

Property Tax

The adopted 2019-2020 budget includes a one percent property tax adjustment for both 2019 and 2020. Council, by state statute, is required to set the property tax each year. The mid-biennium continues the adopted budget of a one percent property tax adjustment in 2020. One percent in 2020 is estimated to be approximately \$8 for a property with a median assessed valuation of \$936,000.

The one percent increase in 2020 will generate an estimated \$595,000 for the city, of which an estimated \$451,000 goes to the General Fund, and the rest \$144,000 goes to the General CIP fund for the Fire Facility and Neighborhood Connectivity levies.

The proposed 2020 levy includes increases for new construction and a levy for prior year refunds based on preliminary information provided by the King County Assessor's Office. Minor revisions may be made when the final numbers are available from King County. The property tax information below includes the councilmanic statutorily allowable one percent adjustment in 2020.

King County has preliminarily established that Bellevue's total AV has increased to \$68.2 billion in 2020 from \$64.9 billion in 2019, an increase of 5 percent. Under Initiative 747, the regular levy can grow at the lesser of a maximum of one percent annually or the rate of inflation. Inflation is defined as the increase in the implicit price deflator (IPD), plus additions for new construction. The IPD for 2019 is 2.17 percent, which means that the city's councilmanic statutory ability to adjust property tax will be limited to one percent other than when using banked capacity.

Total Property Tax Levy 2019 and 2020:

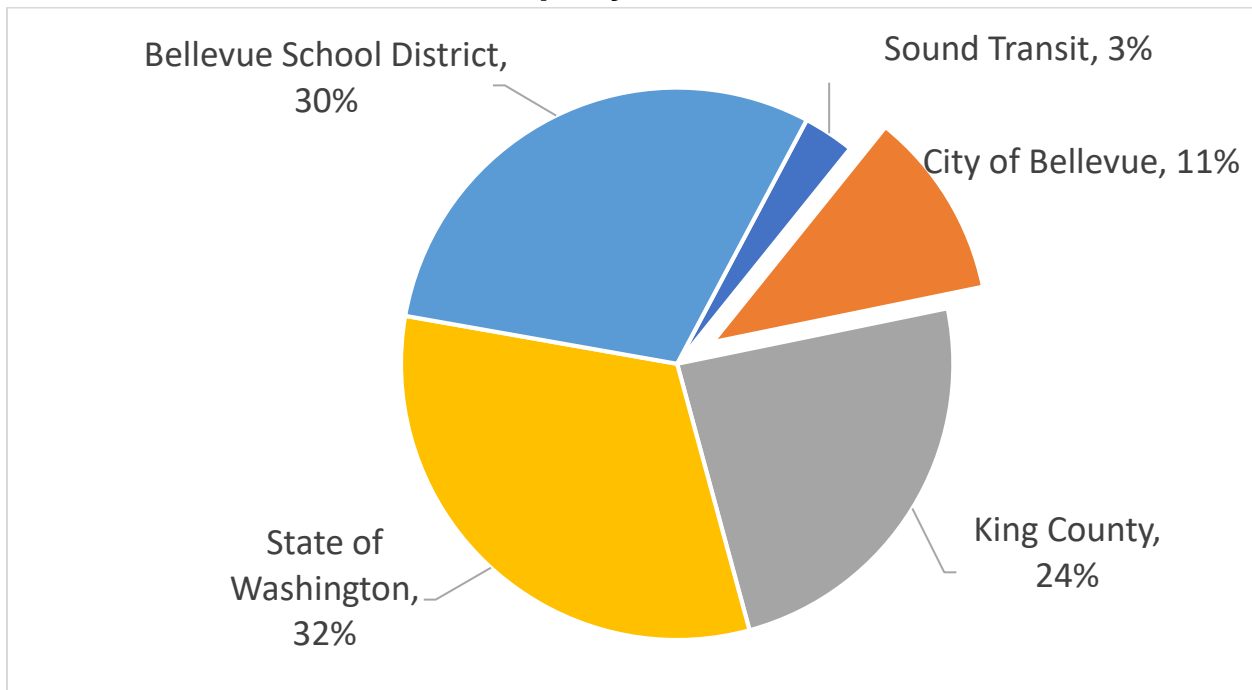
	<u>2019</u>	<u>2020</u> <u>(Estimate)</u>
Assessed Valuation (\$ in Billions)	\$64.9	\$68.2
Regular Levy Amount (\$ in Millions)	41.1	42.2
Regular Property Tax Rate (Per \$1,000 AV)	0.63	0.62
Voted Levy Amount – Parks (\$ in Millions)	4.0	4.0
Voted Property Tax Levy Rate (Per \$1,000 AV)	0.06	0.06
Voted Levy Amount – Fire Facilities (\$ in Millions)	6.5	6.7
Voted Property Tax Levy Rate (Per \$1,000 AV)	0.10	0.10
Voted Levy Amount – Neighborhood Connectivity (\$ in Millions)	7.8	8.1
Voted Property Tax Levy Rate (Per \$1,000 AV)	0.12	0.12
Total Property Tax Levy Rates (Per \$1,000 AV)	\$0.92	\$0.90

*May not foot due to rounding

Total 2019 Property Tax that a property owner paid:

The most common property tax 2019 rate in Bellevue is \$8.21 per \$1,000 of assessed value with \$0.92 per \$1000 of assessed value going to the City of Bellevue. The 2019 total property tax for a \$1,000,000 Bellevue home is \$8,212, with 11 percent or \$920 is returning to the city. The remaining 89 percent goes to many other jurisdictions. The chart below provides a property tax distribution.

2019 Property Tax Pie Chart



Voted Property Tax Levies for Background:

In November 2008, voters approved a levy lid lift for the parks and natural area programs. The levy lid lift provides \$3,389,000 annually to fund the parks capital program over 20 years and \$660,000 annually for ongoing maintenance and operations funding, for an annual total of \$4,049,000.

In November 2016, voters approved the Fire Facilities levy to fund improvements to fire facilities at a 2017 property tax rate of \$0.125 per \$1,000 of assessed value for collection in 2017 and for 19 years thereafter as allowed by chapter 84.55 RCW.

Also, in November 2016, voters approved the Neighborhood Safety, Connectivity and Congestion levy to fund neighborhood projects at a 2017 property tax rate of \$0.15 per \$1,000 of assessed value for collection in 2017 and for 19 years thereafter as allowed by chapter 84.55 RCW.