



2024 Assessor's Report

Senior exemption income levels surge

Seniors living on fixed incomes have been among the hardest hit due to significant inflation in recent years. With that in mind, the Assessor's association worked with the Washington State Legislature to ensure even more low-income seniors may qualify for the Property Tax Exemption program. In response, the state legislature, during the 2023 legislative session, unanimously increased the income level from 65% of the median household income in a county to 70%.

The resulting legislative change increased qualifying income levels for Clark County property owners from \$50,348 to \$62,000 based upon household incomes less approved expenses. Seniors already approved for the program based upon previous income levels may qualify for additional tax relief and see even more savings in 2024. The threshold changes were automatically applied for seniors on the program, and there is no need to contact our office to request this change.

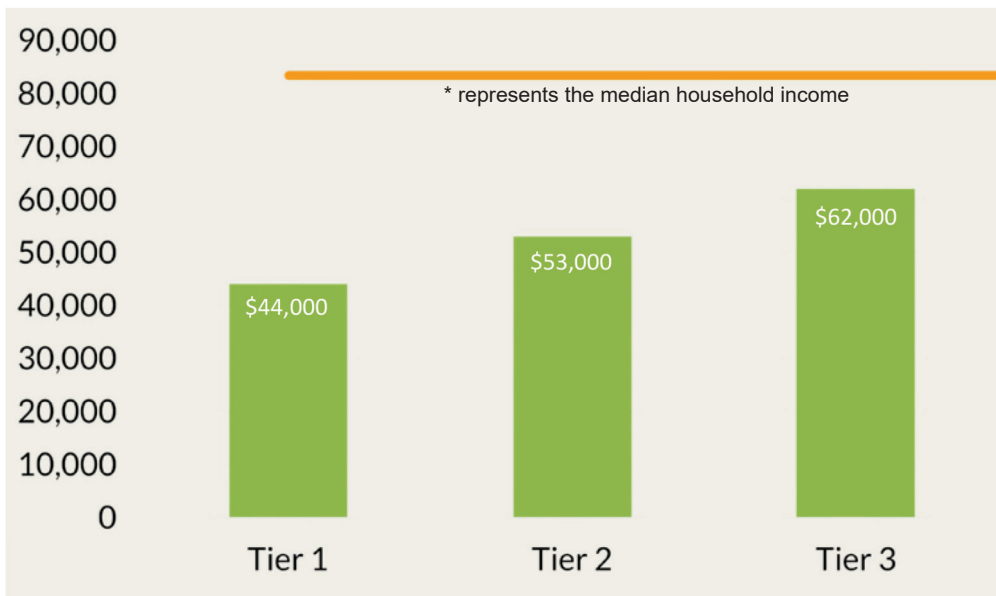
With many more seniors potentially qualifying for the property tax exemption program based upon increased income levels, we expect our team members could see a spike in new applications. As such, processing times may take longer, and we ask for your patience as our team processes applications.



Peter Van Nortwick
Assessor

The real estate market was in a period of flux during 2023 as the market adjusted to higher interest rates. While interest rates stabilized, they remained higher than in previous years. This was further compounded by low inventory available in the market. The number of new listings in 2023 fell by 24% compared to 2022. Home sales prices across Clark County rose by about 5%. After years of sharp growth, we began to see rents stabilize in 2023 as many new units became available helping to flatten the rental market.

2023 INCOME THRESHOLDS





Assessor's Office Utilizes Technology To Increase Efficiency

Clark County has grown significantly in the past 20 years, with transformative land development and expeditious new construction. The Assessor's Office has added thousands of new properties to the tax rolls. State law requires the Assessor to establish new construction values accurately, meet periodic inspection requirements, and maintain accurate assessment levels annually. Population growth drives demand for new homes, apartments, businesses, and buildings, which increases the workload for the Clark County Assessor.

Population growth increases the demand for all services administered by the Assessor's Office; however, our office has fewer employees now than 20 years ago. Your Assessor's office continues to meet its mandated service requirements by investing in cutting-edge technology, enabling our current staff to work more productively. The latest innovation that we are utilizing is high-resolution street-level image technology. The concept is like Google Street View, except with superior image quality and control of the image data. Utilizing street-level imagery, aerial photos, and the advanced measurement tools within those solutions allows our staff to update more building characteristics with increased accuracy. Our continuously improving efficiency ultimately allows your Assessor's office to keep up with the county's growth and decrease the cost of Assessor's office services to taxpayers.

Assessed value appeals move online

The Assessor's office, in partnership with the Clark County Board of Equalization has leveraged our portals to bring the property tax appeals online. With the new system, taxpayers can fill out the appeals form, add pertinent information, attach relevant documents, and upload photos. The new system will be easier for taxpayers and increase the efficiency of the appeals process.

More information:

Board of Equalization
clark.wa.gov/internal-services/board-equalization
BOE@clark.wa.gov
564.397.2337

CONTACT INFORMATION

Assessor's Office

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Joint Lobby 564.397.2391

Senior citizens or people with disabilities:
taxreduction@clark.wa.gov

Current use: current.use@clark.wa.gov

www.clark.wa.gov/assessor

Assessor: peter.vannortwick@clark.wa.gov

For other formats, contact the Clark County ADA Office

Voice: 360.397.2322 / Relay: 711 or 800.833.6388 / Email: ADA@clark.wa.gov