

CONFUSED ABOUT YOUR property taxes?

Your bill looks like it is calculated by multiplying the *tax rate x your home's value*. However, the value of your home is actually one of the least impactful pieces of the property tax puzzle...confused? We were, too. Keep reading to see what's really going on.

Imagine the City of Bothell received \$1 million in property taxes in 2019, based on a \$1 billion total valuation of all Bothell homes and a tax rate of \$1.00/\$1,000 of assessed value (AV). The state limits annual increases to no more than 1% which means the City can receive no more than \$1,010,000 in property tax revenue in 2020.



Let's say the total valuation of all Bothell homes in 2020 increases by 15% and is now \$1.15 billion. Because of the 1% cap the tax rate must be lowered from \$1.00/\$1,000 AV to \$0.88/\$1,000 AV.



IF THE TAX RATE GOES DOWN, WHY DOES MY BILL KEEP GOING UP?

That depends on how the assessed value of your home changes *compared* to other Bothell homes and the total valuation of all homes in Bothell.

	<u>2019</u>	<u>2020</u>	<u>Percentage Change</u>
	Value: \$500,000 Tax Rate: \$1.00/\$1,000 AV Tax Bill: \$500	Value: \$550,000 Tax Rate: \$0.88/\$1,000 AV Tax Bill: \$484	15% increase in Bothell valuation 10% increase in home valuation 3% decrease in tax bill
	Value: \$500,000 Tax Rate: \$1.00/\$1,000 AV Tax Bill: \$500	Value: \$600,000 Tax Rate: \$0.88/\$1,000 AV Tax Bill: \$524	15% increase in Bothell valuation 20% increase in home valuation 5% increase in tax bill
	Value: \$500,000 Tax Rate: \$1.00/\$1,000 AV Tax Bill: \$500	Value: \$575,000 Tax Rate: \$0.88/\$1,000 AV Tax Bill: \$506	15% increase in Bothell valuation 15% increase in home valuation 1% increase in tax bill

So, if it's not all based on the value of my home, what causes the increase?

Voter-approved measures have the largest impact on your tax bill. Taxing jurisdictions can override the 1% cap if voters approve ballot measures like these:

City of Bothell Voter-Approved Measures

- Emergency Medical Services Levy (2011)
- Safe Streets and Sidewalks Levy (2016)
- Safe and Secure Levy and Bond (2018)

Other Voter- Approved Measures

- Sound Transit (2016)
- Northshore School District (2018)
- Northshore Parks and Recreation Service Area (2019)

