

Office of the Mason County Treasurer

A Report to the Citizens

Fiscal Year 2021



Elisabeth (Lisa) Frazier, Mason County Treasurer

Special Points of Interest:

- Full Time Employees 8
- Parcel Count 55,550
- Operating Budget \$ 872,579
- Cash & Investments 12/31 \$202,373,669

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.

2021 Looking Back

While no one wants to look back at 2020 or 2021, there were positive things that happened while continuing to operate the Treasurer's Office during a pandemic.

The Treasurer's Office remained open for all in person transactions.

Our drive up drop box for taxpayer use, is open year round. The drive up drop box is shared with the Assessor's Office.

Treasurer's staff continued to practice safety measures and social distancing to help keep everyone healthy. The Assessor, Auditor and Treasurer were able to remove the sign in Kiosk for customers.

The Treasurer's Office was able to secure Federal ARPA funding to assist property owners on their residential property with delinquent 2018 and prior year's taxes thus avoiding foreclosure. Fifteen property owners applied for Federal ARPA funds totaling \$89,203 to date.

The Treasurer's Office was able to secure ARPA funding to assist local business owners with delinquent personal property taxes thus avoiding foreclosure. Seven local business owners have applied for Federal ARPA funds totaling \$24,128 to date.

Date	Amount	D
10/20	\$ 738.97	
10/21	\$26.82	
10/22	\$980.53	
10/23	\$24.21	
	\$62.24	
	\$18.42	

2022 Looking Forward

The Mason County Treasurer is hosting the Washington State Association of County Treasurers (WSACT) annual conference at Alderbrook Resort, June 7-9, 2022.

The Treasurer's Office is working to secure a remodel of the front counter/office space. The remodel is being considered to provide our customers more counter space while maintaining a healthy and safe working environment.

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	11

Your Money

The county's deposits and certificates of deposit are covered by federal depository insurance (FDIC) or by collateral held in a multiple financial institution collateral pool administered by the Washington Public Deposit Protection Commission (PDPC).

All investments are insured, registered or held by the county or its agent in the government's name.

It is the county's policy to invest all temporary cash surpluses. The interest on these investments is not prorated. The interest or other earnings of income from funds of any municipal corporation of which the governing body has not taken any action pertaining to the investment of funds and that have been invested in accordance with state statutes, shall be deposited in the current expense fund of the county and may be used for general county purposes. The county takes responsibility to carefully review the statutory language governing a particular revenue source to determine restrictions related to interest and other investment income. Interest income derived from the investment of all temporary cash surpluses and allocated into the county general fund as of December 31, 2021 was \$124,051.

The investments are managed by the Treasurer's Office, which reports investment activity to the County Finance Committee quarterly. Additionally, the County Treasurer investment activity is subject to an annual investment policy review, compliance oversight, quarterly financial review, and annual reporting.

Type of Investment	County's Own Investments	Investments held by the County as Custodian for other local governments	Total Investments
LGIP	\$53,882,625	\$138,763,465	\$192,646,090
US Government Securities	\$ 8,974,392	.00	\$ 8,974,392
Certificate of Deposits	\$ 753,187	.00	\$ 753,187
Total	\$63,610,204	\$138,763,465	\$202,373,669

Mason County Finance Committee

- Elisabeth (Lisa) Frazier,
Treasurer
- Paddy McGuire,
Auditor
- Kevin Shutty,
County Commissioner

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.....

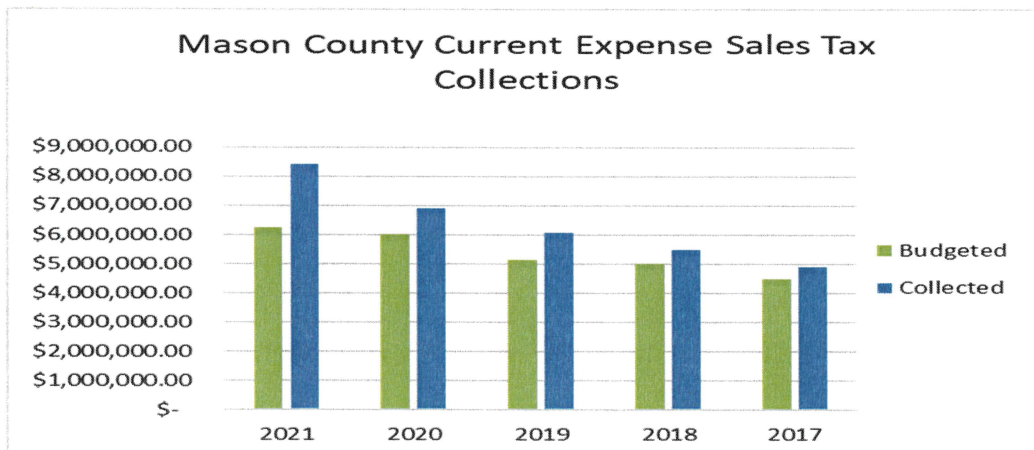
- The Finance Committee meets at a minimum quarterly, or as needed to review county finance or debt related issues.

Your Money

TRANSACTIONS BY TYPE	# OF TRANSACTIONS	# OF TRANSACTIONS	#OF TRANSACTIONS
	IN 2019	IN 2020	IN 2021
REAL PROPERTY TAX PAYMENTS	87,994	89,357	87,500
PERSONAL PROPERTY TAX PAYMENTS	2,590	2,645	2,664
REAL ESTATE EXCISE TAX PAYMENTS	4,489	5,220	5,124
MISCELLANEOUS REVENUE RECEIPTS	10,745	9,674	9,480
PROPERTY TAX ROLL CORRECTIONS	1,290	1,130	1,369
PROPERTY TAX REFUNDS	278	228	251
DELINQUENT PROPERTY TAX PAYMENT PLANS	49	62	54
CURRENT YEAR PROPERTY TAX PAYMENT PLANS	32	32	32
AUTOMATIC PROPERTY TAX PAYMENT PARCELS	960	1,001	1,047

Mason County Sales Tax Collected (Current Expense Fund Only)

Year	Budgeted	Collected
2021	\$6,250,000	\$8,400,127
2020	\$6,000,000	\$6,883,694
2019	\$5,125,000	\$6,062,688
2018	\$5,000,000	\$5,487,711
2017	\$4,500,000	\$4,907,329



Mason County Voter Approved Sales Tax Collections

Juvenile Detention 1/10th of 1%	2021	\$1,132,165
Mental Health 1/10th of 1%	2021	\$1,132,024

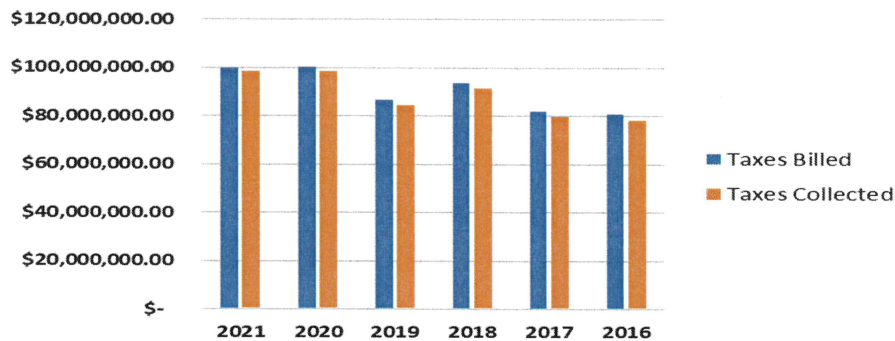
Your Money

Mason County Property Tax Collections For Taxes Levied In 2021

Mason County Property Tax Collections by Levy Year

2021	Year	\$98,206,959
2020	Year	\$98,433,430
2019	Year	\$84,449,212
2018	Year	\$91,164,197
2017	Year	\$79,708,706
2016	Year	\$77,956,700

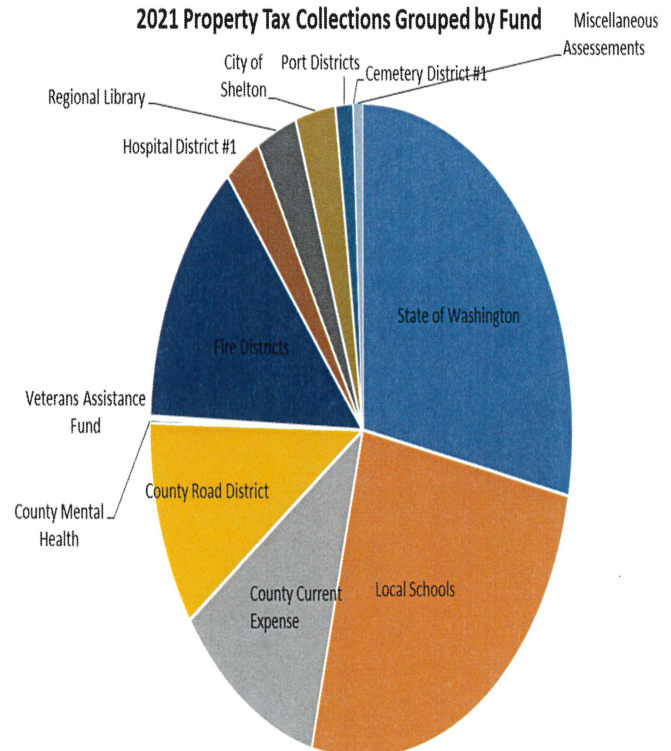
Taxes in Dollars Collected by Levy Year



Property Tax Collections by Fund

FUND TYPE	COLLECTIONS	% COLLECTED
State of Washington	\$ 27,703,437	28%
Local School Districts	\$ 25,219,658	26%
County Current Expense	\$ 11,064,918	11%
County Road District	\$ 9,969,671	10%
Mental Health Fund	\$ 214,523	.22%
Veterans Relief Fund	\$ 133,912	.14%
County Fire Districts	\$ 13,204,201	13%
County Hospital Districts	\$ 2,703,284	3%
Timberland Regional Library	\$ 3,053,326	3%
City of Shelton	\$ 2,987,790	3%
County Port Districts	\$ 1,310,247	1%
County Cemetery District 1	\$ 23,595	.02%
Miscellaneous Assessments	\$ 618,397	.63%
2021 Property Tax Collected	\$ 98,206,959	100%
2021 Property Tax Billed	\$ 100,027,686	98.18%

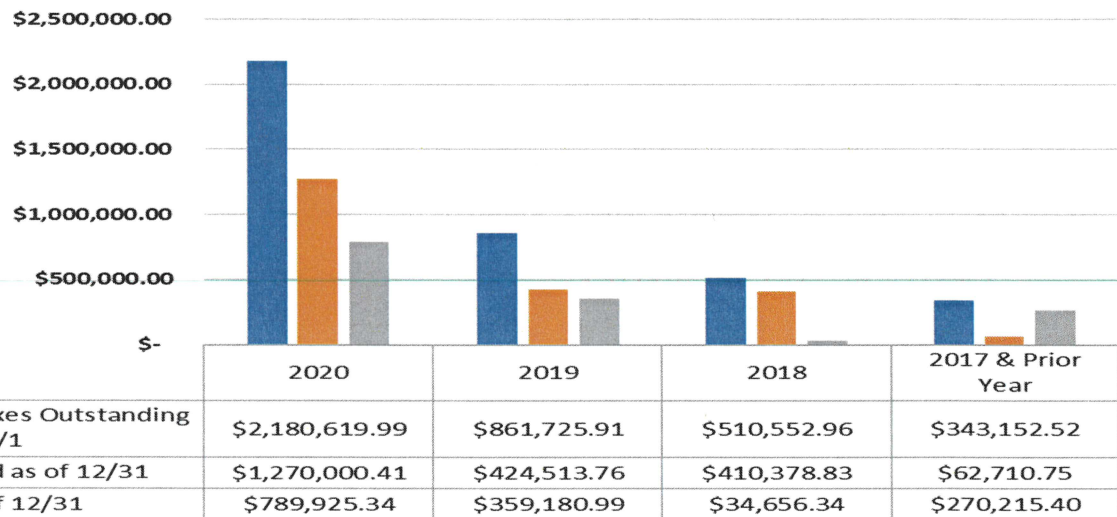
2021 Property Tax Collections Grouped by Fund



Your Money

Mason County Delinquent Tax Collections

Delinquent Property Taxes Collected by Year In 2021



* Taxes Due as of 12/31 are net any tax roll correction done in the current year

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 by March 15th.

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 delinquent 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 delinquent year unpaid property taxes.

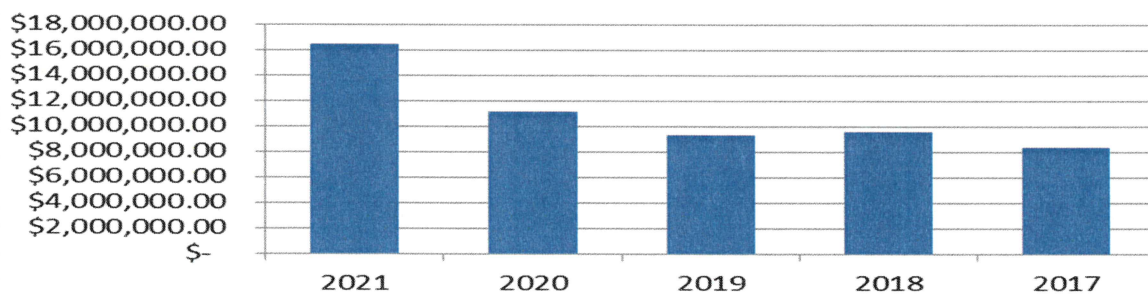
Your Money

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

- (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	
2021	\$ 16,459,738	2021	5108
2020	\$ 11,161,145	2020	5220
2019	\$ 9,457,153	2019	4489
2018	\$ 9,586,904	2018	4551
2017	\$ 8,394,551	2017	4501
2016	\$ 6,415,601	2016	3798

Real Estate Excise Tax Collections By Year



2021 Real Estate Excise Tax Distribution

Fund	Dollars Collected	Percentage
State of Washington	\$11,470,537	70%
City of Shelton (.25%)	\$ 243,727	1%
City of Shelton (.25%)	\$ 243,727	1%
Mason County REET 1 (.25%)	\$ 2,132,762	13%
Mason County REET 2 (.25%)	\$ 2,132,762	13%
Treasurer's Administration Fee	\$ 199,094	1%
Treasurer's REET Collection Fee	\$ 9,553	0%
State Technology Fee	\$ 12,765	.5%
Local Technology Fee	\$ 12,765	.5%
Delinquent Interest Collections	\$ 2,046	0%
2021 Real Estate Excise Tax Collected	\$16,459,738	100%

Your Money

Are there 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

For more information go to 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

2021				
Mason County				
Income Level	\$30,000 or Less	\$30,001 - \$35,000	\$35,001 - \$40,000	Total
Number of Participants	1,817	377	318	2,512
Tax Savings of Participants	\$1,068,655	\$238,507	\$186,592	\$1,493,754

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.

**Drive Up Property Tax Payment
Drop Box located in the alley
adjacent to Mason County
Building 1**



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.masoncountywa.gov/Taxsifter/Search/Results.aspx>

Or

www.masoncountywa.gov/Treasurer

On Line Services

Property/Parcel Information