
KING COUNTY DISTRICT 6 PROPERTY TAX & BUDGET TOWN HALL

CLAUDIA BALDUCCI, DISTRICT 6,
KING COUNTY COUNCIL CHAIR





ABOUT ME

- 30-year resident of Lake Hills, Bellevue
- Former labor lawyer
- Neighborhood advocate
- 12 years on Bellevue City Council, including 2 years as Mayor
- Former County Jail Director
- County Councilmember since 2016
- Husband Jim, son Victor, dog Angel

Regional Leadership Positions

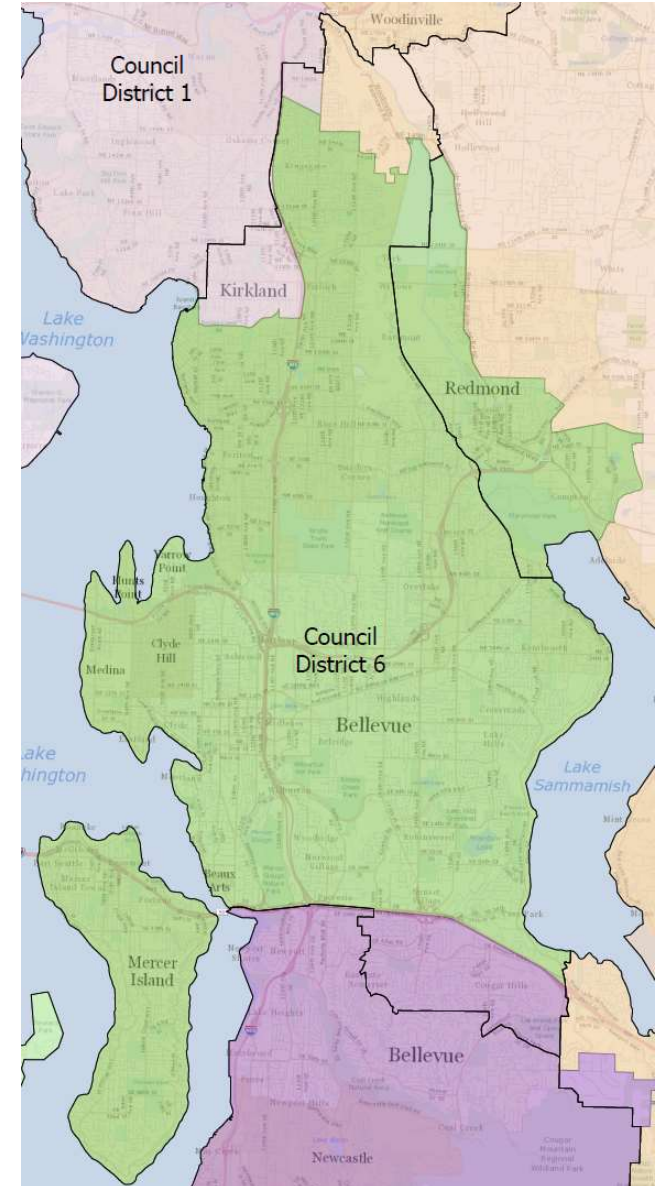
- Chair of the King County Council
- Chair of Affordable Housing Committee
- Sound Transit Board Member
 - Chair of System Expansion Committee
- President of Puget Sound Regional Council
- King County Regional Homelessness Authority Governing Committee Member

KING COUNTY COUNCIL DISTRICT 6

- Total Population: 252,597
- All or part of 9 cities

District 6

City	# of City Residents in District	% of Total District Population	Total City Population	% of Total City Population in District
Beau Arts	317	0.13%	317	100.00%
Bellevue	110,921	43.91%	151,854	73.04%
Clyde Hill	3,126	1.24%	3,126	100.00%
Hunts Point	457	0.18%	457	100.00%
King County	111	0.04%	246,205	0.05%
Kirkland	55,146	21.83%	92,175	59.83%
Medina	2,915	1.15%	2,915	100.00%
Mercer Island	25,748	10.19%	25,748	100.00%
Redmond	52,722	20.87%	73,256	71.97%
Yarrow Point	1,134	0.45%	1,134	100.00%
Grand Total	252,597	100.00%		



WHAT DOES KING COUNTY DO?

Assessments

Animal Services

- Animal Control
- Pet Adoptions & Licensing

Community Health

- Public Health Clinics
- Food Safety & Restaurant Inspections
- Mental Health & Substance Use Services

Environment and Waste

- Surface Water Management
- Waste Water Management
- Solid Waste

Parks and Natural Resources

Public Safety

- “Courts, cops, corrections”
- Prosecution, Public Defense

Records and Licensing

- Marriage licenses
- Property records

Transportation

- Metro Bus Service
- Water Taxi
- County Roads
- King County Airport (Boeing Field)

Voting and Elections

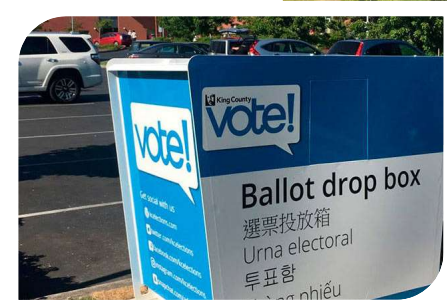
Local Government in Unincorporated Areas



Eastgate Public Health Clinic



Marymoor Park



Mercer Island ballot drop box
(source: Mercer Island Reporter)



DWIGHT DIVELY,
KING COUNTY
BUDGET DIRECTOR



JOHN ARTHUR WILSON,
KING COUNTY ASSESSOR

King County 2023-2024 Proposed Budget

Dwight Dively, PSB Director

October 8, 2022



King County

60+
DIFFERENT
SERVICES

16,700+
EMPLOYEES

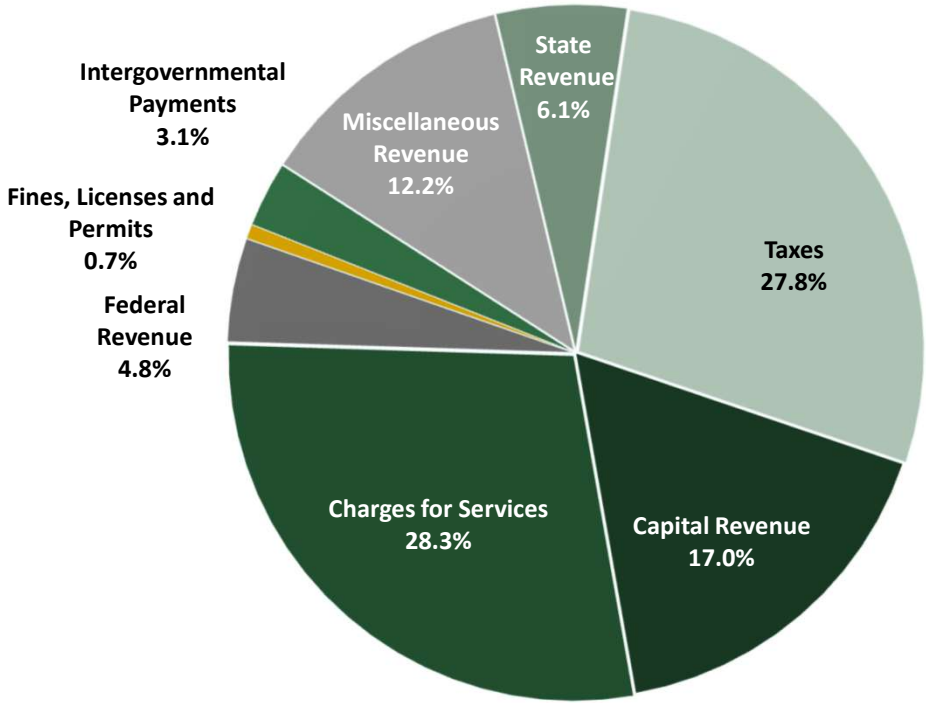
TOTAL
BUDGET
\$15.8 Billion

King County at a Glance

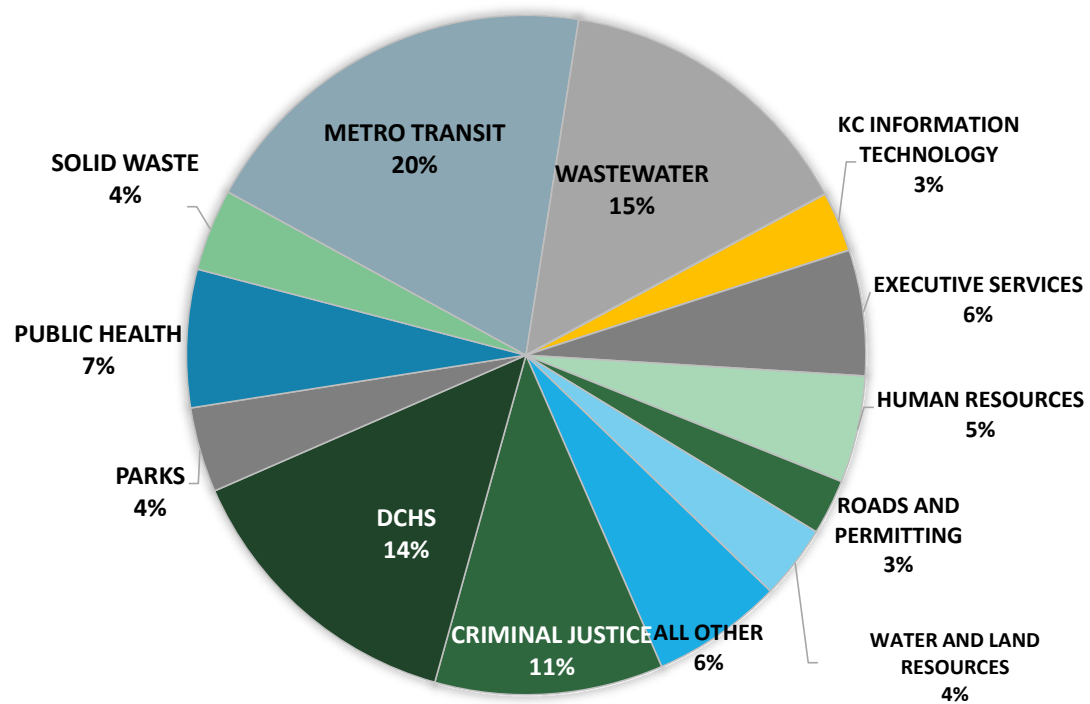
Budget Basics

- King County uses a biennial (two-year budget).
- The County has about 140 budgeted funds, each with its own restrictions, most of which are imposed by State law.
- The General Fund is the only flexible source of money.

Total Budget Revenues by Type



Total Budget Appropriations



Budget Highlights

- \$45 million of bonds to support affordable housing near transit stops.
- \$28.5 million in capital investments to replace culverts and restore fish habitat.
- \$180 million for Metro's battery-electric bus purchases and \$43 million to build zero-emissions infrastructure.
- \$2.1 million to expand co-responder services that have behavioral health professionals accompany law enforcement.
- \$9 million to continue efforts to reduce gun violence.
- Significant expansions of behavioral health services, such as crisis response, opioid treatment, and higher salaries for behavioral health staff.

Continued American Rescue Plan Funding



\$43.6 million for public health initiatives, including ongoing COVID-19 response.

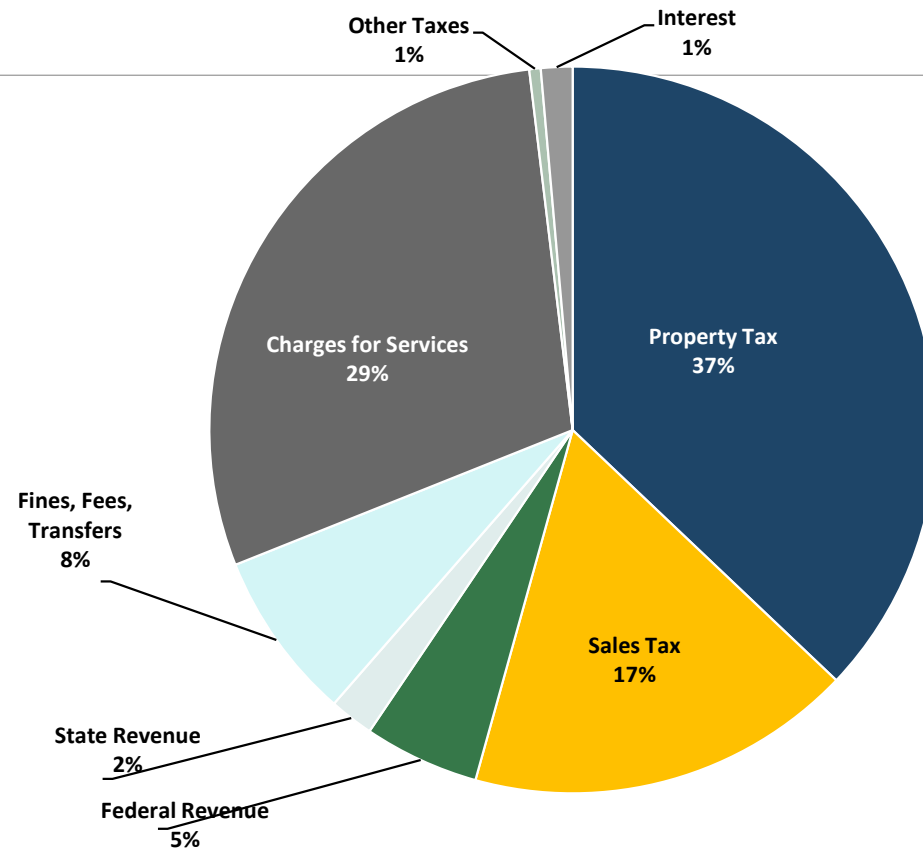
\$22.4 million to reduce the backlog of cases in the criminal legal system caused by the pandemic closures.

\$57.4 million to continue grant programs for digital equity, youth and amateur sports, arts organizations, tourism, economic recovery, and local food system facilities.

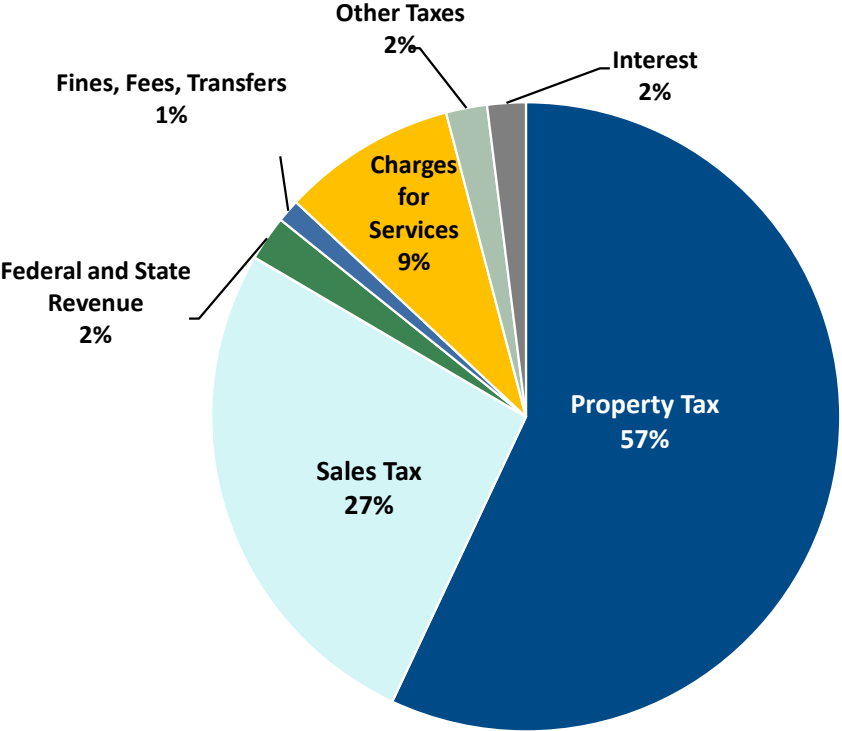
\$18.8 million to continue the Jobs & Housing program.

\$72.5 million for behavioral health, housing, and other community supports.

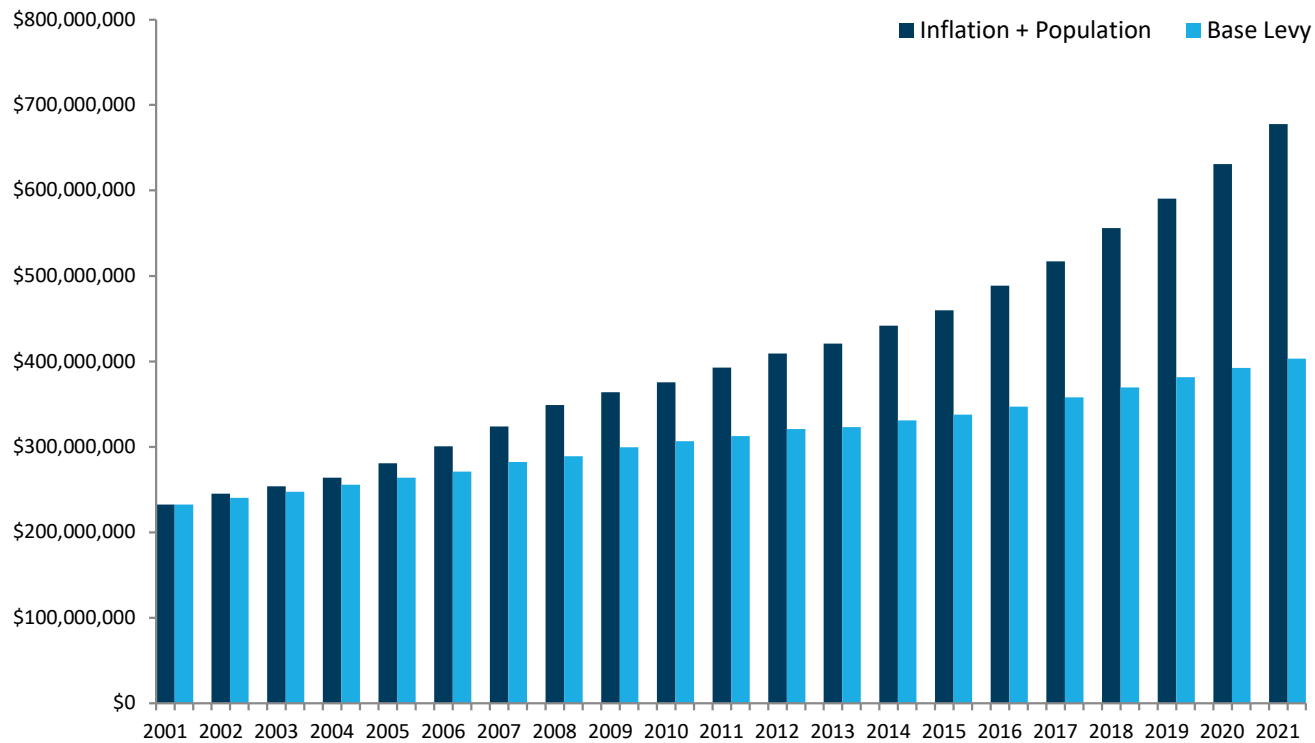
General Fund Revenues: \$2.2 billion



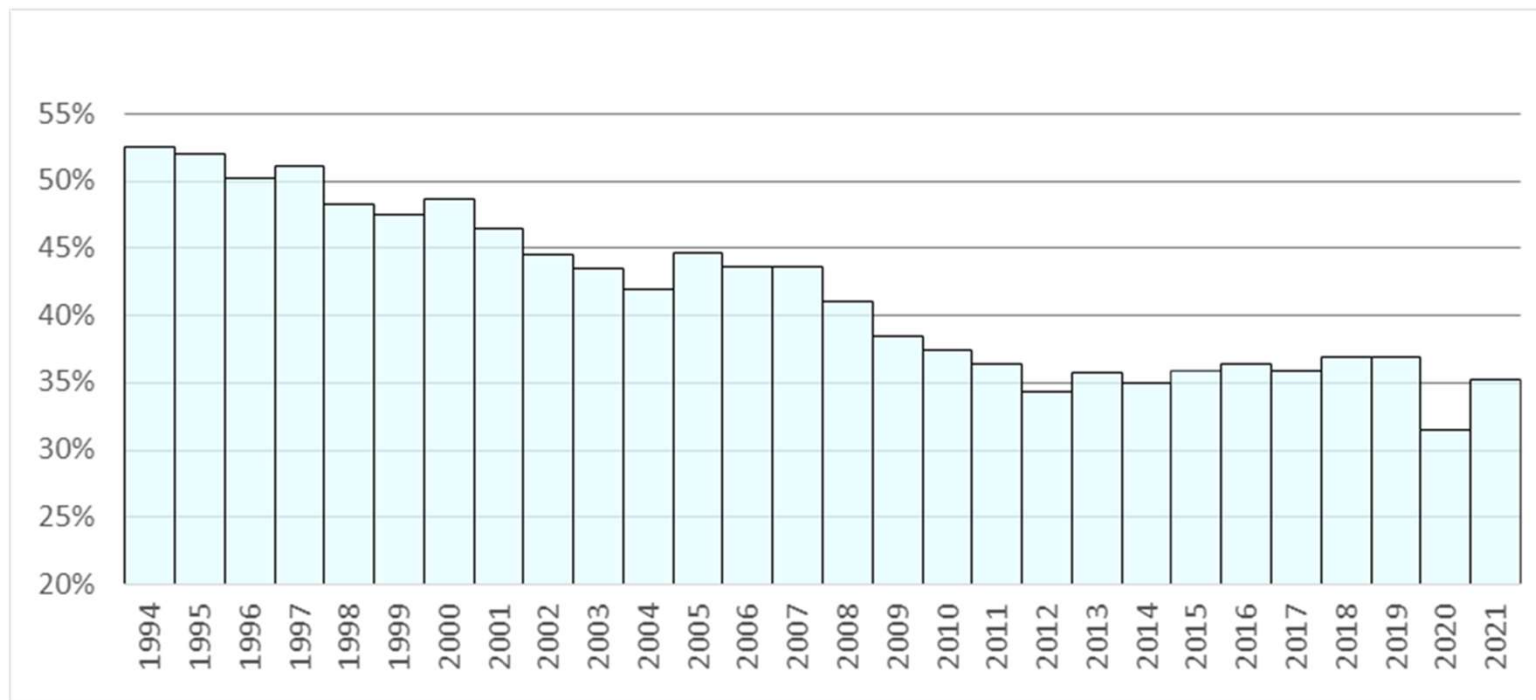
Net General Fund Revenues: \$1.3 billion



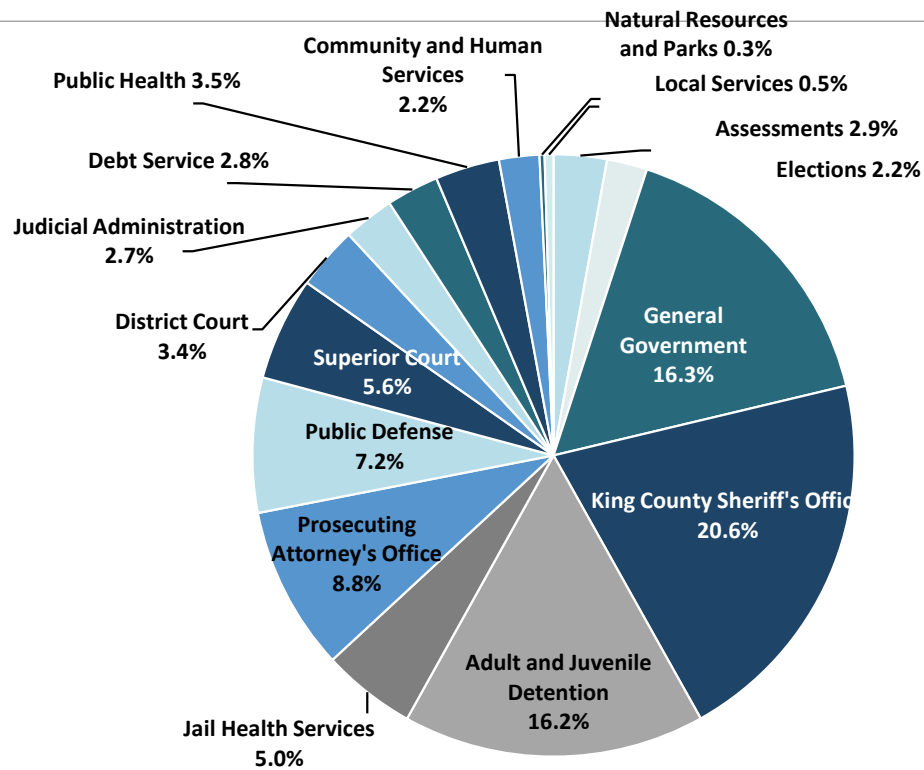
King County General Fund Property Tax Levies: Revenues Don't Keep Up With Costs



Sales Tax as a Percent of Personal Income



General Fund Appropriations: \$2.3 billion



What's Next?



INSIDE ON PROPERTY VALUES, EXEMPTIONS & TAXES

HOW ASSESSMENTS WORK

Tips on Getting a Senior Exemption or Deferral & Cutting Your Taxes

Department of Assessments

John Wilson, Assessor



King County

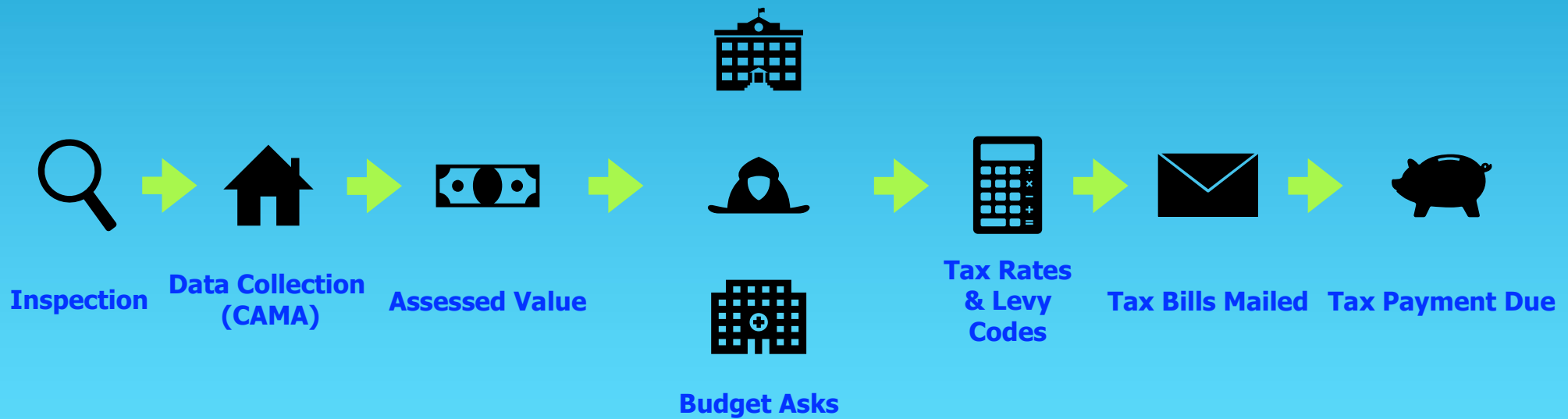
WHAT DOA DOES

- We set & update values on more than 720,000 King County residential and commercial properties
- We physically inspect properties once every 6 years
- We trend 5/6th of properties to market values
- We respond to Residential & Commercial Appeals
- We administer exemptions & calculate levy rates



King County

HOW THE PROCESS WORKS



King County

HOW DO PROPERTY VALUES GET SET



PROPERTY VALUE

LOCATION
MARKET
CONDITION
NEIGHBORHOOD
AGE



King County

HOW DO PROPERTY VALUES GET SET

- Values are to reflect “true and fair” or “market value”
- The value is based upon the “highest and best use” of the land, given the zoning and the probable use
- Property values are determined in one of three methods:
 - Market sales
 - Income generation
 - Cost of construction



King County

HOW DO PROPERTY VALUES GET SET

- Staff inputs data in CAMA – our mass appraisal tool.
- This includes sales, costs & income parameters
- CAMA does market analysis
- Staff then updates characteristics and CAMA calculates a value estimate.



King County

HOW ARE PROPERTY TAXES CALCULATED?

- **Property taxes are based upon the budget requests from 155 taxing districts — such as schools, fire districts, parks, local government and the port**
- **DOA calculates tax rates for nearly 600 levy codes**
- **Your property tax bill is based upon a location-specific mix of those levy codes, and any additional fees**



King County

WHAT DOES THIS MEAN IN MY AREA?

KIRKLAND

On a \$880,000.00 Home

Up 20.9%

2022 Taxes \$7,664.35



King County

WHAT DOES THIS MEAN IN MY AREA?

District Name:	Kirkland		
Council District:	6 - Claudia Balducci		
2021 MEDIAN Assessed Value	2021 Tax Rate per \$1,000 of AV	2021 Taxes	
\$ 728,000.00	9.47	\$ 6,892.23	
2022 MEDIAN Assessed Value	2022 Tax Rate per \$1,000 of AV	2022 Taxes	
\$ 880,000.00	8.71	\$ 7,664.35	
Avg % AV Chg	Avg % Tax Rate Chg	Average % Tax Chg	Average \$ Tax Chg
20.9%	-8.0%	11.2%	\$ 772.12

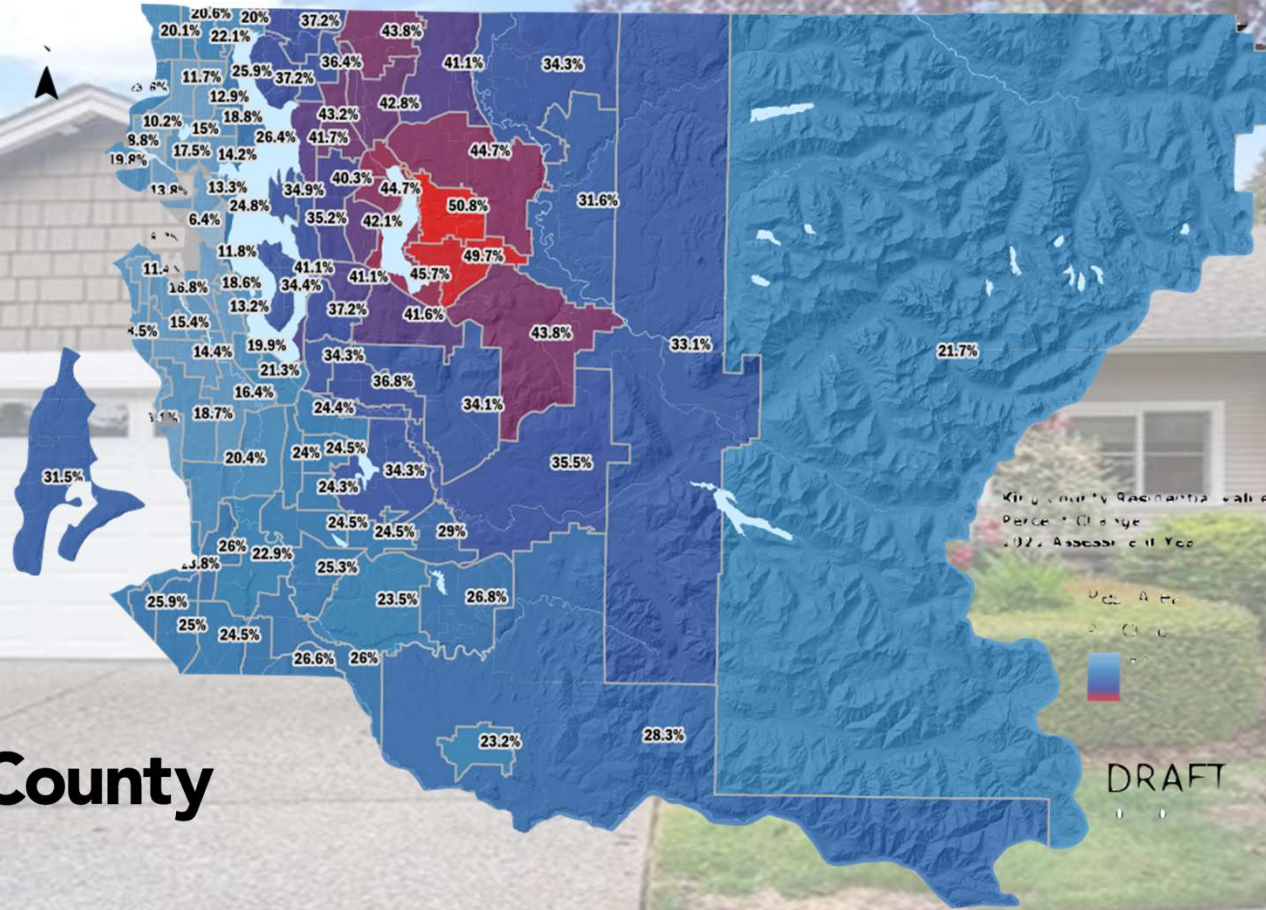


King County

WHAT DOES THIS MEAN IN MY AREA?

District Levies	2021 Rate Breakdown	2022 Rate Breakdown	Rate Change
State Schools	2.01208	1.84810	(0.16398)
State Schools - McCleary	1.07615	0.96885	(0.10730)
County-wide regular levy (non-voted)	0.60976	0.57354	(0.03622)
County lid lifts (voted)			
AFIS (Fingerprint ID)	0.03406	0.03187	(0.00219)
Parks	0.18620	0.18584	(0.00036)
Human Svcs/Vets	0.09557	0.09159	(0.00398)
Children/Family Justice Ctr.	0.04162	0	(0.04162)
Best Start for Kids	0.11554	0.19000	0.07446
Radio Communications	0.05247	0.04911	(0.00336)
County-wide Transport levy	0.04720	0.04419	(0.00301)
County bonds (voted)	0.02133	0.02189	0.00056
County Cons. Futures	0.03329	0.03117	(0.00212)
County Flood Zone	0.08909	0.08146	(0.00763)
County Ferry District	0.00984	0.00907	(0.00077)
Port	0.11984	0.11258	(0.00726)
EMS (voted)	0.26499	0.24841	(0.01658)
Sound Transit	0.19709	0.18409	(0.01300)
Lake Wash. SD 414 M & O (voted)	0.90346	0.82265	(0.08081)
Lake Wash. SD 414 Bond (voted)	0.87021	0.80200	(0.06821)
Lake Wash. SD 414 Capital (voted)	0.79922	0.71792	(0.08130)
City General Fund	0.99369	1.11008	0.11639
City Lid Lift	0.23581	0.00000	(0.23581)
City GO Bond (voted)	0.02427	0.01019	(0.01408)
Library General Fund	0.32012	0.29245	(0.02767)
Library GO Bond (voted)	0.03721	0.03512	(0.00209)
Evergreen Hosp. #2 General Fund	0.19509	0.17546	(0.01963)
Evergreen Hosp #2 GO Bond (voted)	0.08215	0.07186	(0.01029)
TOTAL	9.46735	8.70949	(0.75786)

WHAT DOES THIS MEAN IN MY AREA?



King County

WHAT DOES THIS MEAN IN MY AREA?

Values for 2022 for 2023 Taxes

Up 42%



King County

DRAFT


MARKET SIMILARITIES: 2018 TO 2022*

1) Sales Activity Intensity™	80%	91%
2) Months Supply	18 days	6 days
3) Price Appreciation (Jan-Feb-Mar)	15%	17%+
4) Interest Rate Increase	+1%	+1.5%
5) Lower Affordability	-25%	-32%
Multiple Offers Premium Pricing Very Strong Job Growth		

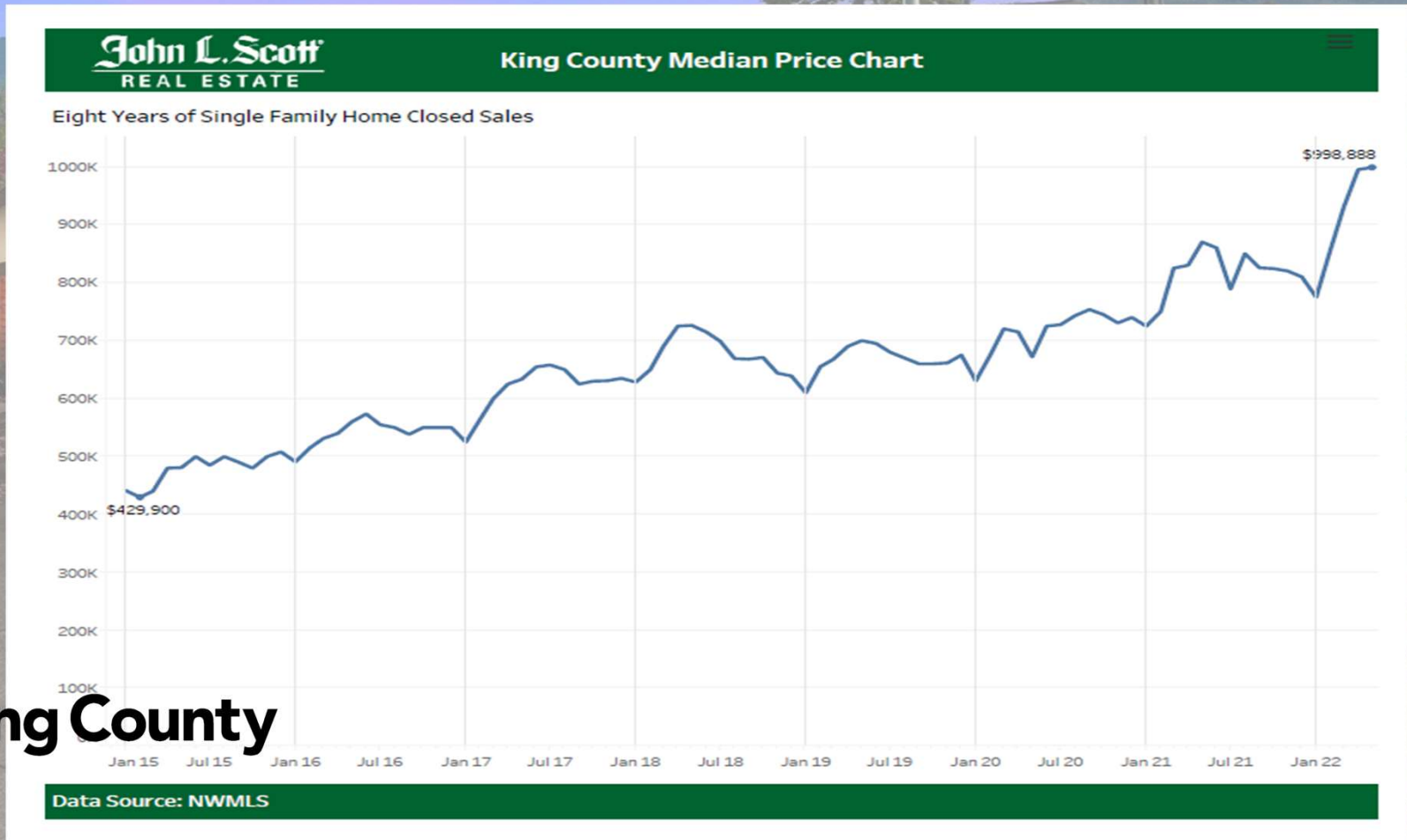


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* Data Courtesy Lennox Scott, CEO of John L. Scott Real Estate

 NWMLS

REAL ESTATE TRENDS SINCE 2015 to 2022



King County

WHAT ARE THE EXEMPTIONS?

- Property owned “in fee” by Tribes and used for essential government purposes
- Intangible property
- Household goods and personal effects
- Business inventories
- Property of some non-profit organizations
- Agricultural crops and timber

HOW DOES SENIOR EXEMPTIONS WORK?

- **Exemption available to seniors, SSI disability eligible, and disabled veterans**
- **Seniors must be owner/occupant of the home**
- **Age 61 at time of application**
- **Household income of \$58,423 or less after approved deductions**



King County

HOW DOES SENIOR EXEMPTIONS WORK?

Average 2022 savings*:

Full = \$5,467.45

Partial = \$4,613.58

Standard = \$3,418.15

* Estimated for \$694,000 home



King County

HOW DOES SENIOR EXEMPTIONS WORK?

Average 2022 savings:

Full = \$5,467,45

60 percent off tax liability

Minimum value reduction is \$60,000; no maximum

Frozen value

Lower levy rate – exempt from excess levies



King County

HOW DOES SENIOR EXEMPTIONS WORK?

Average 2022 savings:

Partial = \$4,613.58

Income up to \$49,435

35 percent off tax liability

Minimum value reduction is \$50,000; maximum is \$70,000

Frozen value

Lower levy rate –

Exempt from excess levies (schools, bonds)



King County

HOW DOES SENIOR EXEMPTIONS WORK?

Average 2022 savings:

Standard = \$3,418.15

Income up to \$58,423

Frozen value

Lower levy rate –

Exempt from excess levies (schools, bonds)



King County

HOW DOES SENIOR DEFERRAL WORK?

- **Deferral available to seniors, SSI disability eligible, and disabled veterans**
- **Seniors must be owner/occupant of the home**
- **Age 61 at time of application**
- **Household income of \$67,411 or less after approved deductions**



King County

HOW DOES SENIOR DEFERRAL WORK?

- Deferral applicants pay half their current property taxes
- The deferred balance is secured by a lien on the property
- Must have enough equity to cover the deferral cost paid by the State of Washington
- Deferred amount, plus 5% interest, must be repaid in full at time of sale, death of homeowner, or home no longer primary residence



King County



Need Help Filing for a Senior Exemption or Deferral?



King County

An elderly man with glasses and a light-colored sweater is pointing at a document on a table. A woman with glasses and a pearl necklace is looking at the document with a smile. A professional in a dark suit is sitting across from them, also looking at the document. The background is a bright, modern interior.

Call
(206) 296-3920



King County

Property tax exemptions

for Seniors, Persons with Disabilities, and Disabled Veterans

1

Will I qualify?

Basic qualifications:

- Own the home you live in
- At least age 61 by December 31 of the preceding year or disabled
- Max income of \$58,423 (2021, 2020 and 2019) or \$50,000 (2018)

Read the full [Qualification details](#) section on this page.

2

What will I need?

Open this printable list of documents to gather.

[Documents you'll need](#)

You'll need an email account. Such as the free Gmail if you do not have one. For help, email us or call 206-296-3920.

3

How do I apply?

Watch short videos to learn exactly what you need to do.

[Sign in to apply](#)

Already started an application? [Sign in to continue](#)

On this page

- [Overview](#)
- [Helpful videos](#)
- [Getting help](#)
- [Qualification details](#)
- [Application details](#)
- [More info](#)
- [Apply now](#)

Or Go Online at:



Getting help

Applying includes several steps, such as gathering information to enter and documents to attach. We encourage you to ask a friend or family member for help if you need it. Your local senior centers and AARP locations might hold special events to help you apply.

Questions? Email Exemptions.Assessments@kingcounty.gov or call 206-296-3920.

Qualification details

WHAT'S UP WITH PROPERTY TAXES OVERALL?

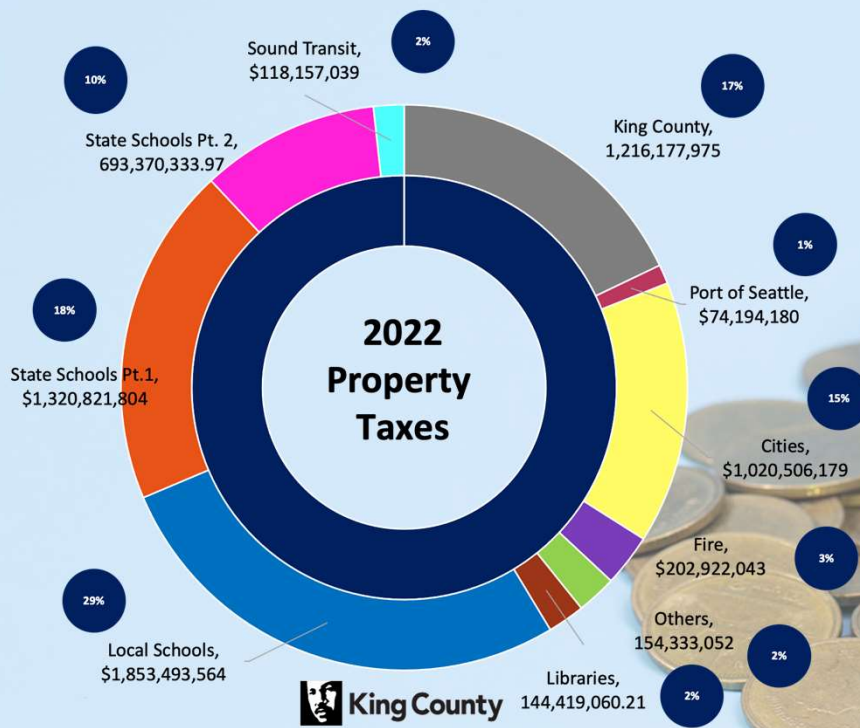
2022 Taxes up about 3%

- **Total King County property tax revenues up \$190 million**
- **Total local property taxes are \$6.79 billion**

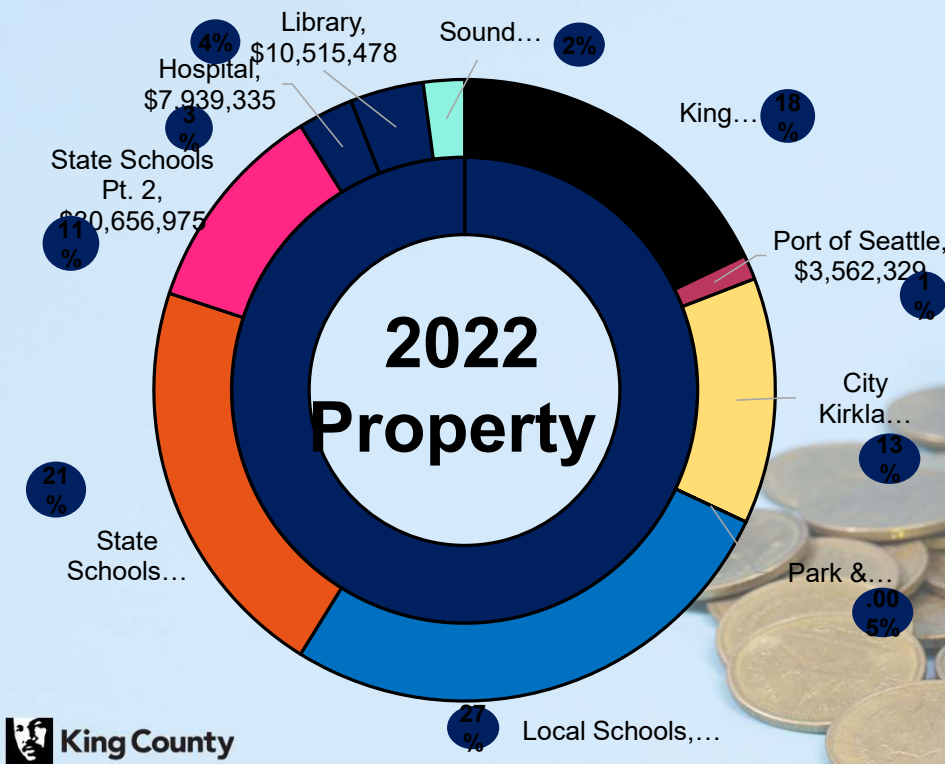


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WHAT DO PROPERTY TAXES PAY FOR?



WHAT DO PROPERTY TAXES PAY FOR?



WHAT ARE PROPERTY TAX LIMITATIONS?

- Statutory Maximum Rate — \$5.90 Aggregate Rate
- Levy Limit The 101% Limit
- Constitutional 1% (The \$10.00 Limit)
- Average tax rate for 2022 is \$9.40822 per \$1,000 value



King County

TAX



WHAT ARE PROPERTY TAX LIMITATIONS?

- State law sets maximum levy rates for each taxing district's regular levy
- Districts can request additional funding through a voter approved "excess levy"



King County

TAX



WHAT ARE PROPERTY TAX LIMITATIONS?

- Taxing districts are limited to increasing their tax revenue by 1% or inflation.
- New Construction value, minus exemptions, sits on top of the statutory 1% limit.



King County

TAX



WHAT'S THE PROPERTY TAX TIME LINE?

- **January 1, 2022** — Effective Property Tax value is set for next year's taxes
- **July 1, 2022** — New 2021 Construction values set
- **November 2022** — Taxing jurisdictions set budget amounts & property tax ask
- **December 2022** — Property tax rates set based upon budget asks
- **January 2023** — Assessor delivers tax roll to Treasurer
- **February 2023** — Treasurer mails tax bills to property owners or their lender
- **April 30, 2023** — First half property tax due
- **October 31, 2023** — Second half property tax due



King County

QUESTIONS?

Department of Assessments

John Wilson, Assessor

(206) 296-7300

john.wilson@kingcounty.gov



King County

