2024

PROPERTY TAX SUMMARY REPORT

From the office of Wes Cornelius, Chelan County Assessor

Committed to Honesty, Service & Excellence

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A word about your 2024 property taxes

All real and personal property in Washington State is subject to property taxes unless specifically exempted by law. Your property taxes fund state and county services, including roads, transit, schools, libraries, parks, hospitals, fire and rescue, law enforcement, and environmental and social services.

One thing to keep in mind as you look at the assessed value on your 2024 property tax statement from the County Treasurer is that our assessment process is always a year behind. The amount of taxes you pay in 2024 is based on the assessed value as of January 1, 2023. This is the assessed value that was on the Notice of Value mailed out from our office on October 13, 2023. The 2023 assessment value is derived by analyzing what we call “arm’s length” real estate sales from 2022 and the first quarter of 2023.

In 2022, our local real estate market was still increasing, with the median home resale price for our area at $569,132 in the second quarter. In 2023, the real estate market cooled and leveled out in some areas of the county, with the median home resale price for our county at the end of June at $528,800, which is down 7% from 2022. The 2023 real estate sales analysis will be realized on your 2024 Notice of Value for 2025 property taxes, which you should receive from our office sometime this summer.

What’s new in 2024?

We are bringing back our community outreach meetings! We had a four-year hiatus, but we’re looking forward to getting back out into our local communities to share what we do at the assessor office and answer all of your burning questions! We at the assessor's office truly believe that the property assessment process for property tax purposes should not be a mystery to the taxpayers of Chelan County.

Wes Cornelius, Chelan County Assessor, invites property owners and all interested parties to attend one of our four community meetings we have scheduled throughout the county this spring. Please join us as we shed some light on how the assessment process works, how we use sales data to do our market sales analysis, and how we break out neighborhoods for revaluation purposes. We’ll have a short introduction, followed by what trends we are seeing in the real estate market and how that will affect your 2024 assessed value for 2025 taxes. We will then open up the rest of the meeting to answering your questions.

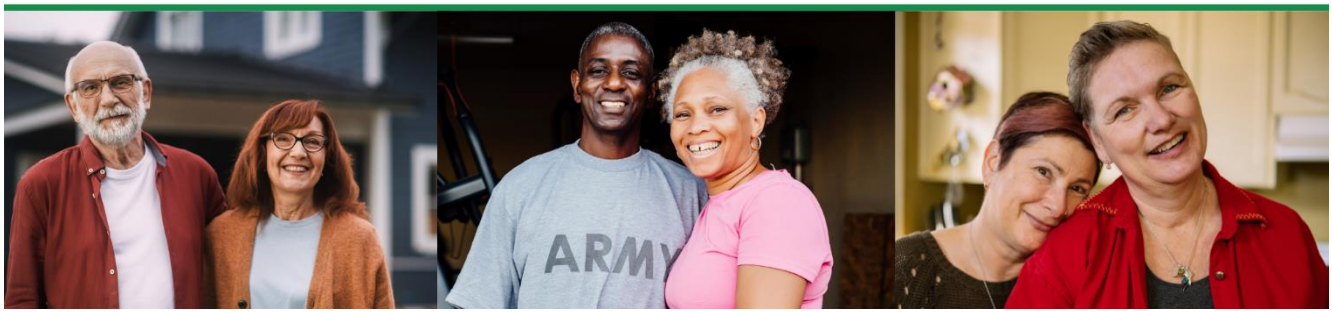
SAVE THE DATE

MARCH	APRIL	MAY	JUNE
Cashmere & South Wenatchee/Malaga	Entiat & North Wenatchee	Leavenworth & Lake Wenatchee	Chelan & Manson
Wednesday MARCH 27th 7pm-8pm	Wednesday APRIL 24th 7pm-8pm	Wednesday MAY 15th 7pm-8pm	Wednesday JUNE 26th 7pm-8pm
Wenatchee Highschool New Commons	Chelan County Fire #11 206 Easy Street	Chelan County Fire #3 228 Chumstick Highway	Chelan City Hall 135 E Johnson

New income thresholds for property tax exemptions

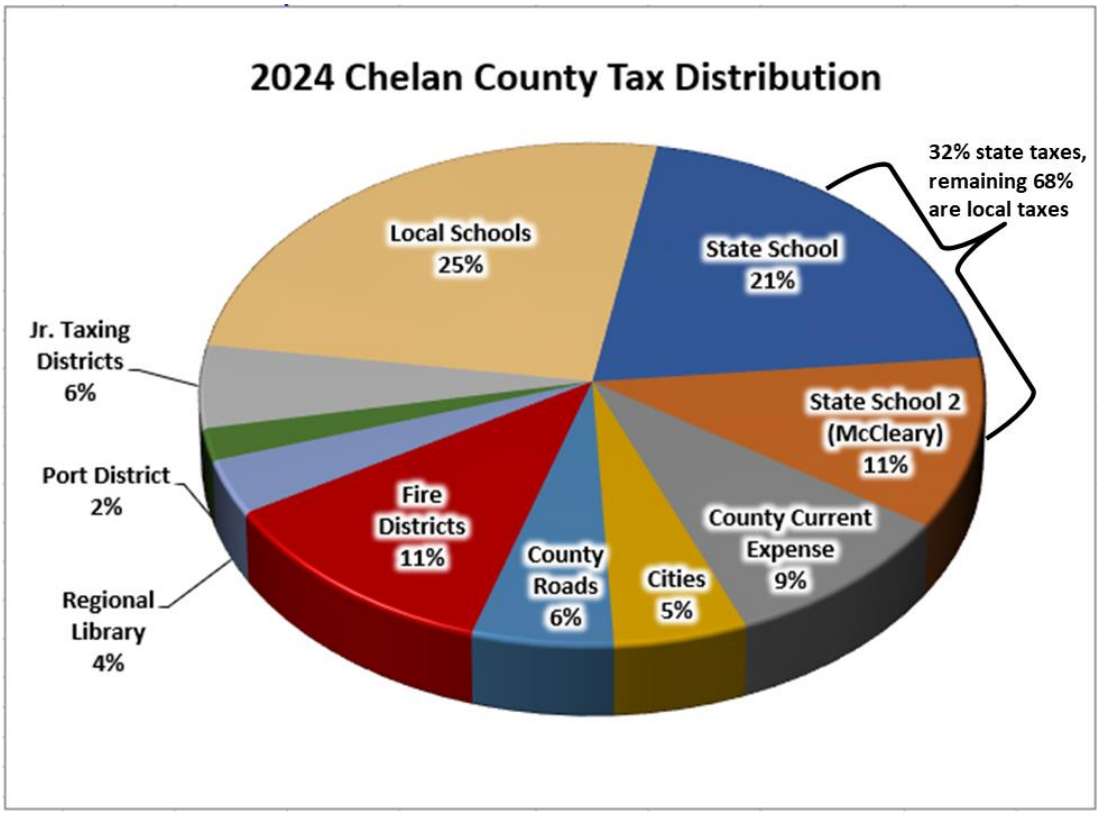
PROPERTY TAX EXEMPTION PROGRAM

FOR SENIORS, PEOPLE RETIRED DUE TO DISABILITY, AND VETERANS WITH DISABILITIES



The state recently increased income thresholds to allow more seniors, people retired due to disability, and veterans with disabilities to be eligible for a reduction in property taxes! If you're 61, retired due to disability, or a veteran with disabilities and make less than $48,000, you may be eligible! This new threshold is based on the annual qualifying combined household income for the 2023 assessment year, with taxes payable in 2024. The previous threshold was $43,588. Learn more at www.co.chelan.wa.us/assessor/pages/seniordisabled-exemptions.

Where do our property taxes go?



Tax District	2024 Taxes
State School	$34,038,945
State School 2 (McCleary)	$18,093,906
County Current Expense	$15,581,330
Cities	$8,662,841
County Roads	$9,205,554
Fire Districts	$19,302,546
Regional Library	$5,770,859
Port District	$3,375,616
Jr. Taxing Districts	$8,766,232
Schools	$41,872,230
TOTAL:	**$164,670,058**

Our staff

Assessor	Wes Cornelius
Chief Deputy Assessor	Erin Fonville
Admin. Asst. & Senior/Disabled Exemption Specialist	Anna Kirkpatrick
Senior Abstractor/GIS Technician/Mobile Home Specialist	Laura Ortega
Abstractor/GIS Technician	Peggy Fenhaus
Abstractor/GIS Technician	Emily Garcia
Levy Administrator/Personal Property Specialist	Stacy Wuolle
Chief Appraiser	Josh Hepburn
Analyst/Commercial Appraiser	John Ross
Senior Appraiser/Analyst/Trainer	Zach Baker
Real Property Appraiser/Ag	Raul Mendez
Real Property Appraiser	Travis Girard
Real Property Appraiser	Cassidy Key-Darlington
Real Property Appraiser	Mark Miller
Real Property Appraiser	Braden Reinholt
Real Property Appraiser	Vacant
Real Property Appraiser	Vacant

Contact us

General Information

Email: Assessor@co.chelan.wa.us

Mainline: (509) 667-6365
Fax: (509) 667-6664

Property Tax Relief

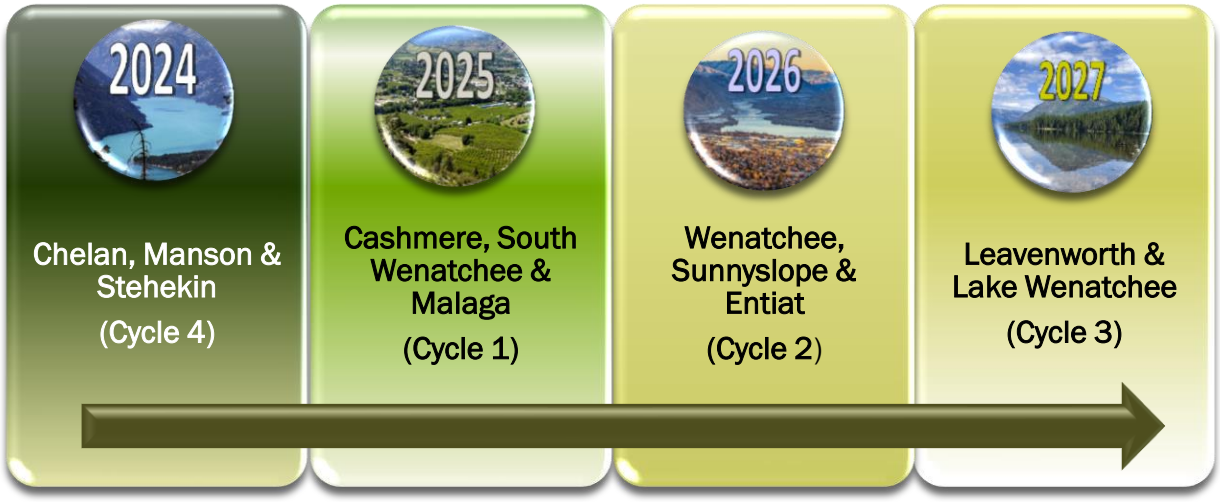
Senior & Disable Persons Exemptions	(509) 667-6364
Single Family Remodel Exemptions	(509) 667-6375
Destroyed Property	(509) 667-6374
Farm, Agriculture & Forest Land	(509) 667-6375
Open Space (PBRS)	(509) 667-6375
Historic Property Exemptions	(509) 667-6375

Personal Property

Business equipment/supplies accounts	(509) 667-6448
Mobile Homes	(509) 667-6423

What we do

Our office is responsible for determining the value of all taxable real and personal property in the county on a fair and equitable basis, along with maintaining accurate and accessible property information, providing timely and accurate assessments for tax purposes, and providing a detailed parcel map showing all parcels within the county. The Assessor's Office updates all property values annually according to market sales and continues to do physical inspections of every property on a 4-year cycle.



Information such as parcel and sales, ownership, GIS maps, monthly sales reports, exemptions, and assessed valuations for all property within the county can be obtained online through the assessor's website at www.co.chelan.wa.us/assessor or by calling the assessor's office at (509) 667-6365 during business hours (Monday through Friday, 8 a.m. to 5 p.m., with the exception of holidays). Make sure to check out our Frequently Asked Questions (FAQ) section for more great information on all that we do in the assessor's office.

Why we do it

The assessor is required by state law to appraise real property at 100% of its true and fair market value and to statistically update assessed values annually according to the highest and best use of the property, unless the use of the property qualifies for a special exemption program and is approved for such use by either the assessor or the state department of revenue. Assessed values are affected by the local real estate market, and the real estate market is directly influenced by supply and demand. There is no limit on how much assessed property value can increase or decrease annually.

Although you may not have made any improvements to your home, your value continues to follow the market activity in your neighborhood. Every year, we compare sale prices to assessed values. If assessed values are significantly different from sale prices, we will apply a market adjustment factor to that neighborhood of properties (market area) in order to bring the assessed value closer to sales prices.

Property taxes on a $400,000 home

The reality of it is, your home value didn't stay at just $400,000 over the last 4 years. You can see below that most levy rates have gone down, but if the rate of increase in your home value outpaces the rate of decline in your levy rate, then your taxes are going up.

Area	2021	2022	2023	2024	% change (4 yr)
Lake Wenatchee/Plain area	$3,956	$3,701	$3,105	$2,924	-26.09%
City of Leavenworth	$3,988	$3,775	$3,215	$2,978	-25.33%
Peshastin/Dryden area	$3,830	$3,580	$3,035	$2,851	-25.57%
City of Cashmere	$4,225	$4,040	$3,691	$3,555	-15.85%
Sunnyslope area	$4,141	$3,859	$3,483	$3,301	-20.29%
City of Wenatchee	$4,177	$3,901	$3,530	$3,352	-19.76%
Malaga area	$4,126	$3,846	$3,471	$3,288	-20.31%
City of Entiat	$4,250	$3,959	$3,319	$3,043	-28.40%
City of Chelan	$3,584	$3,449	$2,877	$2,690	-24.94%
Manson area	$3,756	$3,448	$2,946	$2,693	-28.30%

Levy Rates Over the Last 4 years

There are only 2 reasons for the levy rates to go down:

1. Increase in assessed value of that area, or
2. Taxing districts taking a reduction in their dollars requested from the previous year, while your value remained unchanged (never seen this happen)

Area	TCA	2021	2022	2023	2024	% change (4 yr)	% change (from last yr)
Lake Wenatchee/Plain	29	9.8888	9.2517	7.7636	7.3093	-26.09%	-5.85%
City of Leavenworth	606	9.9706	9.4387	8.0365	7.4447	-25.33%	-7.36%
Peshastin/Dryden area	53	9.5743	8.9512	7.5875	7.1270	-25.56%	-6.07%
City of Cashmere	100	10.5637	10.1012	9.2286	8.8884	-15.86%	-3.69%
Sunnyslope area	74	10.3521	9.6469	8.707	8.2518	-20.29%	-5.23%
City of Wenatchee	802	10.4425	9.7525	8.8251	8.3788	-19.76%	-5.06%
Malaga area	85	10.3159	9.614	8.6774	8.2201	-20.32%	-5.27%
City of Entiat	410	10.626	9.8965	8.2975	7.6079	-28.40%	-8.31%
City of Chelan	201	8.9598	8.6232	7.1933	6.7255	-24.94%	-6.50%
Manson area	4	9.391	8.6206	7.3646	6.7329	-28.30%	-8.58%

Assessment Calendar

Date	Description
January 1	Real and personal property is subject to taxation and valuation for assessment purposes as of this date.
January 15	Certification of Levies.
February 15	Property tax statement for the 2024 Tax Year (2023 Assessment Year) are mailed out and property taxes can be paid after this date to the County Treasurer.
April 30	Personal property listings due.
April 30	First half property taxes are due to the County Treasurer.
May 31	End of revaluation cycle for assessment purposes.
May 31	Notices of Values are mailed out.
July 1	Filing deadline for Board of Equalization petitions.*
July 15	Board of Equalization meets in open session.
August 1	Most taxing district boundaries must be established.
August 31	Last day assessor can add new construction value.
October 1	Last day to file for exemption on historic property.
October 31	Second half property taxes are due to the County Treasurer.
November 30	City and other taxing districts budgets are due to the County Legislative Authority.
December 15	Taxing certifications and the amount levied per taxing district are due to the County Assessor by the County Legislative Authority.
	*Dependent on Mailing Date of Notice of Values.

Assessment Process

There are numerous things to keep in mind when understanding how the Assessor appraises property:

1. In Washington State, the Assessor is required to value property at 100% of true and fair market value.
2. There are three standard approaches to value:
   - Cost
   - Sales
   - Income (commercial property)
3. For residential property, we use the cost approach to establish a base construction value, and then we apply the sales approach to get to market value.
4. We use a process called Mass Appraisal, which is different than your typical Fee Appraisal you would get when buying/selling/refinancing your property.
5. We cannot assign a market adjustment (increase or decrease) to your property that is different than all of the other properties in your market area.
6. Your market area may be as small as a group of homes in a specified area (subdivision, waterfront, etc.) or a much larger area, both defined by how the market is reacting to sales in that area.
7. You have one value on your property, but it is cumulative of the land component and any improvements (structures, commercial ag root stock, ag irrigation systems) on the property.
8. Physical inspections of property occur every 4 years, whereas statistical analysis of market conditions and the accompanying adjustments are done annually. All taxable properties in Chelan County have been revalued annually since 2010.
9. All sales used in the market analysis must be good, closed, arm's length transactions. Department of Revenue (DOR) stipulates the types of sales that can and cannot be used in the analysis. For example, a sale between relatives, bankruptcy, sheriff sales, tax deeds, gift deeds, Quit Claim deeds, forced sales, short sales, deeds in lieu of foreclosure, bank sales, sale or acquisition of exempt property, and classified land sales under RCW 84.34, cannot be used as they are not considered arm's length transactions. This is referred to as a DOR Ratio Code.
10. It is against the law to set an assessed value, independent of the rest of the market area, at its sale price. This is referred to as "shooting the sale"
11. The sales ratio is the Assessed Value/Sales Price.
12. Because Mass Appraisal works on the law of averages, if we set our goal ratio at 100%, we will have 50% of the properties over assessed, and 50% under assessed.
13. Chelan County prefers not to be on the high end of the range for over assessment, so our target ratio is between 85-90%.

14. The assessed value is always as of January 1 of the assessment year, which uses the prior year's sales. Example: 2023 assessments are based on 2022 sales and are for 2024 taxes.
15. A market adjustment is simply what the market will bear above and beyond the base construction cost of a new home. The raw cost of land plus new construction, or replacement cost (less depreciation) compared to the market value. The difference is the market adjustment, or influence. Think of this the same as the developer, or builder profit, but will fluctuate from year to year depending on the real estate market.
16. There are a few exceptions to the sales used in the market analysis. Even though we are not supposed to use foreclosed properties in our sales analysis, we realize that if there are a substantial number of foreclosures in one area, we cannot ignore the impact this has on the market. These foreclosed properties may be setting the new market value, but usually will recover within a year or so.

Mass Appraisal Process

1. Land is valued as if vacant. We typically have enough sales to determine whether land values need to be adjusted. If we do not have enough sales in a given market area, we typically will not change the value, but will continue to monitor for the following year. The law allows a look-back up to 5 years for market trends. The sales volume in Chelan County has been high enough that there are only a couple of areas where trending has been used; Stehekin being one.
2. In determining the land value, we take the market area, draw out all of the vacant land sales that have not been "coded out" (identified with a DOR Ratio Code), and then compare those sales prices against those properties prior years assessed value. This creates a list of sales ratios (Assessed Value/Sale Price).
3. The list of sales ratios gives us a range. The real estate market is made up of buyers and sellers with individual ideas on what the true value of a property is (it's worth exactly what someone is willing to pay for it), which can lead to different prices for two identical properties, side by side, in the same time frame. The market is driven by buyer's preferences and desires, not by science.
4. With this list of sales ratios, we order them highest to lowest and make a market adjustment so that the average ratio of all sales is between 85-90%. Typically, this only pushes 1 or 2 of the numerous sales over 100%. (See #9 in prior section)
5. That market adjustment for land (in % form) is now added to all properties in that defined market area. All properties, regardless of whether they sold or not, receive the same adjustment.
6. Improvements/structures are first valued through the Marshall & Swift manual, which is a national cost manual used by almost all industries related to building and construction, appraisal, etc.

7. The cost approach basically builds and values the structure as a replacement cost new less depreciation (RCN-D). The initial construction quality is a basis for the replacement cost new. The depreciation is a combination of age and condition of the property. Both the quality and condition of the property are considered "appraiser opinion". We also use local quality and condition checklists for consistency throughout the county.
8. Once we have the RCN-D, we consider that the base construction cost. However, a home does not sell for simply the cost of construction; therefore, we look at the sales in the market area for market adjustments.
9. We now look at improved sales in that same market area, and within that same group of sales. The exact same process is used for this analysis as was used for the land sales – ordering the ratios (assessed/sale) and determining the market adjustments. Any market adjustments at this point will be added or deducted from the Improvement value, since the land value has already been set to market.
10. We do not select a few comparables in an area to analyze and set values, we use ALL qualifying sales (see #9 in prior section). This is where fee appraisal work and our mass appraisal work diverge. We do not have the luxury of using exact (or very similar) homes across the county as comparables. We have to stay within the market area and do our analysis on a much larger scale. A fee appraiser will use comparables from all over, but then add or subtract adjustments differently on each property based on their current market area. Although our methods are different, unless we have incorrect details on the improvements, we are typically right on par with the appraisers and realtors market analysis.

Frequently Asked Questions

Q: Are there limits on how much a property's assessed value can change?

A: No. There are no limits on increases or decreases in assessed property values. This value is based on the requirement under state law that assessed values be established at 100% of fair market value on January 1st. While assessed values remain the same until the next year, market values continue to fluctuate throughout the year.

Q: If property values have no limit, what protects property owners from limitless taxes?

A: Your taxes are calculated based on the budgets submitted by jurisdictions (taxing districts) that provide you services. These budgets are prepared independently from property values and are limited to a 1% increase from one year to the next. This limit does not apply to taxes from voter-approved bonds and special levies. Property values determine the share of these budgets that individual property owners will pay.

Q: I have made no improvements to my home, why did my assessed value increase?

A: The law requires the Assessor's Office to value property at 100% of the true and fair market value. Assessed values are affected by the local real estate market and the real estate market is directly influenced by supply and demand. This affects the cost of materials,

labor, and other incidentals required to build, market, and sell a home. We are required to conduct an annual statistical update of assessed values based on real estate transactions. Although you may have not made any improvements to your home, your value continues to follow the market activity in your neighborhood.

Q: Are there programs that can lower my property value and taxes?

A: There are special programs that can reduce the taxable value of property for qualifying seniors, disabled persons, historical property, single family remodels and lands in farm and forest production. Additional information about these programs can be found on our website under the Exemptions Section or by contacting our office.

Q: Who do I contact with questions regarding my assessed value?

A: We encourage you to talk to our office to review your valuation any time you have a question or concern regarding your assessed property value. You can contact our office at (509) 667-6365 or send us an email at assessor@co.chelan.wa.us.

Still have questions? Check out our Frequently Asked Questions available on our website at www.co.chelan.wa.us/assessor

Need more info? Check us out on the web @ www.co.chelan.wa.us/assessor

Or Call us @ 509.667.6365

20 YEAR HISTORY OF VALUATION AND TAXES

ASSESSMENT YEAR	TAXABLE ASSESSED VALUE	TAX YEAR	STATE SCHOOL TAX	TAX
2023	**$21,808,653,466**	**2024**	**$52,132,851**	**$164,670,058**
2022	$19,765,556,927	2023	$50,370,795	$158,771,939
2021	$16,157,112,432	2022	$47,291,426	$149,080,458
2020	$14,378,511,484	2021	$44,172,557	$141,245,740
2019	$13,348,787,907	2020	$41,638,995	$131,906,013
2018	$12,163,012,401	2019	$33,207,564	$118,498,762
2017	$11,083,349,991	2018	$34,615,054	$123,356,871
2016	$10,358,133,863	2017	$37,185,586	$107,387,846
2015	$9,709,253,746	2016	$35,993,116	$103,275,501
2014	$9,122,362,233	2015	$33,393,056	$100,716,373
2013	$8,602,216,676	2014	$28,076,562	$94,422,547
2012	$8,646,096,066	2013	$26,850,568	$91,628,775
2011	$8,928,599,905	2012	$25,501,255	$90,054,131
2010	$9,264,829,844	2011	$24,858,650	$87,263,182
2009	$9,512,545,285	2010	$24,496,635	$87,456,372
2008	$8,782,568,505	2009	$23,550,722	$83,484,132
2007	$7,022,860,724	2008	$22,438,879	$76,026,651
2006	$6,066,908,249	2007	$24,386,283	$75,220,200
2005	$5,542,158,372	2006	$23,557,167	$72,317,445
2004	$5,193,713,137	2005	$22,172,426	$68,840,066
2003	$4,962,094,280	2004	$21,429,624	$65,619,201

CHELAN COUNTY 2023-2024 ASSESSED VALUES BY TAXING DISTRICT

TAXING DISTRICT		TOTAL ASSESSED VALUE (AV)	TAXABLE AV REGULAR LEVY*	TAXABLE AV EXCESS LEVY	SENIOR TAXABLE AV**	NEW CONSTRUCTION AV	TIMBER AV
STATE School		$22,508,069,115	$21,808,653,466		$225,748,445	$412,834,672	
STATE School Refund		$22,508,069,115	$21,808,653,466	$21,582,905,021		$412,834,672	
STATE School 2 (McCleary)		$22,508,069,115	$21,808,653,466		$225,748,445	$412,834,672	
STATE School 2 Refund		$22,508,069,115	$21,808,653,466	$21,582,905,021		$412,834,672	
County Current Expense		$22,508,069,115	$21,808,653,466		$225,748,445	$414,006,060	
Mental Health		$22,508,069,115	$21,808,653,466		$225,748,445	$414,006,060	
Veteran's Relief		$22,508,069,115	$21,808,653,466		$225,748,445	$414,006,060	
Flood Control		$22,508,069,115	$21,808,653,466		$225,748,445	$414,006,060	
Regional Library		$22,508,069,115	$21,808,653,466		$225,748,445	$414,006,060	
Port District		$22,508,069,115	$21,808,653,466		$225,748,445	$414,006,060	
County Road District		$12,709,721,505	$12,291,953,012		$117,993,647	$241,116,526	
Upp Valley Pk & Rec		$2,794,107,537	$2,709,518,193		$24,825,408	$33,722,210	
Manson Pk & Rec		$2,057,831,549	$2,003,068,014		$15,607,757	$65,482,490	
Brae Burn Mosq District		*Per parcel assessment*					
Chiwawa Mosq District		*Per parcel assessment*					
Leavenworth Mosq District		*Per parcel assessment*					
Idlewild Mosq District		*Per parcel assessment*					
SCHOOL DISTRICTS							
#19 Manson	M&O	$2,057,831,549		$1,988,823,322		$65,482,490	$490,734
	Cap. Proj	$2,057,831,549		$1,988,823,322		$65,482,490	$981,469
#122 Azwell/Pateros	M&O	$19,288,169		$14,656,199		$343,153	$0
	Cap. Imp.	$19,288,169		$14,656,199		$343,153	$0
	Bond	$19,288,169		$14,656,199		$343,153	$0
#127 Entiat	M&O	$594,651,025		$551,288,239		$8,090,788	$1,716,161
	Bond	$594,651,025		$551,288,239		$8,090,788	$3,432,323
#129J Chelan	M&O	$4,760,865,707		$4,645,998,149		$145,334,930	$645,543
	Cap. Proj	$4,760,865,707		$4,645,998,149		$145,334,930	$1,291,086
#222 Cashmere	M&O	$1,414,094,391		$1,333,155,811		$18,430,297	$308,919
	Bond	$1,414,094,391		$1,333,155,811		$18,430,297	$617,837
#228 Cascade	M&O	$5,356,997,192		$5,174,802,244		$67,244,609	$3,024,412
	Cap. Proj	$5,356,997,192		$5,174,802,244		$67,244,609	$6,048,823
	Bond	$5,356,997,192		$5,174,802,244		$67,244,609	$6,048,823
#246 Wenatchee	M&O	$8,250,194,552		$7,839,557,055		$109,079,793	$582,687
	Bond	$8,250,194,552		$7,839,557,055		$109,079,793	$1,165,373
HOSPITAL DISTRICTS							
#1 Cascade	Regular/EMS	$5,333,098,054	$5,191,672,677		$40,263,514	$66,628,806	
	Bond			$5,154,330,563			$5,936,262
#2 Chelan	Regular/EMS	$6,892,237,757	$6,740,193,747		$40,735,299	$211,160,573	
	Bond			$6,703,330,068			$2,319,442
CEMETERY DISTRICTS							
#1 Entiat		$535,457,827	$504,641,738		$8,363,408	$8,050,013	
#2 Peshastin		$494,543,057	$474,332,782		$6,627,383	$2,653,460	
#3 N Wenatchee		$1,621,147,011	$1,584,469,753		$13,967,918	$26,530,075	
#4 Chelan/Manson		$6,892,131,955	$6,740,087,945		$40,735,299	$211,160,573	
#5 Malaga		$95,386,542	$89,013,437		$7,564,413	$1,079,117	
FIRE DISTRICTS							
#3 Leavenworth	Regular	$2,438,395,263	$2,368,883,621		$20,663,996	$30,339,972	
#5 Manson	Regular	$2,031,870,071	$1,978,689,960		$15,493,851	$65,482,490	
#6 Cashmere	Regular	$1,471,380,775	$1,396,144,310		$23,165,012	$13,312,231	
#7 Chelan	Regular	$4,662,356,564	$4,580,394,510		$24,029,695	$143,199,613	
#8 Entiat	Regular	$641,587,698	$607,648,113		$9,092,774	$10,569,258	
	Bond			$599,469,939			$182,375
#9 Lake Wenatchee	Regular	$2,021,231,117	$1,990,256,485		$7,999,168	$26,774,083	
Wenatchee Valley Fire Dept.	Regular	$8,194,098,677	$7,904,959,851		$108,935,513	$107,879,818	
CITIES							
Cashmere	Regular	$509,041,782	$494,824,981		$6,438,167	$7,374,575	
Chelan	Regular	$2,295,942,595	$2,264,101,629		$12,962,225	$77,948,930	
Entiat	Regular	$268,414,614	$257,129,490		$3,797,514	$4,705,450	
Leavenworth	Regular	$934,115,529	$908,982,411		$6,187,797	$14,246,264	
Wenatchee	Regular	$5,790,833,090	$5,591,661,943		$78,369,095	$68,614,315	

*With Farm Exemption taken.

**Senior Taxable AV is included in the Taxable AV for regular levies.

***80% of the 1983 timber roll (this value is used when greater than the amount of 1/2 of the full timber assessed value).

2023-2024 CHELAN COUNTY CERTIFICATION OF LEVIES REPORT

STATE	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
State School	$21,789,530,872	0.0000053696	$117.00
State School Refund	$21,789,530,872	1.5621643348	$34,038,828.00
State School 2 (McCleary)	$21,582,905,021	0.8383421037	$18,093,858.00
State School 2 Refund	$21,582,905,021	0.0000022240	$48.00

COUNTY	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Current Expense ($700,000 shift from Road Dept.)	$21,808,653,466	0.6865492789	$14,972,715.31
Mental Health	$21,808,653,466	0.0163917663	$357,482.35
Veteran's Relief	$21,808,653,466	0.0115152634	$251,132.39
Regional Library	$21,808,653,466	0.2646132505	$5,770,858.68
Flood Control	$21,808,653,466	0.0383520505	$836,406.58
County Road General ($700,000 shift from roads to County Current)	$12,291,953,012	0.7489089416	$9,205,553.52
Port General	$21,808,653,466	0.1547833079	$3,375,615.52
Upper Valley Park & Rec Gen	$2,709,518,193	0.0693163716	$187,813.97
Manson Park & Rec	$2,003,068,014	0.1737334916	$348,000.00

SCHOOL DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
#19 Manson M&O	$1,988,823,322	0.9505996624	$1,890,574.78
#19 Manson M&O TAV	$490,734	0.9505996624	$466.49
#19 Manson Cap Improvements	$1,988,823,322	0.2518113798	$500,808.34
#19 Manson Cap Impr. TAV	$981,469	0.2518113798	$247.15
#122 Azwell/Pateros M&O	$14,656,199	1.6684337005	$24,452.90
#127 Entiat M&O	$551,288,239	0.9357578710	$515,872.31
#127 Entiat M&O TAV	$1,716,161	0.9357578710	$1,605.91
#127 Entiat Bond	$551,288,239	1.4986531548	$826,189.86
#127 Entiat Bond TAV	$3,432,323	1.4986531548	$5,143.86
#129J Chelan M&O	$4,645,998,149	0.8154102027	$3,788,394.29
#129J Chelan M&O TAV	$645,543	0.8154102027	$526.38
#129J Chelan Cap Improvements	$4,645,998,149	0.0516205489	$239,828.97
#129J Chelan Cap Impr. TAV	$1,291,086	0.0516205489	$66.65
#222 Cashmere M&O	$1,333,155,811	2.0318152697	$2,708,726.33
#222 Cashmere M&O TAV	$308,919	2.0318152697	$627.67
#222 Cashmere Bond	$1,333,155,811	1.7514216175	$2,334,917.91
#222 Cashmere Bond TAV	$617,837	1.7514216175	$1,082.09
#228 Cascade M&O	$5,174,802,244	0.7583032826	$3,924,069.53
#228 Cascade M&O TAV	$3,024,412	0.7583032826	$2,293.42
#228 Cascade Bond	$5,174,802,244	0.9487168916	$4,909,422.30
#228 Cascade Bond TAV	$6,048,823	0.9487168916	$5,738.62
#228 Cascade Cap Proj	$5,174,802,244	0.1161160787	$600,877.74
#228 Cascade Cap Proj TAV	$6,048,823	0.1161160787	$702.37
#246 Wenatchee M&O	$7,839,557,055	1.6461622452	$12,905,182.84
#246 Wenatchee M&O TAV	$582,687	1.6461622452	$959.20
#246 Wenatchee Bond	$7,839,557,055	0.8205325656	$6,432,611.86
#246 Wenatchee Bond TAV	$1,165,373	0.8205325656	$956.23

TAV=Timber Assessed Value

HOSPITAL DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Hospital No 1 General	$5,191,672,677	0.1282542490	$665,854.08
Hospital No 1 Bond	$5,154,330,563	0.1332553380	$686,842.06
Hospital No 1 Bond TAV	$5,936,262	0.1332553380	$791.04
Hospital No 1 EMS	$5,191,672,677	0.3358653691	$1,743,703.06
Hospital No 2 General	$6,740,193,747	0.1418930280	$956,386.50
Hospital No 2 Bond	$6,703,330,068	0.1902765315	$1,275,486.39
Hospital No 2 Bond TAV	$2,319,442	0.1902765315	$441.34
Hospital No 2 EMS	$6,740,193,747	0.2605041362	$1,755,848.35

CEMETERY DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Cemetery No 1	$504,641,738	0.0358292005	$18,080.91
Cemetery No 2	$474,332,782	0.0446322304	$21,170.53
Cemetery No 3	$1,584,469,753	0.0316279752	$50,113.57
Cemetery No 4	$6,740,087,945	0.0322407544	$217,305.52
Cemetery No 5	$89,013,437	0.0361806050	$3,220.56

FIRE DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Fire No 3 General	$2,368,883,621	0.5794311750	$1,372,605.02
Fire No 5 General	$1,978,689,960	0.4102856114	$811,828.02
Fire No 6 General	$1,396,144,310	0.3156093298	$440,636.17
Fire No 7 General	$4,580,394,510	0.8365086548	$3,831,539.65
Fire No 8 General	$607,648,113	0.5690507427	$345,782.61
Fire No 8 Bond	$599,469,939	0.0874425709	$52,419.19
Fire No 8 Bond TAV	$182,375	0.0874425709	$15.95
Fire No 9 General	$1,990,256,485	0.5672599178	$1,128,992.73
Wenatchee Valley Fire Department	$7,904,959,851	1.4318533069	$11,318,742.90

CITY DISTRICTS	TOTAL TAXABLE VALUE	LEVY RATE	TOTAL TAXES
Cashmere General	$494,824,981	1.5325207076	$758,329.53
Chelan General	$2,264,101,629	0.8243978080	$1,866,520.42
Entiat General	$257,129,490	0.9084946266	$233,600.76
Leavenworth General	$908,982,411	0.8027626070	$729,697.09
Wenatchee General	$5,591,661,943	0.9075464758	$5,074,693.09

*80% of the 1983 timber roll (this value is used when greater than the amount of 1/2 of the full timber assessed value).

Certification of Values By Tax Area - CHELAN County

2023 Assessed Value for 2024 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
100	474,808,127	2,369,506	6,388,589	10,461,568	747,613	49,578	0	494,824,981	7,374,575	0
12	13,228,376	63,483	0	308,429	1,034,914	20,997	0	14,656,199	343,153	0
14	0	0	0	0	0	0	0	0	0	0
16	18,193,657	5,732	541,529	10,209	86,265	0	0	18,837,392	0	0
17	105,802	0	0	0	0	0	0	105,802	0	0
19	14,761,811	19,651	289,868	3,791,702	325,846	0	0	19,188,878	0	0
2	19,157,560	0	113,906	0	0	0	0	19,271,466	0	0
20	221,949,066	121,836	3,433,306	46,211	2,427,576	591,059	0	228,569,054	3,344,564	252,880
201	2,130,477,882	360,402	12,575,995	12,040,231	846,898	4,903	0	2,156,306,311	77,405,014	0
202	107,413,991	0	381,327	0	0	0	0	107,795,318	543,916	0
22	34,062,359	70,088	438,012	50	1,137,589	1,988	0	35,710,086	40,775	0
23	7,103,677	0	0	0	0	0	0	7,103,677	118,638	0
24	70,422,352	17,992,442	258,978	4,735,370	9,883,955	18,734	0	103,311,831	3,274,720	0
26	524,588,029	14,213,233	6,901,441	1,308,327	5,091,116	168,659	0	552,270,805	10,575,721	0
28	92,119,634	403,766	629,772	18,448	1,295,668	0	0	94,467,288	2,204,572	0
29	1,230,648,380	21,056,362	5,910,761	3,066,849	10,845,073	0	0	1,271,527,425	18,672,295	0
30	22,835,905	0	0	0	0	0	0	22,835,905	51,837	0
31	15,565,538	0	0	0	0	0	0	15,565,538	243,475	0
32	17,804,700	66,977	0	77,479	3,529,822	143,435	0	21,622,413	0	0
33	381,682,920	0	1,378,815	348,003	44,835	0	0	383,454,573	4,819,817	0
34	1,863,219,060	187,721	8,781,040	10,428,011	5,897,850	1,938,673	0	1,890,452,355	50,125,041	0
35	59,857,140	0	0	0	0	0	0	59,857,140	1,048,386	0
36	405,263,212	0	0	451,369	36,398	326,760	0	406,077,739	14,782,489	0
37	245,877,626	0	709,592	0	0	0	0	246,587,218	2,181,748	0
38	83,833,968	92,195	757,108	22,486	1,459,939	73,787	0	86,239,483	2,478,470	0
39	5,994,224	0	0	0	0	0	0	5,994,224	0	5,994,224
4	1,945,079,446	257,447	14,130,786	16,217,625	1,641,591	1,363,065	0	1,978,689,960	65,482,490	0
410	248,903,048	286,281	3,549,748	3,146,905	995,742	247,766	0	257,129,490	4,705,450	0
42	870,248,404	0	7,082,915	1,055,649	24,420	96,663	0	878,508,051	5,274,512	0
43	912,151	0	0	0	0	0	0	912,151	0	0
44	7,252,846	0	0	0	610,966	0	0	7,863,812	167,743	0

Certification of Values By Tax Area - CHELAN County

2023 Assessed Value for 2024 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
45	6,402,346	0	404,312	0	751	0	0	6,807,409	695,421	0
47	13,322,788	0	0	7,507	0	226,521	0	13,556,816	0	0
48	203,872,818	0	2,695,562	2,001,194	103,982	418,045	0	209,091,601	1,064,576	13,262
49	100,996,675	2,587,094	407,297	385,254	908,037	542,963	0	105,827,320	375,426	0
50	120,098,583	2,960,952	1,833,604	5,072,316	1,121,290	99,079	0	131,185,824	350,294	0
52	151,983,346	3,700,359	2,833,502	685,908	1,542,998	1,214,117	0	161,960,230	1,381,999	0
53	9,764,196	687,898	107,766	68,094	241,321	136,619	0	11,005,894	0	0
54	11,772,437	1,256,161	41,137	0	438,617	0	0	13,508,352	497,165	4,495,998
56	60,664,337	100,126	339,010	0	1,002,085	0	0	62,105,558	1,344,895	0
57	22,400	0	0	0	0	0	0	22,400	0	0
58	38,133,802	2,123,511	555,243	4,434	742,410	90,722	0	41,650,122	68,056	0
6	5,106,588	0	0	0	0	0	0	5,106,588	0	0
60	720,649,975	11,009,689	10,176,773	1,269,522	6,204,544	2,650,651	0	751,961,154	9,642,771	0
602	1,925,412	0	0	794,390	1,294	0	0	2,721,096	0	0
604	0	0	0	8,918	0	0	0	8,918	0	0
606	889,270,978	462,574	6,187,797	9,185,160	1,154,806	0	0	906,261,315	14,246,264	0
61	51,211	0	0	0	0	0	0	51,211	0	0
62	17,264,194	1,117,019	335,682	2,962,159	1,015,835	0	0	22,694,889	186,365	0
63	25,600	0	0	0	0	0	0	25,600	0	0
64	8,713,832	0	118,255	700	64,813	39,740	0	8,937,340	451,093	0
65	2,471,938	0	25,474	0	0	0	0	2,497,412	0	0
66	643,813,272	3,656,206	8,326,298	1,437,383	6,970,502	733,922	0	664,937,583	8,930,053	337,843
68	31,229,685	0	285,441	189,156	0	6,577,958	0	38,282,240	172,937	0
69	38,672,003	0	0	10,992	95,905	517,545	0	39,296,445	455,087	75,700
72	2,397,103	5,732	0	0	11,874,808	0	0	14,277,643	0	0
74	1,093,970,408	125,056	13,558,894	4,698,283	2,092,060	39,973	0	1,114,484,674	25,910,180	0
75	5,394,902	0	0	0	0	0	0	5,394,902	0	0
76	6,144,373	0	0	5,552	0	7,897	0	6,157,822	0	0
800	0	0	0	0	0	0	0	0	0	0
801	25,697,714	0	0	0	0	0	0	25,697,714	0	0
802	4,808,993,733	19,688,599	78,190,228	182,668,511	14,987,008	41,347	0	5,104,569,426	67,765,062	5,308,440

Certification of Values By Tax Area - CHELAN County

2023 Assessed Value for 2024 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
803	30,375,059	388,812	66,234	35,199	168,763	0	0	31,034,067	229,358	0
804	365,174,185	2,142,081	61,548	58,511,365	4,461,819	9,738	0	430,360,736	619,895	0
82	107,037,088	0	2,986,605	0	12,398	0	0	110,036,091	290,769	0
84	2,607,701	36,602	0	3,611,149	77,159	0	0	6,332,611	457,636	0
85	299,858,914	11,059,809	2,712,184	1,538,714	5,307,392	729,690	0	321,206,703	3,611,358	0
9	53,618,299	0	123,517	128,297	0	0	0	53,870,113	0	0
	21,010,868,786	**120,675,402**	**206,625,851**	**342,815,078**	**108,554,673**	**19,122,594**	**0**	**21,808,662,384**	**414,006,061**	**16,478,347**

CHELAN COUNTY
2023 LEVIES FOR 2024 TAXES

TAXING DISTRICT		*$ RATE*	*TOTAL*
State School		1.5621643348	
State School Refund		0.0000053696	
State School 2		0.8383421037	
State School 2 Refund		0.0000022240	2.4005140321
County Current Expense		0.6865492789	
Mental Health		0.0163917663	
Veteran's Relief		0.0115152634	
Total County			0.7144563086
Regional Library		0.2646132505	0.2646132505
Port District		0.1547833079	0.1547833079
County Road District		0.7489089416	0.7489089416
Flood Control Zone		0.0383520505	0.0383520505
Upp Valley Pk & Rec (PK2)		0.0693163716	0.0693163716
Manson Pk & Rec (PK)		0.1737334916	0.1737334916
Brae Burn Mosq District (MD1)		*Per parcel assessment*	
Leavenworth Mosq District (MD2)		*Per parcel assessment*	
Idlewild Mosq District (MD3)		*Per parcel assessment*	
Chiwawa Mosq District (MD4)		*Per parcel assessment*	
HOSPITAL DISTRICTS			
#1 Cascade (H1)	Regular	0.1282542490	
	Bond	0.1332553380	
	EMS	0.3358653691	0.5964175859
#2 Chelan (H2)	Regular	0.1418930280	
	Bond	0.1902765315	
	EMS	0.2605041362	0.5926736957
FIRE DISTRICTS			
#3 Leavenworth (F3)	Regular	0.5794311750	0.5794311750
#5 Manson (F5)	Regular	0.4102856114	0.4102856114
#6 Cashmere (F6)	Regular	0.3156093298	0.3156093298
#7 Chelan (F7)	Regular	0.8365086548	0.8365086548
#8 Entiat (F8)	Regular	0.5690507427	
	Bond	0.0874425709	0.6564933136
#9 Lk Wen/Ponderosa	Regular	0.5672599178	0.5672599178
Wenatchee Valley (WVFD)	Regular	1.4318533069	1.4318533069
Cemetery Districts			
#1 Entiat (CD1)		0.0358292005	0.0358292005
#2 Peshastin (CD2)		0.0446322304	0.0446322304
#3 N Wenatchee (CD3)		0.0316279752	0.0316279752
#4 Chelan/Manson (CD4)		0.0322407544	0.0322407544
#5 Malaga (CD5)		0.0361806050	0.0361806050
CITIES			
Cashmere (CA)	Regular	1.5325207076	1.5325207076
Chelan (CH)	Regular	0.8243978080	0.8243978080
Entiat (E)	Regular	0.9084946266	0.9084946266
Leavenworth (LV)	Regular	0.8027626070	0.8027626070
Wenatchee (W)	Regular	0.9075464758	0.9075464758
SCHOOL DISTRICTS			
#19 Manson (19)	M&O	0.9505996624	
	Cap.Proj	0.2518113798	1.2024110422
#122 Azwell/Pateros (122)	M&O	1.6684337005	
	Bond	0.0000000000	1.6684337005
#127 Entiat (127)	M&O	0.9357578710	
	Bond	1.4986531548	2.4344110258
#129J Chelan (129)	M&O	0.8154102027	
	Cap.Proj	0.0516205489	0.8670307516
#222 Cashmere (222)	M&O	2.0318152697	
	Bond	1.7514216175	3.7832368872
#228 Cascade (228)	M&O	0.7583032826	
	Cap. Pro	0.1161160787	
	Bond	0.9487168916	1.8231362529
#246 Wenatchee (246)	M&O	1.6461622452	
	Bond	0.8205325656	2.4666948108

TAX CODE	*DISTRICTS*	*Total Levy with Exemptions*	*$ RATE/1000*
002	*19 CD4 H2 PK	4.0916549737	6.3226868751
004	*19 CD4 H2 F5 PK	4.5019405851	6.7329724865
006	*19 CD4 H2 F7 PK	4.9281636285	7.1591955299
008	*69 CD4 H2	3.9179214821	4.9465423413
009	*69 CD4 H2 F10 (Stehekin)	3.9179214821	4.9465423413
012	*122 CD4 H2 F7	4.7544301369	7.4514846966
014	*127	3.4832835635	6.7560389170
016	*127 CD1	3.5191127640	6.7918681175
017	*127 CD1 H2	3.9215099282	7.3845418132
019	*127 CD3 F1 WVFD	4.9467648456	8.2195201991
020	*127 CD1 F8	4.0881635067	7.4483614311
022	*127 F8	4.0523343062	7.4125322306
023	*228	3.4832835635	6.1447641441
024	*228 H1	3.9474031816	6.7421391002
025	*228 SD2J H1	3.9474031816	6.7421391002
026	*228 F3 H1 PK2	4.5961507282	7.3908866468
028	*228 H1 PK2	4.0167195532	6.8114554718
029	*228 F9 H1	4.5146630994	7.3093990180
030	*228 F9 H1 MD1	4.5146630994	7.3093990180
031	*228 F3 H1	4.5268343566	7.3215702752
032	*129 CD4 H2	3.9179214821	5.8135730929
033	*228 F9 H1 WD5	4.5146630994	7.3093990180
034	*129 CD4 H2 F7	4.7544301369	6.6500817477
035	*228 F9 H1 MD3	4.5146630994	7.3093990180
036	*129 CD4 H2 SD F7	4.7544301369	6.6500817477
037	*228 F9 H1 CHMD	4.5146630994	7.3093990180
038	*129 CD4 H2 F8	4.4869722248	6.4700664065
039	*228 F9 H1 PK2	4.5839794710	7.3787153896
042	*228 F3 H1 PK2 MD2	4.5961507282	7.3908866468
043	*228 H1 PK2 MD2	4.0167195532	6.8114554718
044	*228 CD2 H1	3.9920354120	6.7867713306
045	*228 CD2 H1 PK2	4.0613517836	6.8560877022
046	*228 F3 CD2 H1	4.5599513236	7.3546872422
047	*228 CD2 H1 F3 PK2	4.6407829586	7.4355188772
048	*228 CD2 H1 F6	4.3076447418	7.1023806604
049	*228 CD2 H1 F6 PK2	4.3769611134	7.1716970320
050	*228 F6 CD2 H1 PK2 WD3	4.3769611134	7.1716970320
052	*228 H1 F6	4.2630125114	7.0577484300
053	*228 H1 F6 PK2	4.3323288830	7.1270648016
054	*228 F6	3.7988928933	6.4603734739
056	*222	3.4832835635	8.1048647784
057	*222 H1	3.9474031816	8.7022397345
058	*222 F1 WVFD	4.9151368704	9.5367180853
060	*222 F6	3.7988928933	8.4204741082
061	*222 F6 H1	4.2630125114	9.0178490643
062	*246	3.4832835635	6.7883227020
063	*246 H1	3.9474031816	7.3856976581
064	*246 CD5	3.5194641685	6.8245033070
065	*246 F1 WVFD CD5	4.9513174754	8.2563566139
066	*246 246B F1 WVFD	4.9151368704	8.2201760089
068	*246 CD5 WD2	3.5194641685	6.8245033070
069	*246 F1 WVFD CD5 WD2	4.9513174754	8.2563566139
072	*246 CD3	3.5149115387	6.8199506772
074	*246 CD3 F1 WVFD	4.9467648456	8.2518039841
075	*246 F6	3.7988928933	7.1039320318
076	*246 CD3 F6	3.8305208685	7.1355600070
082	*246 F1 WVFD WD1	4.9151368704	8.2201760089
084	*246 WD2	3.4832835635	6.7883227020
085	*246 F1 WVFD WD2	4.9151368704	8.2201760089
100	*CA 222	4.2668953295	8.8884765444
201	*CH 129 CD4 H2 F7	4.8299190033	6.7255706141
202	*CHTIF CH 129 CD4 H2 F7	4.8299190033	6.7255706141
410	*E 127 CD1 F8	4.2477491917	7.6079471161
602	*LV 228 H1 PK2 F3	4.6500043936	7.4447403122
606	*LV 228 H1 PK2 MD2 F3	4.6500043936	7.4447403122
800	*W 246	3.6419210977	6.9469602362
801	*WTIF W 246 F1 WVFD	5.0737744046	8.3788135431
802	*W 246 F1 WVFD WB	5.0737744046	8.3788135431
803	*W 246 F1 WVFD WB	5.0737744046	8.3788135431
804	*W 246 F1 WVFD CD3	5.1054023798	8.4104415183

NOTE: To decipher which taxing districts comprise each tax code area we have added a legend with the district code in parenthesis (eg. CA) next to each taxing district. The following tax districts (*which we do not currently levy for*) are:

SD: Sewer District	WD3: Peshastin Water District
WD1: Three Lakes Water District	WD4: Alpine Water District
WD2: Malaga Water District	WD5: Lake Wen. Water District