86668	\$ 18,194.43	12.01%	6.43%	19.22%
MERCER ISLAND	2,017	1087000	1031	8.13364	\$ 8,841.27		2,018	1205000	1031	8.67086	\$ 10,448.39	10.86%	6.60%	18.18%
MILTON	2,017	249000	1860	12.14134	\$ 3,023.19		2,018	291000	1860	12.79241	\$ 3,722.59	16.87%	5.36%	23.13%
NEWCASTLE	2,017	621000	1865	11.86586	\$ 7,368.70		2,018	717000	1865	12.11018	\$ 8,683.00	15.46%	2.06%	17.84%
NORMANDY PK	2,017	521000	1898	14.18333	\$ 7,389.51		2,018	559000	1898	14.41617	\$ 8,058.64	7.29%	1.64%	9.06%
NORTH BEND	2,017	464000	1925	11.94443	\$ 5,542.22		2,018	530000	1925	12.32140	\$ 6,530.34	14.22%	3.16%	17.83%
PACIFIC	2,017	214000	1960	13.92505	\$ 2,979.96		2,018	256000	1960	13.96788	\$ 3,575.78	19.63%	0.31%	19.99%
REDMOND	2,017	611000	2020	9.55466	\$ 5,837.90		2,018	700000	2025	9.97384	\$ 6,981.69	14.57%	4.39%	19.59%

RENTON	2,017	337000	2100	12.67017	\$ 4,269.85	2,018	378000	2100	12.51853	\$ 4,732.00	12.17%	-1.20%	10.82%	
SAMMAMISH	2,017	650000	2177	10.39011	\$ 6,753.57	2,018	740000	2177	10.67067	\$ 7,896.30	13.85%	2.70%	16.92%	
SeaTac	2,017	251000	2231	13.2566	\$ 3,327.41	2,018	291000	2231	13.50115	\$ 3,928.83	15.94%	1.84%	18.07%	
SEATTLE	2,017	528000	10	9.24803	\$ 4,882.96	2,018	597000	10	9.56207	\$ 5,708.56	13.07%	3.40%	16.91%	
SHORELINE	2,017	386000	2263	11.22999	\$ 4,334.78	2,018	444000	2263	11.64696	\$ 5,171.25	15.03%	3.71%	19.30%	
SKYKOMISH	2,017	124000	2270	9.86607	\$ 1,223.39	2,018	139000	2270	10.18596	\$ 1,415.85	12.10%	3.24%	15.73%	
SNOQUALMIE	2,017	503000	2277	12.62145	\$ 6,348.59	2,018	573000	2277	12.93251	\$ 7,410.33	13.92%	2.46%	16.72%	
TUKWILA	2,017	259000	2413	13.23338	\$ 3,427.45	2,018	295000	2413	13.61389	\$ 4,016.10	13.90%	2.88%	17.17%	
WOODINVILLE	2,017	525000	2505	10.89512	\$ 5,719.94	2,018	572000	2505	11.12677	\$ 6,364.51	8.95%	2.13%	11.27%	
YARROW POINT	2,017	1822000	2650	7.64827	\$ 13,935.15	2,018	2084000	2650	8.24177	\$ 17,175.85	14.38%	7.76%	23.26%	
KING CTY (UNINC)	2,017	392000	6675	14.05272	\$ 5,508.67	2,018	439000	6675	14.16772	\$ 6,219.63	11.99%	0.82%	12.91%	
ALL DIST CTYWIDE	2,017	450000	n/a	11.35	\$ 5,107.02	2,018	509000	n/a	11.64	\$ 5,923.66	13.11%	2.55%	15.99%	
<b>Avg All City Rate</b>				<b>11.28</b>	<b>5983.32</b>	<b>Avg All City Rate</b>				<b>11.57</b>	<b>\$ 7,067.53</b>	<b>13.64%</b>	<b>2.89%</b>	<b>16.92%</b>
<b>Avg rate for KING CTY</b>				<b>11.35</b>	<b>5971.456</b>	<b>Avg rate for KING CTY</b>				<b>11.64</b>	<b>7046.332</b>			



STATE OF WASHINGTON  
DEPARTMENT OF REVENUE

## Your state school property tax bill is changing in 2018

### How much more will I pay?

Your state school property tax rate changed from \$2.03205 to \$2.91820. **This means your property tax may increase approximately \$88.61 for every \$100,000 of your property's assessed value.** For example, if your property is assessed for \$250,000 then you may owe an additional \$221.53 in property tax than you did last year.

### Why is my bill increasing?

Your property tax amount increased because of 2017 law changes to help fund education. This change comes from Washington's recent McCleary Supreme Court decision.

If you are a senior citizen or disabled person, you may be exempt from paying a portion of this amount. Contact your county assessor for more information.

### What if I have more questions?

- You can call the King County Assessor's office at 206-296-7300.
- Visit the Department of Revenue's website to learn more about the issue ([dor.wa.gov/FundingEd](http://dor.wa.gov/FundingEd)).
- Check your 2018 property tax statement to find how much your bill changed. Be aware that each county labels this tax differently on a statement.  
King County labels this tax State School Part One and State School Two – McCleary.



**King County**

# ASSESSOR'S OFFICE FREQUENTLY ASKED QUESTIONS

The Assessor's office sets property values on over 500,000 residential properties and over 200,000 commercial properties. We do not set or collect property taxes. Our primary goal is to make property values fair and equitable. After we determine your values, then local governments determine their budgets. The sum total of all of the budgets is a set number that is divided up among all of the property owners. Our appraisers don't determine the taxes you pay, they determine the value of your property to ensure fairness and equity in what you pay. A small house shouldn't pay the same amount as a large mansion and our values ensure that fairness. Value changes are a result of annual updates. While we are required to physically visit properties once every 6 years there is a formula used to update property values in the 5 years in between the physical visits. We look at similar homes that have sold, their sale prices as well as the terms and conditions of the sale. That is the reason your home won't just be compared to the home next door.

**1**

## **If my values go up does that mean my property taxes will go up?**

Not necessarily. Property taxes are not generally tied to values with the exception of the state portion. Some years levies will expire and you will see a reduction in taxes even if your value increases.

**2**

## **Why are my property taxes going up?**

In addition to approved local measures, the Washington State legislature passed an additional property tax to increase funding of education. Previously, the State Supreme Court ruled that the legislature must make new investments into public education; as a result the legislature added \$1.01 per thousand dollars of assessed value to their portion of property tax collection in order to fund the mandate (this is known as the McCleary Plan).

**3**

## **What programs do you have for senior citizens or veterans struggling with property taxes?**

We have the senior citizen property tax exemption program. If you are over the age of 61, earning less than \$40,000 per year and the owner occupant you may qualify. It also is available for disabled individuals and disabled veterans. Call our exemptions team today at 206.296.3920.

**4**

## **Where do my property tax dollars go exactly?**

57 cents of every dollars goes to public schools, 17 cents of every dollar goes to King County, 16 cents of every dollars goes to the City you live in and 11 cents of every dollar goes to regional governments like the Port of Seattle, Libraries and Sound Transit.

**King County Assessor John Wilson**

[www.kingcounty.gov/assessor](http://www.kingcounty.gov/assessor)



## TAX EXEMPTIONS

### Did you know?

State law provides a tax benefit program for senior citizens and disabled veterans: property tax exemptions and property tax deferrals.

Under the exemption program, the value of your Washington State residence is frozen for property tax purposes, and you become exempt from all excess and special levies and possibly regular levies – resulting in a reduction in your property taxes. The exemption is available for your primary residence and up to five acres\* of land. A mobile home may qualify, even if the land where the mobile home is located is leased or rented.

#### **Basic qualifications:**

- Annual household income under \$40,000.00 (excluding any and all VA disability compensation)
- Own and occupy property as your principal residence
- Are over the age of 61, or a disabled veteran with a 100% total disability rating, or unable to work due to disability.

**If you meet all of the basic qualifications and want more information, contact the assessors office by phone or email.**

206-296-3920

[exemptions.assessments@kingcounty.gov](mailto:exemptions.assessments@kingcounty.gov)

**To apply for and find information on required documentation visit**

<http://www.kingcounty.gov/assessor>

**Are you a disabled veteran with a less than 100% VA disability rating?**

You still might qualify under the disability qualification with the proper documentation from your doctor or Social Security Administration.



King County

# ***News Release***

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February 6, 2018

Bailey Stober, 206-263-2271

## **Property tax bills coming: increases will fund education, fire protection, and veteran and senior services**

### **SUMMARY**

Property taxes across King County will increase about 17 percent on average this year, primarily due to additional taxes passed by the Legislature to increase funding for K-12 education. About 57 percent of property tax revenues collected in King County pays for schools. Property taxes also fund voter-approved measures for veterans and seniors, fire protection, and parks among other services.

### **STORY**

King County Treasury will begin sending out the annual property tax bills in mid February. King County collects property taxes on behalf of the state, the county, cities, and taxing districts (such as school and fire districts), and distributes the revenue to these local governments.

Voters have approved several property-tax increases that will make much-needed investments in veterans and senior citizen services, fire protection, and parks. In some parts of King County, as much as 50 percent of the property tax bill is the result of voter-approved measures.

New levies approved in 2017 for collection this year include:

- Fire protection levies in Maple Valley, Vashon, and Skyway.
- School bonds for Shoreline and Federal Way.
- Renewal of the Veterans, Seniors and Human Services levy in King County.

In addition to approved local measures, the Washington State legislature passed an additional property tax to increase funding of education. Previously, the State



Supreme Court ruled that the state must make new investments into public education; as a result the legislature added \$1.01 per thousand dollars of assessed value, in King County, to their portion of property tax collection in order to fund the mandate (this is known as the McCleary Plan).

“Communities in our region are thankful to voters for approving new funding for essential services, but we know that property taxes can be especially tough for those on fixed incomes,” said King County Assessor John Wilson. “That’s why we’ve been aggressively reaching out to seniors, veterans and disabled homeowners with the property tax exemption program. Additionally, I’ve been working with Executive Constantine to create more tools for transparency around property taxes,” Wilson continued.

Low-income seniors, veterans and disabled homeowners may qualify for a property-tax exemption offered by King County. Information on how to apply for an exemption, along with other property-assessment-related information, can be found at [kingcounty.gov/assessor](http://kingcounty.gov/assessor). Property taxes vary depending upon location, the assessed value of the property, and the number of jurisdictions levying taxes (such as state, city, county, school district, port, fire district, etc).

With property taxes going up 16.92 percent on average, that means countywide property tax billings will be \$5.6 billion in 2018, up from \$ 4.8 billion last year. Aggregate property values in King County increased by 13.41 percent, going from \$471.5 billion in 2017 to \$534.7 billion in 2018.

“Without doubt voters are going to see a property tax increase due to the funding model the legislature has passed to fund education. So at a local level we are building more tools and supporting more legislation to increase transparency and fairness around the property tax. It is a work in progress and we will continue working on behalf of King County taxpayers,” said Wilson.

To avoid interest and penalties, the first half property taxes must be paid or postmarked by April 30, 2018. The second half property taxes must be paid or postmarked by Oct. 31, 2018.

## **RELEVANT LINKS**

[King County Assessor’s Office \(www.kingcounty.gov/depts/assessor.aspx\)](http://www.kingcounty.gov/depts/assessor.aspx)

2018 Property Tax Information

<http://www.kingcounty.gov/depts/assessor/2018Taxes.aspx>

Pay your property taxes online

<http://www.kingcounty.gov/operations/Finance/Treasury/PropertyTax.aspx>

[How to appeal the assessed value of your property](#)

(<http://www.kingcounty.gov/independent/board-of-appeals.aspx>)

[Get your property valuation electronically](#)

(<https://blue.kingcounty.gov/Assessor/evn/LoginOptions.aspx>)