

2021 PROPERTY TAX FACT SHEET & LEVY DATA

Summary of 2020 Assessed Values and 2021 Tax Collection

Property value increases this year were due to a mix of new construction and trends in the market which resulted in an increase in Thurston County's total taxable value from \$38.007 billion in 2019 to \$40.681 billion for the 2020 assessment year. This was an increase of \$2.674 billion or 7.0% compared to the previous year.

Actions by local voters, taxing district officials increasing their budgets, and decisions made during the 2017 Legislature (EHB 2242), 2018 Legislature (ESSB6614), and 2019 Legislature (2SSB 5313) had an impact on county taxes overall. For the 2021 tax year, the average levy rate countywide decreased to \$12.35 per thousand of assessed value compared to \$12.55 for the 2020 tax year.

What is the overall increase in property taxes for 2021?

Voters continued to pass special levies to raise taxes in 2021. Total property tax to be billed in 2021 and then distributed to 42 taxing districts is \$501.7 million. This increase is \$26.0 million more than 2020 property taxes and is due to voter approved levies, legislative action in 2017, 2018, and 2019, and/or budgets initiated by taxing districts.

[Click here](#) to see a breakdown of property taxes by taxing district.

What caused 2021 property taxes to increase 26.0 million compared to property taxes levied for 2020?

There are multiple reasons for the countywide increase in property tax collections, including:

- 1. Impact Due to Previous Years' Voter Approved Excess Levies** – Outstanding excess levies voted in by the voters for prior years will have an impact to each succeeding year's levy collection until the obligation is completed. Listed below are the excess levies that have passed since 2007 that will continue to have an impact on the 2021 taxes.

Enrichment, Maintenance & Operation and Technology & Capital Project Levies

Fire District 1 – Rochester/Grand Mound passed a 3-year M&O levy on August 6, 2019. This proposition authorized the following taxes: 2020 tax year - \$1,185,462, 2021 tax year - \$1,185,462, 2022 tax year - \$1,185,462.

Fire District 9 – McLane/Black Lake passed a 4-year M&O levy on August 6, 2019. This proposition authorized the following taxes: 2020 tax year - \$2,195,545, 2021 tax year - \$2,383,615, 2022 tax year - \$2,562,393 and 2023 tax year - \$2,749,657.

Fire District 11 – Littlerock passed a 3-year M&O levy on August 6, 2019. This proposition authorized the following taxes: 2020 tax year - \$1,235,777, 2021 tax year \$1,235,777, 2022 tax year - \$1,235,777.

Centralia School District 401L the Enrichment Levy voted for on February 11 and August 4, 2020 did not pass.

Previously they passed a 2-year Enrichment Levy on February 13, 2018. This proposition authorized the following taxes: 2019 tax year - \$3,300,000 & 2020 tax year -\$3,500,000.

Griffin School District 324 passed a 2-year Capital Projects Levy on February 11, 2020. This proposition authorized the following taxes: \$755,000 for 2021 & 2022 collection.

They also passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$2,500,000, 2022 tax year -\$2,750,000, 2023 tax year - \$3,000,000 and 2024 tax year -\$3,250,000.

Previously they passed a 3-year Capital Projects Levy on November 17, 2017. This proposition authorized the following taxes: \$650,000 for 2018 through 2020 collection.

Previously they also passed a 4-year M&O levy on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$2,350,000, 2018 tax year -\$2,233,500, 2019 tax year - \$2,267,000 and 2020 tax year -\$2,301,000.

North Thurston School District 3 passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$43,125,000, 2022 tax year - \$45,700,000, 2023 tax year - \$48,250,000 and 2024 tax year -\$50,875,000.

Previously they passed a 4-year M&O levy on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$37,500,000, 2018 tax year -\$39,500,000, 2019 tax year - \$42,000,000 and 2020 tax year -\$44,500,000.

Olympia School District 111 passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$30,900,000, 2022 tax year - \$31,970,000, 2023 tax year - \$34,200,000, and 2024 tax year - \$36,500,000.

They also passed a 4-year Technology & Capital Projects levy on February 13, 2018. This proposition authorized the following taxes: 2019 tax year - \$8,178,296, 2020 tax year - \$8,575,771, 2021 tax year - \$8,895,271, and 2022 tax year - \$9,776,618.

Previously they passed a 4-year M&O levy on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$25,500,000, 2018 tax year - \$26,300,000, 2019 tax year - \$27,100,000, and 2020 tax year - \$27,900,000

Rainier School District 307 passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$1,678,103, 2022 tax year - \$1,879,475, 2023 tax year - \$2,105,012, and 2024 tax year - \$2,357,614.

Previously they passed a 4-year M&O on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$1,690,000, 2018 tax year - \$1,690,000, 2019 tax year - \$1,690,000, and 2020 tax year - \$1,690,000.

Rochester School District 401T passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$3,732,229, 2022 tax year - \$4,105,452, 2023 tax year - \$4,515,997, and 2024 tax year - \$4,967,597.

Previously they passed a 4-year M&O on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$3,963,480, 2018 tax year - \$4,033,115, 2019 tax year - \$4,119,985, and 2020 tax year - \$4,198,856.

Tenino School District 402 passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$3,213,815, 2022 tax year - \$3,535,196, 2023 tax year - \$3,888,716, and 2024 tax year - \$4,277,587.

Previously they passed a 4-year M&O on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$2,971,002, 2018 tax year - \$3,030,422, 2019 tax year - \$3,067,927, and 2020 tax year - \$3,067,927.

They also passed a 6-year Capital Projects Levy on February 10, 2015. This proposition authorized the following taxes: 2016 tax year - \$1,260,756, 2017 tax year - \$1,285,971, 2018 tax year - \$1,311,691, 2019 tax year - \$1,337,924, 2020 tax year - \$1,364,683, and 2021 tax year - \$1,391,975.

Tumwater School District 33 passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$16,750,000, 2022 tax year - \$18,100,000, 2023 tax year - \$19,350,000 and 2024 tax year - \$20,500,000.

They also passed a 2-year Capital Projects Levy on February 11, 2020. This proposition authorized the following taxes: \$5,000,000 for 2021 & 2022 collection.

Previously they passed a 4-year M&O on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$15,298,000, 2018 tax year - \$15,910,000, 2019 tax year - \$16,547,000 and 2020 tax year - \$17,209,000.

Yelm School District 2 passed a 4-year Enrichment Levy on February 11, 2020. This proposition authorized the following taxes: 2021 tax year - \$10,100,000, 2022 tax year - \$10,925,000, 2023 tax year - \$11,800,000, and 2024 tax year - \$12,750,000.

Previously they passed a 4-year M&O on Feb 9, 2016. This proposition authorized the following taxes: 2017 tax year - \$10,700,000, 2018 tax year - \$11,200,000, 2019 tax year - \$11,700,000, and 2020 tax year - \$12,300,000.

Bond Levies

Yelm School District #2 passed a 21-year bond in the amount of \$98,985,000 on February 12, 2019.

Fire District 3 – Lacey passed a 20-year bond in the amount of \$19,975,147 on November 7, 2017.

Fire District 6 – East Olympia passed a 6-year bond in the amount of \$2,000,000 on August 8, 2016.

Centralia School District 401L passed a 25-year bond for \$74,000,000 on February 14, 2017.

North Thurston School District 3 passed a 21-year bond for \$275,200,000 on February 11, 2020.

Previously they passed a 20-year bond for \$175,000,000 on February 11, 2014.

Olympia School District 111 passed a 20-year bond for \$160,700,000 on February 9, 2016.

Tumwater School District 33 passed a 20-year bond for \$136,000,000 on February 11, 2014. This was not levied for in the 2015 tax year and only the interest amount was levied for in 2016.

City of Olympia passed a 20-year Fire Department acquisition and improvement bond on August 19, 2008. The first year of collection for this levy is 2010 tax year.

Rainier School District #307 passed a bond levy on May 15, 2007.

- 2. Voter Approved Lid Lifts** – This occurs when voters of a taxing district vote to remove the levy limit on the regular levies by allowing an increase greater than 1%. Lid lifts may be either permanent or temporary and may be for just one year or span over six consecutive

years. Listed below are the lid lifts that have passed since 2014 that have an impact on the 2021 taxes.

Lid Lifts

Lacey Fire District 3 had a 6-year permanent lid lift pass on November 3, 2020.

Fire District 6 had a 6-year permanent lid lift pass on August 4, 2020.

Fire District 12 South Thurston had a 6-year permanent lid lift pass on November 5, 2019.

Fire District 17 had a 6-year permanent lid lift pass on November 5, 2019.

Fire District 8 had a 6-year permanent lid lift pass on November 6, 2018.

SE Thurston Fire Authority had a 6-year permanent lid lift pass on August 2, 2016.

Fire District Merge

Fire District 5 merged into Fire District 9 – This merge was voted on August 7, 2018 and is effective for the 2020 tax year.

Fire District 16 merged with Fire District 12 – This merge was by petition method and is effective for the 2018 tax year.

City of Tenino was annexed by Fire District 12 – This annexation was voted on November 7, 2017 and is effective for 2019 tax year.

Fire District 7 merged with Fire District 8 – This merge was voted on November 4, 2014 and is effective for the 2016 tax year.

- 3. Taxing Districts Increase Their Budgets as Permitted by Law** – Each year taxing districts can legally increase their regular levy (budget from property taxes) by the lesser of 1% or inflation, plus an adjustment for new construction. For the 2021 tax year, several taxing districts increased their regular levy by 1% plus an adjustment for new construction & state assessed utility increase.
- 4. New Construction** – There was an increase to new construction for the 2020 assessment year, totaling \$733 million, up from \$653 million in 2019. New construction includes remodeling activity and new homes, subdivisions, & commercial buildings. Regular taxing

districts are allowed an increase above the 1% limit by the assessed value of new construction and increase in state assessed utility value times the previous year's levy rate.

5. ***Taxing Districts Use Banked Capacity*** – Banked capacity is when taxing districts do not levy (or ask) for the full amount of tax allowed by law and may use it for a subsequent year. For 2021 property taxes, Olympia Metropolitan Park District, City of Olympia, and City of Tenino used banked capacity to set their levy. This action allows districts to request additional funds in the current year and resulted in a tax increase for property tax collection in 2021.
6. ***Creation of Regional Fire Authorities*** – To create a regional authority for fire protection and emergency medical services funded by a regular property tax, not to exceed \$1.50 per thousand dollars of assessed value.

Regional Fire Protection Service Authorities

Yelm Fire District 2, Fire District 4 (which includes the City of Rainier), & City of Yelm received approval from voters to combine the three districts into the S.E. Thurston Fire Protection Service Authority on February 9, 2010. This authority can levy up to \$1.50 per thousand starting for tax year 2011.

Fire District 1 & Fire District 11 received approval from voters to combine the two districts into the West Thurston Regional Fire Protection Service Authority on August 18, 2009. This authority can levy up to \$1.50 per thousand starting for tax year 2011.

7. Impact Due to Previous Years' Voter Approved Regular Levies

Tumwater Metropolitan Park District was formed by election on November 6, 2018. The first tax year for this levy is 2020.

Tanglewilde Park and Recreation District had a 6-year voted regular levy pass on November 5, 2019. This levy spans collection years 2020 through 2025.

Olympia Metropolitan Park District was formed by election on November 3, 2015. The first tax year for this levy is 2017.

8. Impact due to Legislative action in 2017, 2018, & 2019

ESSB 5160 amends the requirements for eligibility for the property tax exemption and deferral program for senior citizens, individuals with disabilities, and veterans for the 2020 tax year.

2SSB 5313 increased the maximum enrichment levy amount that school districts can impose to lesser of the voter approved levy, the maximum per pupil rate, or \$2.50 per thousand of assessed value beginning with taxes levied for collection in 2020.

ESSB 6614 decreased the State School levy for the 2019 tax year only and reinstates it for the 2020 tax year.

EHB 2242 increased the State School levy starting for the 2018 tax year. Decreased the maximum enrichment levy (formerly M & O levy) amount that school districts can impose to lesser of the voter approved levy, the maximum per pupil rate, or \$1.50 per thousand of assessed value beginning with taxes levied for collection in 2019.

In general, what causes property taxes to go up or down?

Property tax increases are generally caused by a combination of factors. For instance, when taxing districts ask for more money (that is, increase their budgets), property owners will pay more tax. Most districts set their budgets by a vote of their legislative body that may authorize increases up to their statutory or levy rate limits. This often results in increased taxes.

Taxes can also go up when voters approve excess levies for community services. Voters can approve a taxing district's request for excess levies for continuing operations or capital projects, such as school district enrichment levies, building bonds, bonds for school buses, or bonds for fire trucks.

Taxes for an individual property owner may go up when the value of the property rises at a faster rate or declines at a slower rate than other properties in that particular area of the county. Taxes may also increase for an individual property owner when a new house is constructed on a previously vacant lot or when a property previously receiving an exemption (such as a senior/disabled person exemption program) is sold and becomes fully taxable.

Legislative action in 2017, 2018, and 2019 increased the State School levy rate and increased the local school district enrichment levy for 2020 collection.

Property tax decreases may occur when taxing districts ask for less money or voters defeat excess levies, when the levy rate for a regular taxing district is at its statutory maximum and the assessed value is declining, when a property qualifies for an exemption (senior or disabled citizens exemption, remodeling exemption), when value increases in some areas are less rapid than increases in other areas, or when the value decrease for a property is greater than other properties.

Legislative action in 2017 decreased the amount a school district could levy for an enrichment levy starting in the 2019 tax year.

Legislative action in 2018 decreased the State School levy rate for the 2019 tax year only.