



One Community Around The Lake

2026 Budget

Property Tax Public Hearing

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Property Tax – Public Hearing

- Property Tax Limitations
 - Assessed Values & Limit Factors
- Property Tax Levy 2026
- Property Tax Levy Breakdown by Taxing District
- Tax Levy Comparison 2025-2026



Property Tax Limitations

- Statutory Dollar Rate –
 - Maximum rate set by statute
 - City Annexed into Fire District or Library District - \$3.60
 - Fire District – \$1.50
 - Library District - \$0.50
 - City – \$1.60
- Levy Limit (101% or IPD)
 - Maximum the City can increase their regular levy from the previous year (not including banked capacity, or refunds)
- Highest Lawful Levy (HLL)
 - The maximum levy allowed based on SDR and LL
- Statutory Amount
 - Assed Value x Statutory Dollar Rate Limit/\$1000 of AV
 - Necessary if Statutory Dollar Rate is reached/exceeded
- Assessed Values
 - Increased 5.5% from PY
- Implicit Price Deflator (IPD): 2.44%
 - RCW 84.55 – Populations greater than 10,000
 - Limit factor is lesser of 101% or 100% plus Inflation
 - Finding of Substantial Need (2nd Ordinance) – limit factor may exceed 100% plus inflation up to 101%
- **2026 Limit Factor = 101%**

2026 Property Tax Levy

- 2026 Estimated Levy \$6,740,885
- 2026 Levy Rate \$0.69
- General Fund Allocation - 86%
 - \$5,797,000
- Street Fund Allocation – 14%
 - \$944,000
- Approximately 2.1% Increase Overall
 - 1% Regular Levy Increase \$32,933
 - New Construction \$67,925
 - Refunds \$38,025

Regular Property Tax Levy						
	A	B		C1	D	
% Levy Increase	2025 Highest Lawful Levy	Revenue Increase over 2026 Levy	Levy Rate	New Construction	State Assessed & Refunds	2026 Tax Revenue/Levy (A + B + C+D)
1.0%	6,569,243	65,692	\$ 0.6920	\$ 67,925	38,025	6,740,885

Property Tax Levy Breakdown

Total 2025 Tax Levy (\$/1,000 AV)	
LKS School District	\$3.10
State School Levy	\$2.35
SnoCo Regional Fire	\$1.72
City of Lake Stevens	\$0.71
Snohomish County	\$0.50
Snolsle Library	\$0.32
Total	\$8.697



- 2025 Example *City* Portion
 - Levy Rate \$0.71
 - 2025 Assessed Value = \$500,000
 - $(\$500,000/1000) * 0.7148$
 - = \$357.41 Levy
 - = \$71.48 / 100,000 of AV

- 2026 Example *City* Portion
 - Average AV Increase 5.5%
 - Levy Rate \$0.69
 - 2026 Assessed Value = \$527,500
 - $(\$527,500/1000) * 0.69 = \365.01 Levy
 - \$7.60 increase over 2025
 - \$1.52 increase / 100,000 of AV

2025 – 2026 Property Tax Levy Comparison

Year	AV	/1000	City Portion Per \$1000	
			Levy Rate	AV
2025	\$100,000	100	\$0.7148	\$71.48
2025	\$500,000	500	\$0.7148	\$357.41
2025	\$1,000,000	1000	\$0.7148	\$714.83
			2026 Levy Rate @	City Portion Per \$1000
Year	5.5% AV Increase	/1000	1%	AV
2026	\$105,500	105.5	\$0.6920	\$73.00
2026	\$527,500	527.5	\$0.6920	\$365.01
2026	\$1,055,000	1055	\$0.6920	\$730.02

City Portion Variance 2025 v 2026			
Years	AV	/1000	Variance Per \$1000 AV
			@ 1%
2025 v 2026	\$5,500	5.5	\$1.52
2025 v 2026	\$27,500	27.5	\$7.60
2025 v 2026	\$55,000	55	\$15.19



2026 Property Tax – Next Steps

- Questions
- Public Comment
- Recommendation
 - Adopt Ordinance No. 1206 authorizing collection of property tax levy for 2026 and setting the property tax levy amount