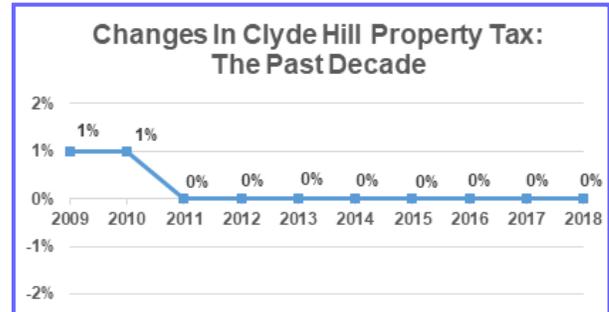


Higher Property Taxes! Don't Blame the City

When you receive your 2018 property tax bill, you will likely experience a substantial increase...but don't blame the City of Clyde Hill! Here's why...

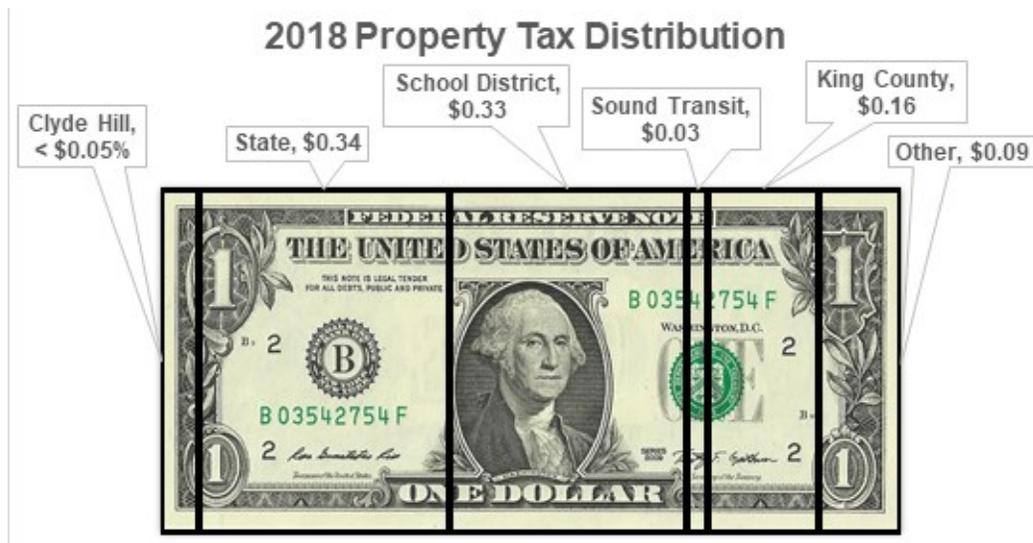
State Legislature-approved school funding is the big reason your tax bill is higher. The impact of this change will add about \$3,200 to the median Clyde Hill property tax bill. The City of Clyde Hill will not receive any of this additional money. In fact, the City of Clyde Hill has not increased property tax revenues by the allowed 1% over the last seven years!

More in-depth information about property taxes can be found on the City's website at www.clydehill.org.



Where Do All My Property Tax Dollars Go?

For each dollar in property taxes a Clyde Hill resident pays, the City of Clyde Hill receives less than five cents. Over 95 cents of every property tax dollar paid by a homeowner goes to other jurisdictions over which the City of Clyde Hill has no control or say.



Higher Assessed Values

Most property assessed values in Clyde Hill have increased by over 15% from last year and by over 100% in the last 5 years. Although that is a sizeable increase, the change in your assessed value *does not* represent additional revenue going to the City of Clyde Hill.

As home values rise, all too often people assume that the City automatically receives more property taxes. In fact, that's not the case. Washington is one of just two states in the Nation where property taxes are *levy-based*, rather than *rate-based*. This means that rising property values in Clyde Hill do not translate into higher revenues for the City.

In a rate-based system (used by the other 48 states) the total amount paid by the homeowner and received by the city fluctuates year to year as property values rise and fall. Under Washington's levy-based system, a taxing district must annually decide on a specific dollar amount ("levy amount") of property tax it will need to provide its services. Also, State law restricts the amount a city can annually request to 1% of its previous levy request, unless the voters of the City specifically approve a greater increase. If the total value of all property within a city falls, the city's tax rate is increased in order to raise the required levy amount. But if property values increase, then the City's tax rate falls. Clyde Hill has the second lowest city property tax in State.

City of Clyde Hill Property Tax Information

In 2017, the City collected just over \$1 million in property taxes. For a typical homeowner in 2017, that equates to about **\$950, or 5% of the total property tax bill of \$19,000/year** (based on a median assessed home value of \$2.1 million). The amount of property tax requested and received by the City has remained flat for over 7 years. The rest of your property taxes go to many other entities, such as State Schools, Bellevue School District, King County, Port of Seattle, King County Flood District, King County Library, Regional Transit Authority and EMS.

Clyde Hill Views ♦ February 2018

Clyde Hill City Hall: 9605 NE 24th Street
Clyde Hill, WA 98004

City Hall Phone: 425-453-7800

City Hall Fax: 425-462-1936

City Hall email: cityhall@clydehill.org

Hours: 8am - 5pm

Police Department:

Administrative: 425-454-7187

After office hours: 911

Emergency: 911

Mayor: George Martin

City Council Members:

Chris Baker, Bruce Dodds, Marianne Klaas,
Scott Moore, Barre Seibert

City Administrator:

Mitch Wasserman

Police Chief:

William Archer

Public Works Director : Arnie Clark

Assistant City Administrator: John Greenwood

Finance Director: John Gagan

Building Official: Rich Soloski

Inspection Request Line: 425-462-1936

Website: www.clydehill.org

Clyde Hill TV: Channel #21

The Sentinel

Sign up to receive the Police Department's free weekly e-newsletter, *The Sentinel*.

To sign up for The Sentinel:

Go to www.clydehill.org, click the button that says "Police Sentinel Newsletter" and fill out/submit your information.

Worker Safety



From time to time you will see City employees, such as Public Works staff and Police officers, on the side of the street performing their jobs. Occasionally they need to be in the street for a brief time to accomplish a task.

Please consider their safety and slow down as you are approaching and passing them. Thank you!

Get Your Tax Return in Early

A lot of people like to wait until the last minute to get their tax return in. Over the past few years there has been a nationwide spike in fraudulent tax returns. Identity thieves file false returns early in the season to collect refund money, which results in a mess that can take months for the true taxpayer to correct.

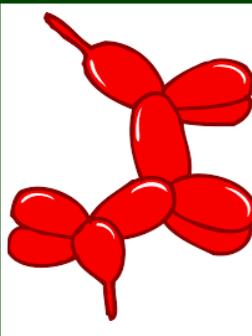
We recommend filing your return as early as possible, before the criminals do it for you!



Adopt a Storm Drain!

Help prevent flooding!!

Make it a habit to clean off the tops of the storm drains near your home.



Save the Date for the Clyde Hill Celebration

The dates for the Clyde Hill Celebration have been set for August 17 (Movie Night) and August 18th (Carnival).

The Celebration will be held at the Chinook Middle School field as Clyde Hill Elementary will be under construction.



CLYDE HILL VIEWS

9605 NE 24th Street
Clyde Hill, WA 98004

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