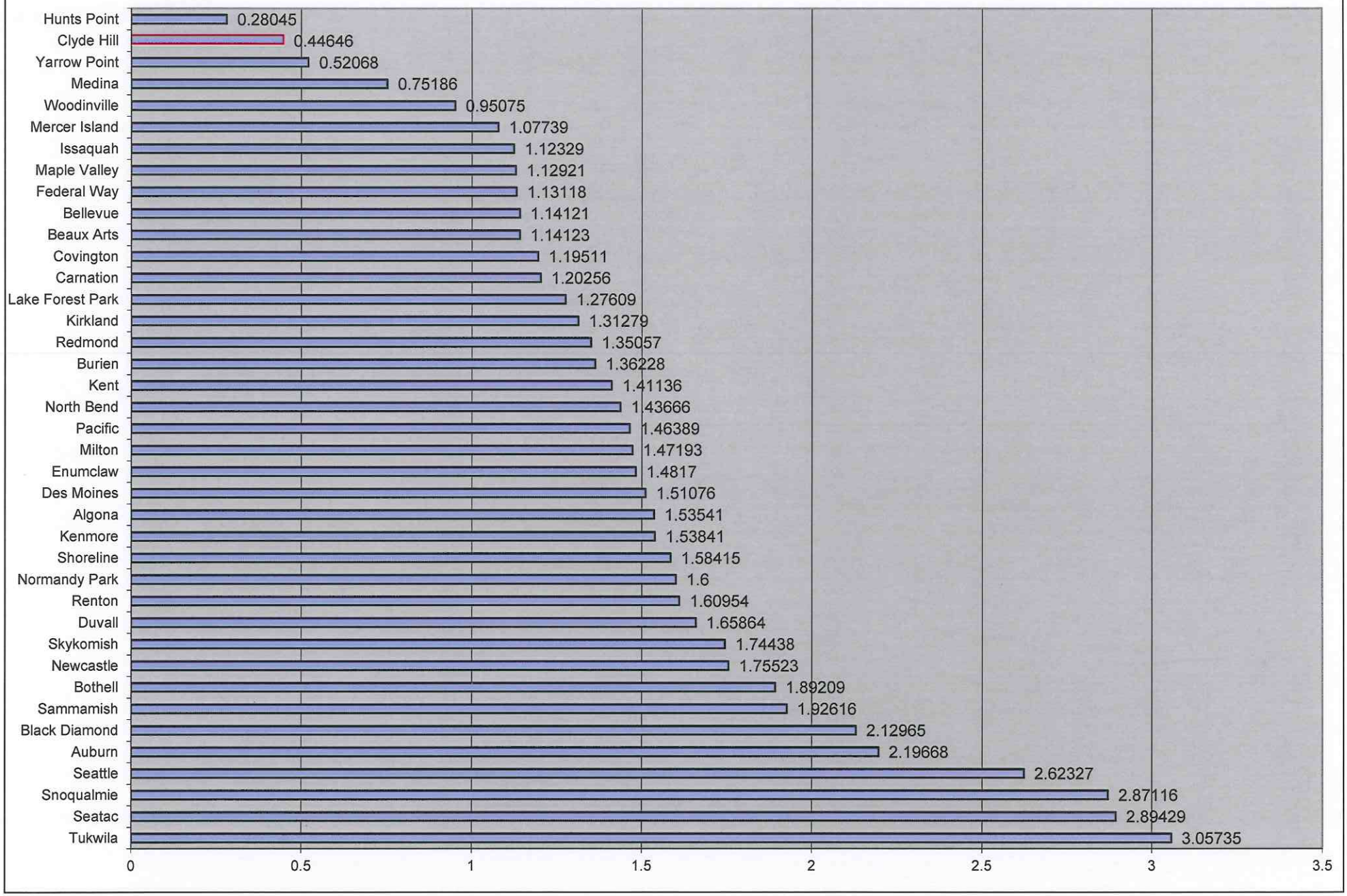
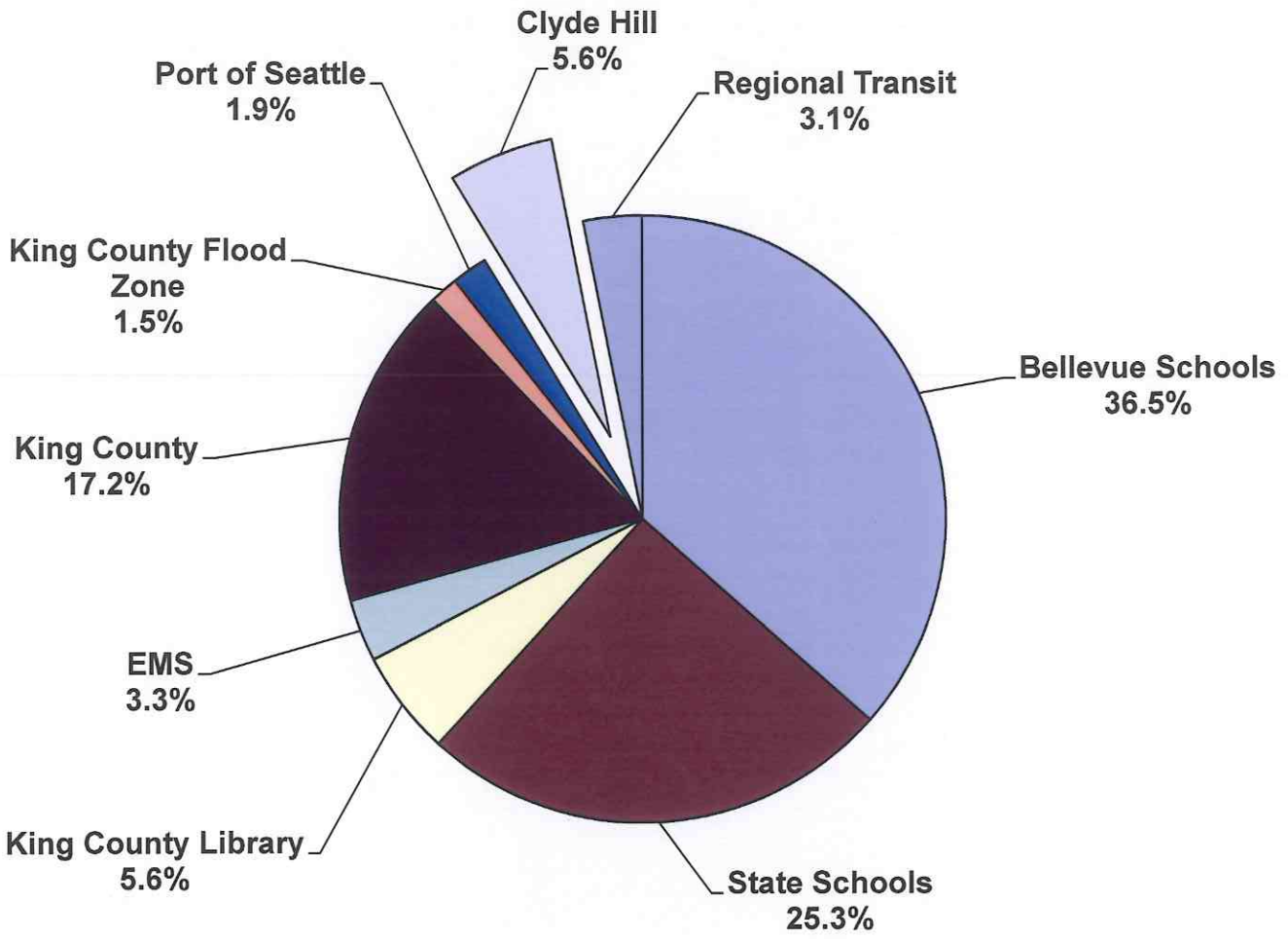
Comparison of 2017 Property Tax Rates for Cities & Towns in King County



2017 Property Tax Distribution for Clyde Hill, Washington Taxpayers



Property Tax Information

City of Clyde Hill, Washington

Through 2017 Tax Roll

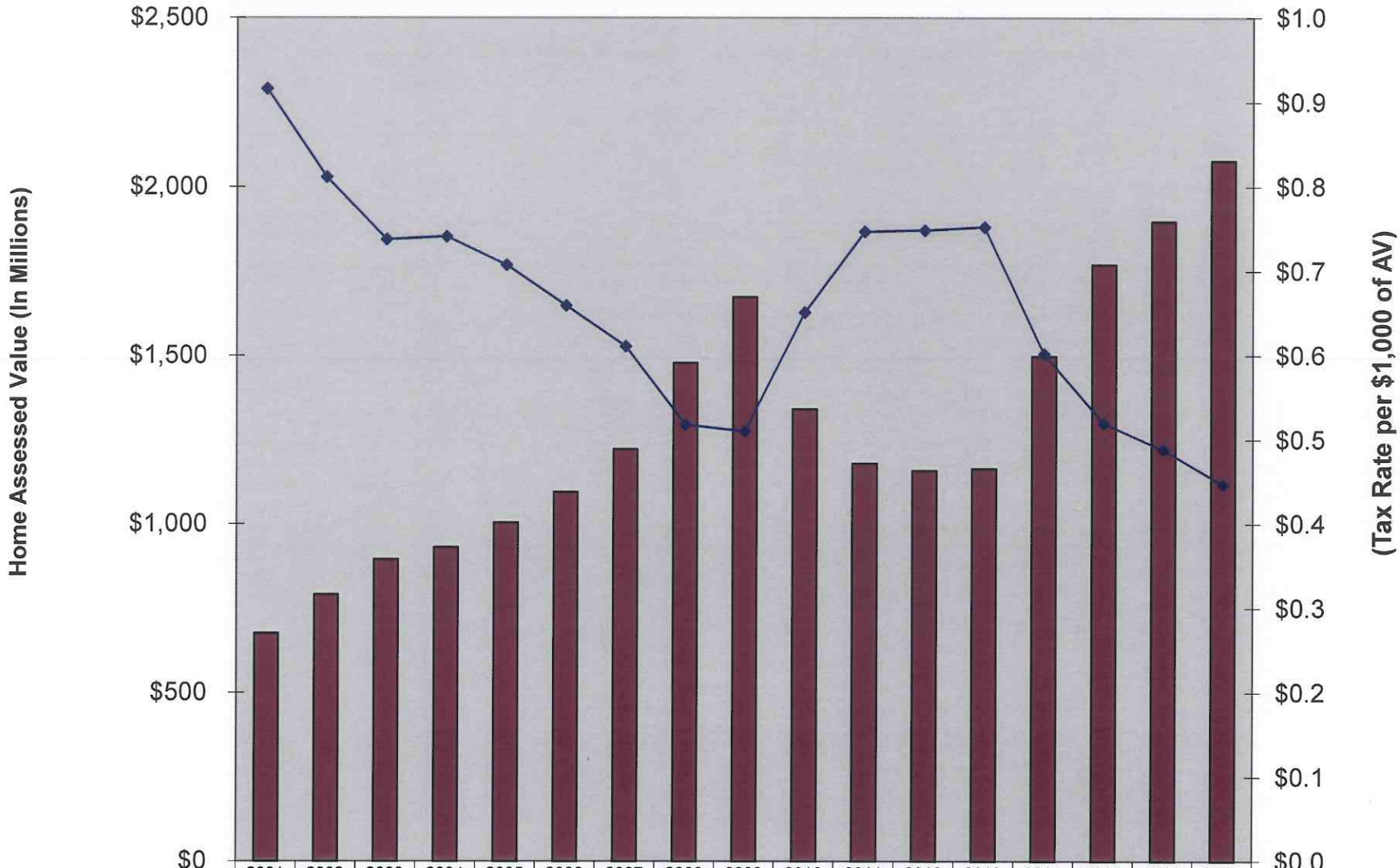
	2015	2016	2017
Tax Paid Based on "Average Home" Assessed Value:	**$1,770,008**	**$1,899,010**	**$2,077,145**

Purpose: to provide the "average" Clyde Hill resident with a detailed breakdown of how their property tax dollars are calculated and distributed to the City and the other 8 taxing districts receiving their property tax payments.

	2015 Tax Year		2016 Tax Year		2017 Tax Year				
Taxing District	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Dollar Amount Change in 2017*	*Percentage Change With Previous Year*	*Share of 2017 Prop Taxes Paid*
State Schools	2.28514	$4,045	2.16898	$4,119	2.03205	$4,221	$102	2.5%	25.3%
State Schools	**2.28514**	**$4,045**	**2.16898**	**$4,119**	**2.03205**	**$4,221**	**$102**	**2.5%**	**25.3%**
Bellevue School District 405 Special Levy	1.20494	$2,133	1.19928	$2,277	1.14563	$2,380	$102	4.5%	14.3%
Bellevue School 405 Building Fund Levy	0.55667	$985	0.52077	$989	0.46988	$976	($13)	-1.3%	5.9%
Bellevue School 405 Bond Fund Levy	1.36617	$2,418	1.42042	$2,697	1.31330	$2,728	$31	1.1%	16.4%
Bellevue Schools	**3.12778**	**$5,536**	**3.14047**	**$5,964**	**2.92881**	**$6,084**	**$120**	**2.0%**	**36.5%**
King County - Regular Levies - Non-Voted	0.87102	$1,542	0.81388	$1,546	0.75856	$1,576	$30	1.9%	9.5%
King County - Regular Levies - Lid Lift	0.32542	$576	0.51588	$980	0.48493	$1,007	$28	2.8%	6.0%
King County - Transportation	0.06792	$120	0.06346	$121	0.04966	$103	($17)	-14.4%	0.6%
King County - Bond Fund Unlimited	0.03023	$54	0.03981	$76	0.03609	$75	($1)	-0.8%	0.4%
King County - Conservation Futures	0.04757	$84	0.04445	$84	0.04141	$86	$2	1.9%	0.5%
King County - Marine District	0.00306	$5	0.00279	$5	0.01229	$26	$20	381.8%	0.2%
King County	**1.34522**	**$2,381**	**1.48027**	**$2,811**	**1.38294**	**$2,873**	**$62**	**2.2%**	**17.2%**
Port of Seattle	**0.18885**	**$334**	**0.16954**	**$322**	**0.15334**	**$319**	($3)	-1.1%	**1.9%**
EMS	**0.30217**	**$535**	**0.28235**	**$536**	**0.26305**	**$546**	$10	1.9%	**3.3%**
King County Flood Zone	**0.13860**	**$245**	**0.12980**	**$246**	**0.11740**	**$244**	($3)	-1.1%	**1.5%**
KC Library	**0.50276**	**$890**	**0.47714**	**$906**	**0.45118**	**$937**	$31	3.4%	**5.6%**
Regional Transit Authority (RST)	**0.00000**	**$0**	**0.00000**	**$0**	**0.25000**	**$519**	**$519**	#DIV/0!	**3.1%**
Clyde Hill	**0.51932**	**$919**	**0.48781**	**$926**	**0.44646**	**$927**	$1	0.1%	**5.6%**
TOTAL	**8.40984**	**$14,885**	**8.33636**	**$15,831**	**8.02523**	**$16,670**	**$839**	**5.3%**	**100.0%**

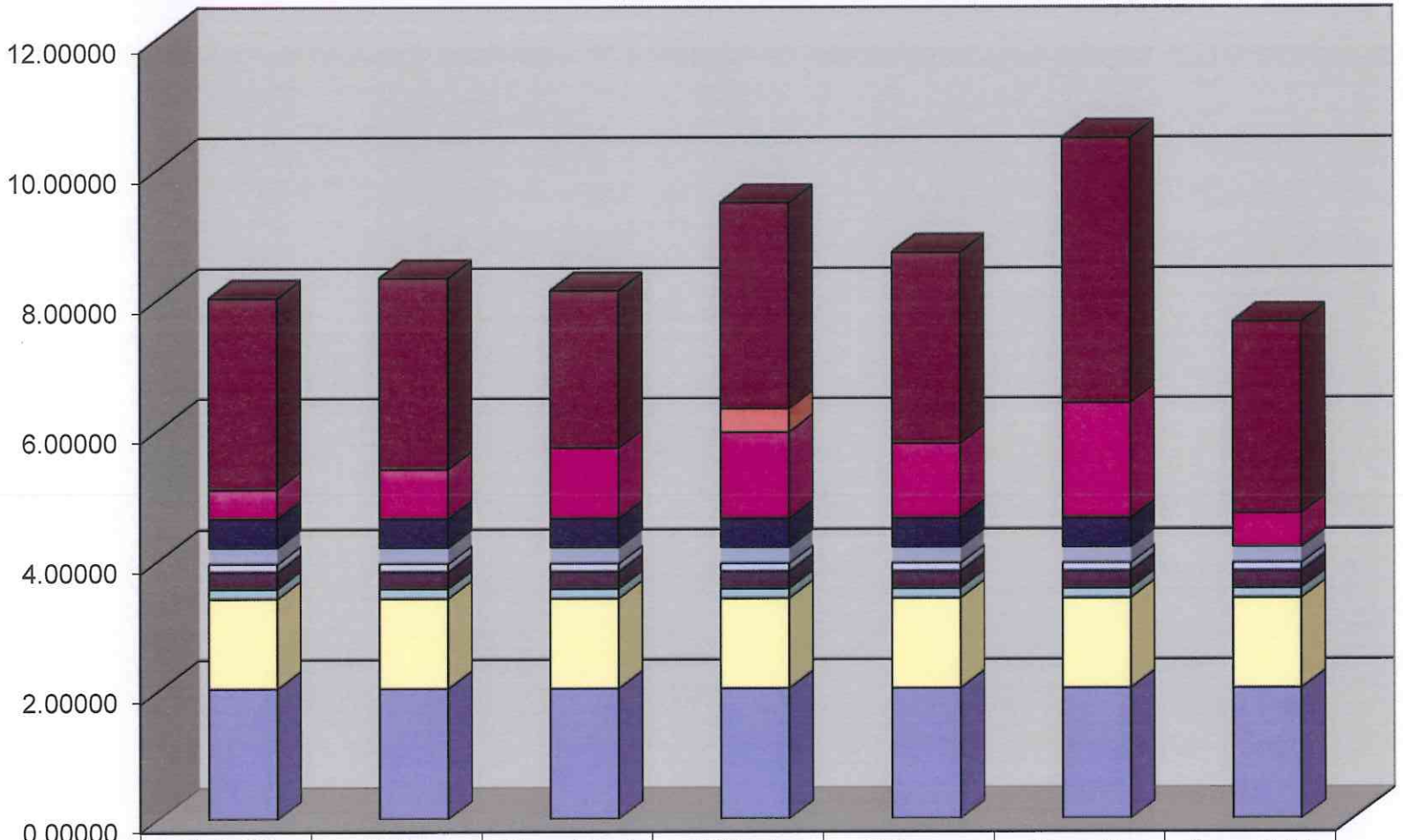
Please Note: For the 2017 Tax Roll, the City Council decided for the 6th year in a row to not take the allowed 1% property tax increase over the previous year. This decision helps to bring the City's total "banked capacity" to $66,777 (can be levied when needed in the future with a simple majority vote of the City Council).

Comparison of Average Home Assessed Value to Property Tax Rate



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Avg AV per Home	$676	$791	$894	$931	$1,004	$1,094	$1,222	$1,479	$1,674	$1,341	$1,180	$1,159	$1,165	$1,498	$1,770	$1,897	$2,077
Prop Tax Rate	0.92	0.81	0.74	0.74	0.71	0.66	0.61	0.52	0.51	0.65	0.75	0.75	0.75	0.60	0.52	0.49	0.45

Comparison of 2017 Property Tax Rates for Selected Cities



	Clyde Hill Total $8.02523	Medina Total $8.33063	Mercer Island Total $8.13364	Kirkland Total $9.48370	Bellevue Total $8.71998	Newcastle Total $10.46918	Yarrow Point Total $7.64827
Local Schools	2.92881	2.92881	2.40629	3.16241	2.92881	4.06399	2.92881
Hospital	0.00000	0.00000	0.00000	0.35854	0.00000	0.00000	0.00000
City Levy	0.44646	0.75186	1.07739	1.31279	1.14121	1.75523	0.52068
KC Library	0.45118	0.45118	0.45118	0.45118	0.45118	0.45118	0.00000
Regional Transit Authority	0.25000	0.25000	0.25000	0.25000	0.25000	0.25000	0.25000
KC Flood Dist	0.11740	0.11740	0.11740	0.11740	0.11740	0.11740	0.11740
EMS	0.26305	0.26305	0.26305	0.26305	0.26305	0.26305	0.26305
Port of Seattle	0.15334	0.15334	0.15334	0.15334	0.15334	0.15334	0.15334
King County	1.38294	1.38294	1.38294	1.38294	1.38294	1.38294	1.38294
State Schools	2.03205	2.03205	2.03205	2.03205	2.03205	2.03205	2.03205

Comparison Property Tax Information for Selected Neighboring Cities & Town

City of Clyde Hill, Washington

2017 Tax Roll

2017	
$	2,077,145

Purpose: to compare selected neighboring cities and town to Clyde Hill for property taxes paid based on the average assessed value of a home in Clyde Hill during 2017.

	Clyde Hill (Bellevue SD)		Medina (Bellevue SD)		Mercer Island (Mercer Island SD)		Kirkland (Lake Washington SD)		Bellevue (Bellevue SD)		Newcastle (Issaquah SD)		Yarrow Point (Bellevue SD)	
Property Tax - Taxing Districts	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*	*Tax Rate*	*Tax Paid*
City Levy	0.44646	$ 927	0.75186	$ 1,562	1.07739	$ 2,238	1.31279	$ 2,727	1.14121	$ 2,370	1.75523	$ 3,646	0.52068	$ 1,082
State Schools	2.03205	$ 4,220.86	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221
State Schools	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221	2.03205	$ 4,221
Local School District Special Levy	1.14563	$ 2,380	1.14563	$ 2,380	1.28379	$ 2,667	1.31890	$ 2,740	1.14563	$ 2,380	1.85445	$ 3,852	1.14563	$ 2,380
Local School Building Fund Levy	0.46988	$ 976	0.46988	$ 976	0.51634	$ 1,073	0.84693	$ 1,759	0.46988	$ 976	0.51699	$ 1,074	0.46988	$ 976
Local School Bond Fund Levy	1.31330	$ 2,728	1.31330	$ 2,728	0.60616	$ 1,259	0.99658	$ 2,070	1.31330	$ 2,728	1.69255	$ 3,516	1.31330	$ 2,728
Local Schools	2.92881	$ 6,084	2.92881	$ 6,084	2.40629	$ 4,998	3.16241	$ 6,569	2.92881	$ 6,084	4.06399	$ 8,441	2.92881	$ 6,084
King County - Reg Levies - Non-Vote	0.75856	$ 1,576	0.75856	$ 1,576	0.75856	$ 1,576	0.75856	$ 1,576	0.75856	$ 1,576	0.75856	$ 1,576	0.75856	$ 1,576
King County - Reg Levies - Lid Lift	0.48493	$ 1,007	0.48493	$ 1,007	0.48493	$ 1,007	0.48493	$ 1,007	0.48493	$ 1,007	0.48493	$ 1,007	0.48493	$ 1,007
King County - Transportation	0.04966	$ 103	0.04966	$ 103	0.04966	$ 103	0.04966	$ 103	0.04966	$ 103	0.04966	$ 103	0.04966	$ 103
King County - Ferry District	0.01229	$ 26	0.01229	$ 26	0.01229	$ 26	0.01229	$ 26	0.01229	$ 26	0.01229	$ 26	0.01229	$ 26
King County - Bond Fund Unlimited	0.03609	$ 75	0.03609	$ 75	0.03609	$ 75	0.03609	$ 75	0.03609	$ 75	0.03609	$ 75	0.03609	$ 75
King County - Conservation Futures	0.04141	$ 86	0.04141	$ 86	0.04141	$ 86	0.04141	$ 86	0.04141	$ 86	0.04141	$ 86	0.04141	$ 86
King County	1.38294	$ 2,873	1.38294	$ 2,873	1.38294	$ 2,873	1.38294	$ 2,873	1.38294	$ 2,873	1.38294	$ 2,873	1.38294	$ 2,873
Port of Seattle	0.15334	$ 319	0.15334	$ 319	0.15334	$ 319	0.15334	$ 319	0.15334	$ 319	0.15334	$ 319	0.15334	$ 319
EMS	0.26305	$ 546	0.26305	$ 546	0.26305	$ 546	0.26305	$ 546	0.26305	$ 546	0.26305	$ 546	0.26305	$ 546
Hospital	0.00000	$ -	0.00000	$ -	0.00000	$ -	0.35854	$ 745	0.00000	$ -	0.00000	$ -	0.00000	$ -
King County Flood Zone	0.11740	$ 244	0.11740	$ 244	0.11740	$ 244	0.11740	$ 244	0.11740	$ 244	0.11740	$ 244	0.11740	$ 244
Regional Transit Authority	0.25000	$ 519	0.25000	$ 519	0.25000	$ 519	0.25000	$ 519	0.25000	$ 519	0.25000	$ 519	0.25000	$ 519
KC Library	0.45118	$ 937	0.45118	$ 937	0.45118	$ 937	0.45118	$ 937	0.45118	$ 937	0.45118	$ 937	0.00000	$ -
TOTAL	8.02523	$ 16,670	8.33063	$ 17,304	8.13364	$ 16,895	9.48370	$ 19,699	8.71998	$ 18,113	10.46918	$ 21,746	7.64827	$ 15,887

Please Note: Most of the cities and one town used in this comparison have multiple levy code districts within their jurisdiction. This means some homes in a certain jurisdiction might pay for something that others do not. Also, homes in certain jurisdictions might pay for different local school districts (e.g. some Bellevue homes pay for Lake Washington School District while the majority pay for Bellevue School District). Levy codes used for each city or town listed were: Clyde Hill (1050), Medina (1836), Mercer Island (1031), Kirkland (1727), Bellevue (0330), Newcastle (1869) & Yarrow Point (2650).