

# Office of the Mason County Treasurer

## A Report to the Citizens

Fiscal Year 2019



Elisabeth (Lisa) Frazier, Mason County Treasurer

### Special Points of Interest:

- Full Time Employees            8
- Parcel Count                      55,613
- Operating Budget                \$    821,712
- Cash & Investments 12/31    \$176,766,363

### Mission Statement:

To efficiently and effectively collect, report and manage all monies and debt for the County and all other junior and special purpose districts. To provide responsive, courteous and knowledgeable service to all our customers.

## About The Treasurer's Office

### What do we do?

- The County Treasurer acts as the “bank” for the county, school districts, fire districts, water districts, and other entities of local government.
- The Treasurer's office receipts, disperses, invests and accounts for the funds of these entities.
- The Treasurer is also charged with the collection of various taxes that benefit a wide range of governmental entities.
- The Treasurer's office makes tax adjustments authorized by the Assessor's Office or courts and issues refunds to the appropriate taxpayers.
- The Treasurer's office collects and distributes the real estate excise tax associated with the sale of real estate.
- Excess monies not currently being used by the county or various other entities of local government are invested with the emphasis of ensuring public monies are safe and secure, available when needed, and achieve the best rate of return after meeting the first two objectives.
- The Treasurer's office is responsible for ensuring the debt payments of the county and other entities of local government.

### Why do we exist?

- The Treasurer is a constitutional officer elected by the people for a four year term. This position is elected to provide independence from the legislative branch of the county (Board of Commissioners) and independence from all other various entities of local governments that have the ability to levy taxes and assessments. This provides separation from the branch of government responsible for levying taxes to the branch charged with collecting tax revenue.

### How do we operate?

- The Treasurer's Office is organized in such a manner as to properly segregate duties for effective internal controls.
- **Tax Collection:** Staff in this area are responsible for the collection of taxes, processing real estate excise tax on the sale of land, and receipting funds from various county department and entities of local government, processing adjustments to the tax rolls, and if required property tax refunds.
- **Accounting:** Staff in this area are responsible for the banking, daily account reconciliation, receipt auditing and posting, investments, redemption of warrants (checks), transfers, remittances and monthly reporting to the county and various entities of local government.

## 2019 WHAT A YEAR

Looking back at 2019, budget and finance policies approved in 2017 and an improving economy helped to assure that county's cash flow was healthy.

The Treasurer's Office neither gained or lost anything in the 2019 budget process. I continued to look for efficiencies and cost savings operating within budget.

In March 2019, the Treasurer's Office implemented acceptance of electronic submission for Real Estate Excise Tax Affidavits. The Treasurer's Office contracted with a third party vendor Simplifile for the submission process. There is no cost to the county, fees are paid by the parties submitting the affidavits. The process went smoothly and while the real estate market is booming and our transactions were slightly lower than 2018, the process of electronic submission is a great addition to our office.

The Treasurer's Office worked with the new County Assessor, Patti Mclean and her staff to electronically receive and process tax roll corrections.

The Treasurer's Office worked with the new County Auditor, Paddy McGuire and his Chief Finance Officer, Leo Kim to complete our first Cash Basis Accounting Annual Report to the State Auditors.

Date	Amount
10/20	\$ 738.97
10/21	526.82
10/22	590.53
10/23	524.21
10/24	362.24
10/25	398.42
10/27	

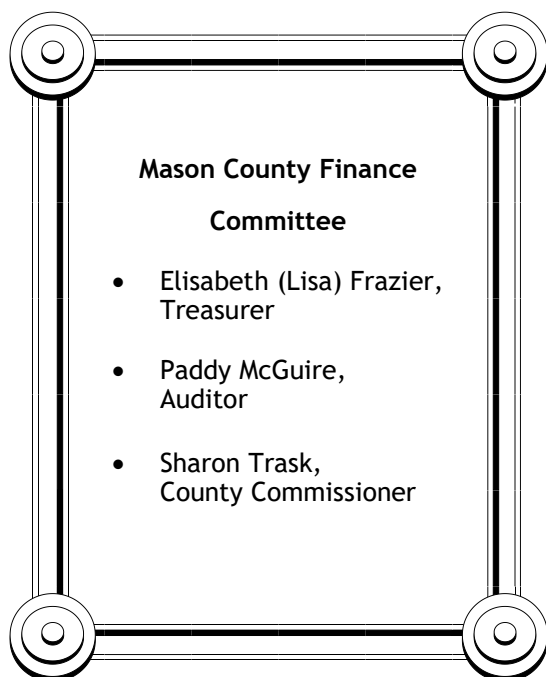
## 2020 WHAT IS NEXT

Mason County Treasurer, Lisa Frazier, is hosting the Washington State Association of County Treasurer's for their annual conference at Alderbrook Resort, June 9th–11th, 2020.

The Assessor and Treasurer's Offices will be working with the Technology Services department to update our tax and assessment servers beginning in May of 2020. As we get more electronic and attach more records to our parcel files, we have outgrown our old servers.

A healthy real estate market and recent legislative changes to the school districts have combined to increase property taxes around the county. For more information "Why have my 2020 Taxes Increased" is available on the Treasurer's website at [www.co.mason.wa.us/Treasurer](http://www.co.mason.wa.us/Treasurer)

### What is the Finance Committee?



#### RCW 36.48.070, County Finance Committee

The county treasurer, the county auditor and the chair of the county legislative authority, ex officio, shall constitute the county finance committee. The county treasurer shall act as the chair of the committee and the county auditor as the secretary thereof. The committee shall keep a full and complete record of all its proceedings, and all records shall be kept in the office of the auditor and be open for public inspection. The committee shall approve the county investment policy and a debt policy and shall make appropriate rules and regulations for carrying out the provisions of RCW 36.48.010 - 36.48.060, not inconsistent with law.....

- The Finance Committee meets at a minimum quarterly, or as needed to review county finance or debt related issues.

## “WHEW”, WE WERE BUSY

TRANSACTIONS BY TYPE	# OF TRANSACTIONS	# OF TRANSACTIONS	# OF TRANSACTIONS
	IN 2017	IN 2018	IN 2019
REAL PROPERTY TAX PAYMENTS	88,633	89,574	87,994
PERSONAL PROPERTY TAX PAYMENTS	2,399	2,518	2,590
REAL ESTATE EXCISE TAX PAYMENTS	4,501	4,551	4,489
MISCELLANEOUS REVENUE RECEIPTS	10,234	10,010	10,745
PROPERTY TAX ROLL CORRECTIONS	1,854	1,032	1,290
PROPERTY TAX REFUNDS	293	327	278
DELINQUENT PROPERTY TAX PAYMENT PLANS	52	45	49
CURRENT YEAR PROPERTY TAX PAYMENT PLANS	49	34	32
AUTOMATIC PROPERTY TAX PAYMENT PARCELS	994	971	960

### PROPERTY TAX CALENDAR

#### JANUARY

- 1ST All taxable property is valued for taxes due.
- 15TH County Assessor delivers tax roll to county treasurer.

#### FEBRUARY/MARCH

Property taxes can be paid once the Treasurer has provided notification that the tax roll is complete. Property tax statements mailed.

#### APRIL

30TH Property Taxes are due. For payments over \$50 a half payment may be made at this time.

#### MAY

1ST **Unpaid** 1ST 1/2 or FULL YEAR property taxes are delinquent, 1% interest is charged monthly until paid.

#### JUNE

1ST 3% Penalty is charged on all current year unpaid property taxes.

#### OCTOBER

31ST 2ND 1/2 property tax payments are due.

#### NOVEMBER

1ST Unpaid 2ND 1/2 property taxes are delinquent, 1% interest is charged monthly until paid.

#### DECEMBER

1ST 8% Penalty is charged on all current year unpaid property taxes.

## OUR CUSTOMER'S

### TAXPAYERS

MASON COUNTY GOVERNMENT	33 DEPARTMENTS
STATE OF WASHINGTON	MULTIPLE AGENCIES
CITIES	1
METROPOLITAIN PARK DISTRICTS	1
MACECOM	1
LIBRARY DISTRICTS	1
HOSPITAL DISTRICTS	2
WATER DISTRICTS	5
PORT DISTRICTS	6
SCHOOL DISTRICTS	9
FIRE DISTRICTS	15

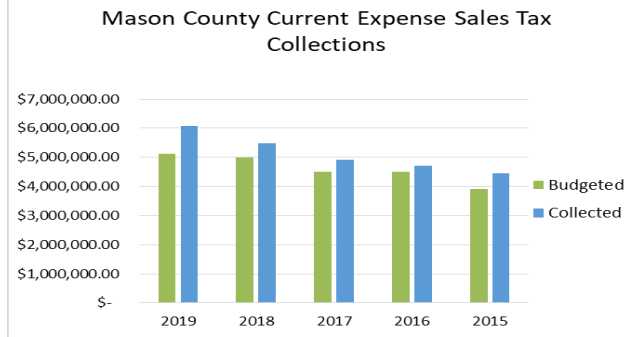


# Your Money



## Mason County Sales Tax Collected (Current Expense Fund Only)

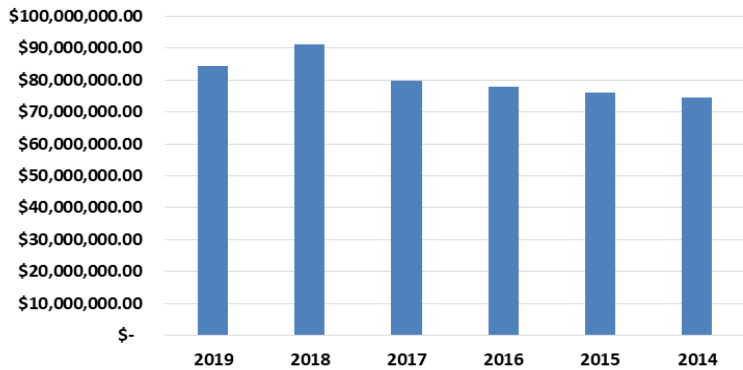
Year	Budgeted	Collected
2019	\$5,125,000	\$6,062,688
2018	\$5,000,000	\$5,487,711
2017	\$4,500,000	\$4,907,329
2016	\$4,500,000	\$4,709,220
2015	\$3,900,000	\$4,446,441



## Mason County Voter Approved Sales Tax Collections

Juvenile Detention 1/10th of 1%	2019	\$900,364
Mental Health 1/10th of 1%	2019	\$900,183

## Current Year Taxes in Dollars Collected



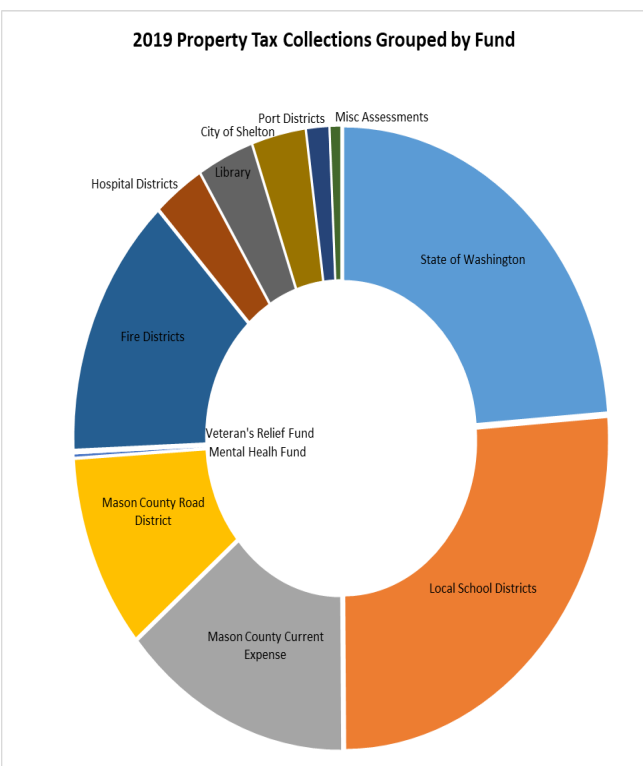
## Mason County Property Tax Collection for 2019

### Mason County Property Tax Collections

2019	Year	\$84,449,212
2018	Year	\$91,164,197*
2017	Year	\$79,708,706
2016	Year	\$77,956,700
2015	Year	\$76,061,605
2014	Year	\$74,504,057

\*Increase mainly due to State Levy Part 2 & School District Levy

FUND TYPE	COLLECTIONS	% COLLECTED
State of Washington	\$20,085,260	24%
Local School Districts	\$22,045,785	26%
County Current Expense	\$11,801,710	14%
County Road District	\$ 8,560,439	10%
Mental Health Fund	\$ 200,144	.00%
Veterans Relief Fund	\$ 90,293	.00%
County Fire Districts	\$11,585,594	14%
County Hospital Districts	\$ 2,606,541	3%
Timberland Regional Library	\$ 2,898,986	3%
City of Shelton	\$ 2,780,467	3%
County Port Districts	\$ 1,193,981	1%
Miscellaneous Assessments	\$ 600,011	1%
<b>2019 Property Tax Collected</b>	<b>\$84,449,212</b>	<b>100%</b>
<b>2019 Property Tax Billed</b>	<b>\$86,685,575</b>	<b>97.42%</b>



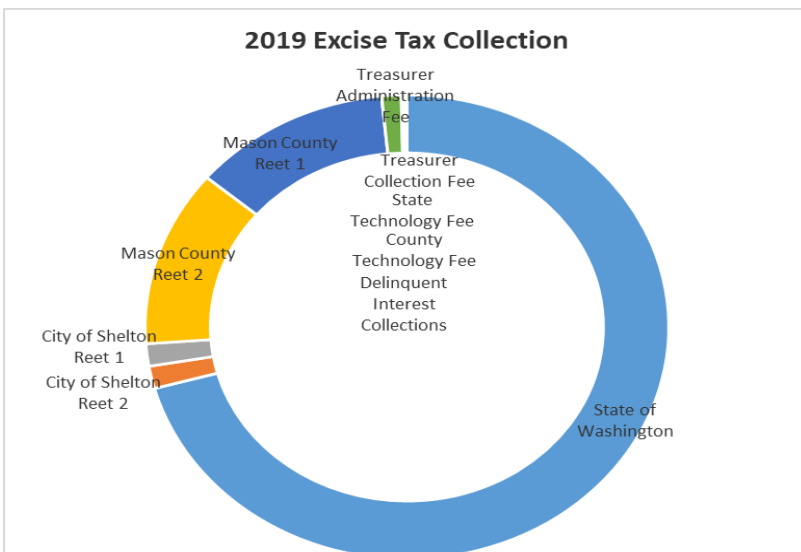
**WAC 458-61A-100 Real estate excise tax—**

**Your Money**

(1) **Introduction.** Chapter 82.45 RCW imposes an excise tax on every sale of real estate in the state of Washington. All sales of real property in this state are subject to the real estate excise tax unless specifically exempted by chapter 82.45 RCW and these rules.

Mason County Real Estate Excise Tax Collections		Mason County Real Estate Excise Tax Transactions	
2019	\$9,457,153	2019	4489
2018	\$9,586,904	2018	4551
2017	\$8,394,551	2017	4501
2016	\$6,415,601	2016	3798
2015	\$5,174,883	2015	3447
2014	\$4,532,583	2014	3399

2019 Real Estate Excise Tax Distribution		
Fund	Dollars Collected	Percentage
State of Washington	\$ 6,689,454	71%
City of Shelton (.25%)	\$ 147,158	2%
City of Shelton (.25%)	\$ 147,158	2%
Mason County REET 1 (.25%)	\$ 1,163,352	12%
Mason County REET 2 (.25%)	\$ 1,163,352	12%
Treasurer’s Administration Fee	\$ 114,583	1%
Treasurer’s REET Collection Fee	\$ 8,180	0%
State Technology Fee	\$ 10,173	0%
Local Technology Fee	\$ 10,173	0%
Delinquent Interest Collections	\$ 3,570	0%
<b>2019 Real Estate Excise Tax Collected</b>	<b>\$ 9,457,153</b>	<b>100%</b>



# Your Money

## Are they Property Tax Exemptions Available?

If you are a senior citizen or if you are disabled, Washington State has a program that may help you to pay your property taxes and/or special assessments. To qualify you must meet the following criteria:

At least 61 years of age and/or be unable to work because of a disability or a disabled veteran with a service connected evaluation of at least 80% or receiving compensation from the United States Department of Veteran Affairs at the 100% rate for a service connected disability.

You must own your home in Washington State by the year before the taxes are to be exempted are due. This must be your principal residence for than nine months in a calendar year.

Your annual household disposable income may not exceed the Income Level Threshold 3. For threshold levels go to [dor.wa.gov/incomethresholds](http://dor.wa.gov/incomethresholds)

For more information go to [http://www.dor.wa.gov/docs/pubs/prop\\_tax/seniorexempt.pdf](http://www.dor.wa.gov/docs/pubs/prop_tax/seniorexempt.pdf) or contact the Mason County Assessor's Office at 360-427-9670, Ext.491

2019

Income Level	\$30,000 or Less	\$30,001 - \$35,000	\$35,001 - \$40,000	Total
Number of Participants	1,994	371	280	2,645
Tax Savings of Participants	\$690,669	\$138,330	\$85,367	\$914,366

## Who Determines the amount of my property tax bill?

Two things determine the amount of a property tax bill: the property's assessed value and the tax rates of the taxing jurisdictions in which the property is located. The tax rate is determined by the amount of tax levy to be raised from all, or part, of a taxing district and the district's taxable assessed value. The assessment is determined by the assessor and is based on the market value of the property less any applicable property tax exemptions.

Each year after the total assessed value is set, the assessor calculates tax rates based on taxing districts budget requests which are regulated by statutory limits. Each taxing district in the county sends its approved budget to the assessor. The assessor uses the budget request and the total value of all taxable properties in the district to calculate a tax rate.

The rate is expressed in dollars per each thousand dollars of property value. The tax rate of each district is combined with the rates of other districts to get the total rate. From this the treasurer can easily determine the total tax you owe for support of schools, special service districts, and local governments.

## What If I disagree with my taxes?

The assessor's office values thousands of properties each year. A **Change of Value Notice** is sent to you when the assessed value of your property changes. Taking into account that those values are the basis for a tax, it is not uncommon for questions to arise. If you disagree with the county assessor's valuation of your property, you have the right to appeal.

Contact the assessor's office and speak with an appraiser to review the valuation of your property at any time. Property owners can often settle disagreements at this level without filing a formal appeal. You can contact the Mason County Assessor's Office at 360-427-9670, Ext 491.

If you are still not satisfied, you may file a written appeal with the Mason County Board of Equalization. The Board of Equalization (BOE) is a separate entity, independent of the assessor's office.

For more information on appealing your taxes go to <http://www.co.mason.wa.us/equalization/useful-form-instructions.php> or contact the Mason County Board of Equalization at 360-427-9670, Ext. 397.

## We Value Your Feedback/Contact Us

Did you find this report informative?

Would you like to see other information included in this report?

Please let us know by contacting the Mason County Treasurer's Office:

### Mason County Treasurer's Office

411 N 5th St, Bldg 1

PO Box 429

Shelton, WA 98584-0429

Shelton 360-427-9670, 475

Belfair 360-275-4467, 475

Elma 360-482-5269, 475

Fax 360-427-7267



### Treasurer's Office Business Hours

Monday–Friday

9:00 a.m. to 4:00 p.m.



Did you know you can look up property taxes and parcel information and pay your property taxes on line?

*"payments made on line are subject to a convenience fee"*

Visit us on the web at:

<http://property.co.mason.wa.us/Taxsifter/Search/Results.aspx>

Or

[www.co.mason.wa.us/Treasurer](http://www.co.mason.wa.us/Treasurer)

On Line Services

Property/Parcel Information