



Snohomish County Property Tax



Property Tax Distribution



County General Uses
\$0.0613

County Roads
\$0.0421

Schools
\$0.6288

Cities and Towns
\$0.0791

Fire Districts
\$0.1312

Libraries, Hospitals,
Ports & Parks
\$0.0575

The Executive's 2025-2026 Recommended Budget includes a 1% general property tax increase each year, as well as the use of banked capacity (~3.15% each year). ²



Levy Rates over time

Year	Adopted % Increase	Total Levy Rate per \$1,000	Mandatory Cuts Required	Average Home Value	County Tax Portion
2019	0.0000%	0.6865	Yes	\$ 423,200.00	\$ 290.53
2020	0.0000%	0.6375	Yes	\$ 459,000.00	\$ 292.61
2021	0.0000%	0.6092	Yes	\$ 482,800.00	\$ 294.12
2022	2.5000%	0.5734	No	\$ 541,500.00	\$ 310.50
2023	1.0000%	0.4575	No	\$ 728,800.00	\$ 333.43
2024	1.0000%	0.4834	No	\$ 666,700.00	\$ 322.28

NOTE: As the assessed value changes, so does the total levy rate per \$1,000.

In 2023, although the County authorized a 1% levy increase, due to changes in the assessed value of all property, the county tax portion per \$1,000 **decreased**.



Levy Rates over time

Year	Adopted % Increase	Total Levy Rate per \$1,000	Mandatory Cuts Required	Average Home Value	County Tax Portion
2019	0.0000%	0.6865	Yes	\$ 423,200.00	\$ 290.53
2020	0.0000%	0.6375	Yes	\$ 459,000.00	\$ 292.61
2021	0.0000%	0.6092	Yes	\$ 482,800.00	\$ 294.12
2022	2.5000%	0.5734	No	\$ 541,500.00	\$ 310.50
2023	1.0000%	0.4575	No	\$ 728,800.00	\$ 333.43
2024	1.0000%	0.4834	No	\$ 666,700.00	\$ 322.28

Executive's Proposed Budget:

2025	4.0446%	0.4843 ¹	Yes	\$ 695,400.00	\$ 336.78
2026	4.0000%	0.50367 ¹	Yes	\$ 695,400.00	\$ 350.25

¹ The total levy rate on this slide will not match the Executive's Budget Ordinance as those are estimated numbers



Levy Rates over time

Year	Adopted % Increase	Total Levy Rate per \$1,000	Mandatory Cuts Required	Average Home Value	County Tax Portion
2019	0.0000%	0.6865	Yes	\$ 423,200.00	\$ 290.53
2020	0.0000%	0.6375	Yes	\$ 459,000.00	\$ 292.61
2021	0.0000%	0.6092	Yes	\$ 482,800.00	\$ 294.12
2022	2.5000%	0.5734	No	\$ 541,500.00	\$ 310.50
2023	1.0000%	0.4575	No	\$ 728,800.00	\$ 333.43
2024	1.0000%	0.4834	No	\$ 666,700.00	\$ 322.28
2025	2.0000%	0.4749	Yes	\$ 695,400.00	\$ 330.25
2026	2.0000%	0.4844	Yes	\$ 695,400.00	\$ 336.85

Proposed Amendment #1 to Ord. 24-075



Levy Rates over time

Year	Adopted % Increase	Total Levy Rate per \$1,000	Mandatory Cuts Required	Average Home Value	County Tax Portion
2019	0.0000%	0.6865	Yes	\$ 423,200.00	\$ 290.53
2020	0.0000%	0.6375	Yes	\$ 459,000.00	\$ 292.61
2021	0.0000%	0.6092	Yes	\$ 482,800.00	\$ 294.12
2022	2.5000%	0.5734	No	\$ 541,500.00	\$ 310.50
2023	1.0000%	0.4575	No	\$ 728,800.00	\$ 333.43
2024	1.0000%	0.4834	No	\$ 666,700.00	\$ 322.28
2025	0.0000%	0.4657	Yes	\$ 695,400.00	\$ 323.85



Proposed Amendment #2 to Ord. 24-075

Property Tax Example



\$322.49/year

**6.3% of the total
tax bill**

2024 REAL ESTATE TAX

BRIAN SULLIVAN

SNOHOMISH COUNTY TREASURER M/S #501
3000 ROCKEFELLER AVE., EVERETT WA 98201-4046

PARCEL NUMBER

FIRST 4 LINES OF LEGAL DESCRIPTION:

[REDACTED]

PROPERTY ADDRESS:

[REDACTED]



[REDACTED]

29852

KEEP THIS PORTION

CURRENT YEAR TAXES & FEES		CURRENT YEAR BILLING INFORMATION	
SNO-ISLE INTERCOUNTY RURAL LIBRARY	\$207.29	Voter Approved %	37.00 %
SNOHOMISH COUNTY-CNT	\$322.49	Amount	1,880.93
CITY OF MARYSVILLE	\$532.93	Land	223,000
MARYSVILLE FIRE DISTRICT RFA	\$1,020.70	Improvements	416,200
STATE	\$1,439.21	Market Value	639,200
MARYSVILLE SCHOOL DIST NO 25	\$1,561.33		
OTHER ASSESSMENTS:		Levy Code	00511
SNO COUNTY CONSERVATION DISTRICT	\$10.01	Levy Rate	7.9536
		Gross Tax	5,083.95
		-Exemption	0.00
		+Assessments:	10.01
Total Tax:	5,093.96	Total Tax:	5,093.96
SUMMARY OF TOTAL AMOUNT DUE AS OF 04/2024			
YEAR	TAX	PENALTY/INTEREST/FEE	TOTAL
H2024	2,546.98		2,546.98
AMOUNT DUE			2,546.98

Property Tax Example + 4%

Current County Levy	2024	+ 2%	2025	+ 2%	2026
	\$322.49	\$6.45	\$328.94	\$6.58	\$335.52

2024 REAL ESTATE TAX

BRIAN SULLIVAN

SNOHOMISH COUNTY TREASURER M/S #501
3000 ROCKEFELLER AVE., EVERETT WA 98201-4046

PARCEL NUMBER

FIRST 4 LINES OF LEGAL DESCRIPTION:

CURRENT YEAR TAXES & FEES		CURRENT YEAR BILLING INFORMATION	
SNO-ISLE INTERCOUNTY RURAL LIBRARY	\$207.29	Voter Approved %	37.00 %
SNOHOMISH COUNTY-CNT	\$322.49	Amount	1,880.93
CITY OF MARYSVILLE	\$532.93	Land	223,000
MARYSVILLE FIRE DISTRICT RFA	\$1,020.70	Improvements	416,200
STATE	\$1,439.21	Market Value	639,200
MARYSVILLE SCHOOL DIST NO 25	\$1,561.33		
OTHER ASSESSMENTS:		Levy Code	00511
		Levy Rate	7.9536

Under this scenario, this homeowner would see an average increase of \$6.50 each year for a total of \$13.30 over the biennium

Property Tax Example + 4%

Current County Levy	2024	+ 4%	2025	+ 4%	2026
	\$322.49	\$12.90	\$335.39	\$13.42	\$348.81

2024 REAL ESTATE TAX

BRIAN SULLIVAN

SNOHOMISH COUNTY TREASURER M/S #501
3000 ROCKEFELLER AVE., EVERETT WA 98201-4046

PARCEL NUMBER

FIRST 4 LINES OF LEGAL DESCRIPTION:

CURRENT YEAR TAXES & FEES

SNO-ISLE INTERCOUNTY RURAL LIBRARY	\$207.29
SNOHOMISH COUNTY-CNT	\$322.49
CITY OF MARYSVILLE	\$532.93
MARYSVILLE FIRE DISTRICT RFA	\$1,020.70
STATE	\$1,439.21
MARYSVILLE SCHOOL DIST NO 25	\$1,561.33

OTHER ASSESSMENTS:

CURRENT YEAR BILLING INFORMATION

Voter Approved %	37.00 %
Amount	1,880.93
Land	223,000
Improvements	416,200
Market Value	639,200
Levy Code	00511
Levy Rate	7.9536

Under this scenario, this homeowner would see an average increase of \$13.16 per year for a total of \$26.32 over the biennium

Opportunities for Public Comment



- | | |
|--------------------------------|---------------------------------|
| • October 8, 2024 – 9:30 AM | Department Budget Presentations |
| • October 9, 2024 – 9:30 AM | Department Budget Presentations |
| • October 9, 2024 – 6:00 PM | Community Budget Forum |
| • October 10, 2024 – 9:00 AM | Department Budget Presentations |
| • October 11, 2024 – 9:00 AM | Department Budget Presentations |
| • October 15, 2024 – 9:30 AM | Department Budget Presentations |
| • October 22, 2024 – 10:30 AM | Public Hearing |
| • October 22, 2024 – 6:00 PM | Public Hearing |
| • October 23, 2024 – 9:00 AM | Council Budget Discussion |
| • October 30, 2024 – 9:00 AM | Council Budget Discussion |
| • November 6, 2024 – 9:00 AM | Council Budget Discussion |
| • November 13, 2024 – 10:30 AM | Public Hearing |
| • November 25, 2024 – 9:00 AM | Public Hearing |



Questions?