

Office of the Mason County Treasurer

A Report to the Citizens

Fiscal Year 2023



Elisabeth (Lisa) Frazier, Mason County Treasurer

Special Points of Interest:

- | | |
|----------------------------|---------------|
| • Full Time Employees | 8 |
| • Parcel Count | 55,712 |
| • Operating Budget | \$913,511.00 |
| • Cash & Investments 12/31 | \$264,761,495 |

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 processes, collects and distributes the real estate excise tax associated with the sale of or transfer 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 of duties 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.

2023 Looking Back

On March 20, 2023, Columbia Bank merged with Umpqua Bank. The Treasurer’s banking contract was assumed in the merger by Umpqua Bank. While there were a few glitches in the conversion process went smoothly.



2024 Looking Forward

The County starting working on an update to the chart of accounts in our financial system in 2023, with the hope that we would implement on January 1, 2024. The project continues to be a work in progress, and the Treasurer’s Office will continue to work with the Auditor’s Financial Department and the County Budget and Finance Department to make this process be as seamless as possible. The implementation date is tentatively January 1, 2025.

OUR CUSTOMER’S

Mason County Taxpayers	
Mason County Government Offices	33
State of Washington	Multiple Agencies
Cemetery Districts	1
City of Shelton	1
Metropolitan Park Districts	1
Macecom	1
Fire Districts	11
Hospital Districts	2
Library Districts	1
Port Districts	6
School Districts	9
Water Districts	5
Lake Management Districts	3

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, 2023 was \$2,358,752.

The interest or other earnings of income from funds of any municipal corporation invested as directed pursuant to the Revised Code of Washington are prorated to the various funds.

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.

Investments are reported at original cost. Investments by type at December 31, 2023 are as follows:

Type of Deposit or Investment	County’s Own deposits and investments	Deposits and Investments held by Mason County as custodian for other local governments, individuals, or private organizations	Total
Bank Deposits	\$5,962,490.58	\$11,212,430.42	\$17,174,921.00
Certificates of Deposit			
Local Government Investment Pool	\$73,213,902.98	\$160,798,060.40	\$234,011,963.38
US Government Securities	\$13,574,610.26		\$ 13,574,610.26
Other			
Total	\$ 92,751,003.82	\$172,010,490.82	\$264,761,494.64

Mason County Finance Committee

- Elisabeth (Lisa) Frazier, Treasurer
- Steven Duenkel, Auditor
- Randy Neatherlin, 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.....

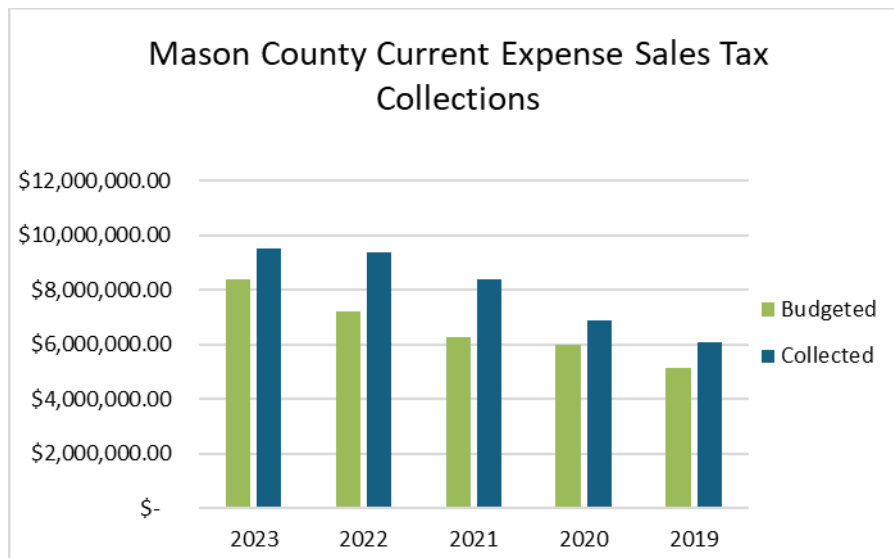
- The Finance Committee meets at a minimum quarterly, or as needed to review county finance or debt related issues.

Your Money

TRANSACTIONS BY TYPE	# OF TRANSACTIONS IN 2021	# OF TRANSACTIONS IN 2022	# OF TRANSACTIONS IN 2023
REAL PROPERTY TAX PAYMENTS	87,500	86,528	86,569
PERSONAL PROPERTY TAX PAYMENTS	2,664	2,582	2,571
REAL ESTATE EXCISE TAX PAYMENTS	5,124	4,156	3,464
MISCELLANEOUS REVENUE RECEIPTS	9,480	9,126	8,779
PROPERTY TAX ROLL CORRECTIONS	1,369	1,177	1,211
PROPERTY TAX REFUNDS	251	221	233
DELINQUENT PROPERTY TAX PAYMENT PLANS	54	43	34
CURRENT YEAR PROPERTY TAX PAYMENT PLANS	32	34	28
AUTOMATIC PROPERTY TAX PAYMENT PARCELS	1,047	1,069	1,140

Mason County Sales Tax Collected (Current Expense Fund Only)

Year	Budgeted	Collected
2023	\$8,400,000	\$9,528,288
2022	\$7,200,000	\$9,393,874
2021	\$6,250,000	\$8,400,127
2020	\$6,000,000	\$6,883,694
2019	\$5,125,000	\$6,062,688



Mason County Voter Approved Sales Tax Collections

Juvenile Detention 1/10th of 1%	2023	\$1,264,028
Mental Health 1/10th of 1%	2023	\$1,263,909

Your Money

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, interest is charged pursuant to RCW 84.56.020.

JUNE

- 1ST 3% Penalty is charged pursuant to RCW 84.56.020 on unpaid property taxes

OCTOBER

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

NOVEMBER

- 1ST Unpaid 2ND 1/2 property taxes are delinquent, interest is charged pursuant to RCW 84.56.020

DECEMBER

- 1ST 8% Penalty is charged pursuant to RCW 84.56.020 on unpaid property taxes.

RCW 84.56.020 (5) Delinquent Tax payments: Interest, penalties.....

Until December 31, 2022, the interest rate is 12 percent per annum for all nonresidential real property, residential real property and personal property. Penalties on delinquent taxes under this section may not be assessed beginning January 1, 2022 and through December 31, 2022.

Beginning January 1, 2023, the interest rates are as follows:

Nine (9) percent per annum for all residential real property with four or fewer units per taxable parcel, including manufactured/mobile homesfor taxes levied in 2023 and after.

Twelve (12) percent per annum for all other property.

Beginning January 1, 2023 , the penalties are as follows:

Delinquent taxes are subject to penalties on nonresidential real property, residential real property with greater than four units per taxable parcel and personal property.

A penalty of three (3) percent of the amount of tax delinquent is assessed on the delinquent tax amount on June 1st of the year in which the tax is due.

An additional penalty of eight (8) percent is assessed on the delinquent tax amount on December 1st of the year in which the tax is due.

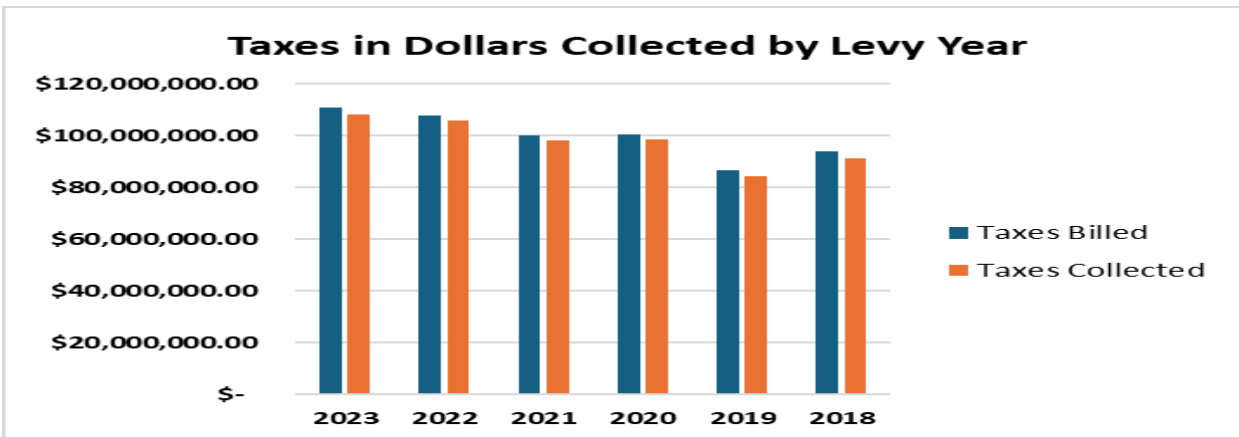
Penalties may not be assessed on residential real property with four or fewer units per taxable parcel, including manufactured/mobile homes.....

Your Money

Mason County Property Tax Collections For Taxes Levied In 2023

Mason County Property Tax Collections by Levy Year

2023	Year	\$108,117,566
2022	Year	\$105,766,482
2021	Year	\$ 98,206,959
2020	Year	\$ 98,433,430
2019	Year	\$ 84,449,212
2018	Year	\$ 91,164,197

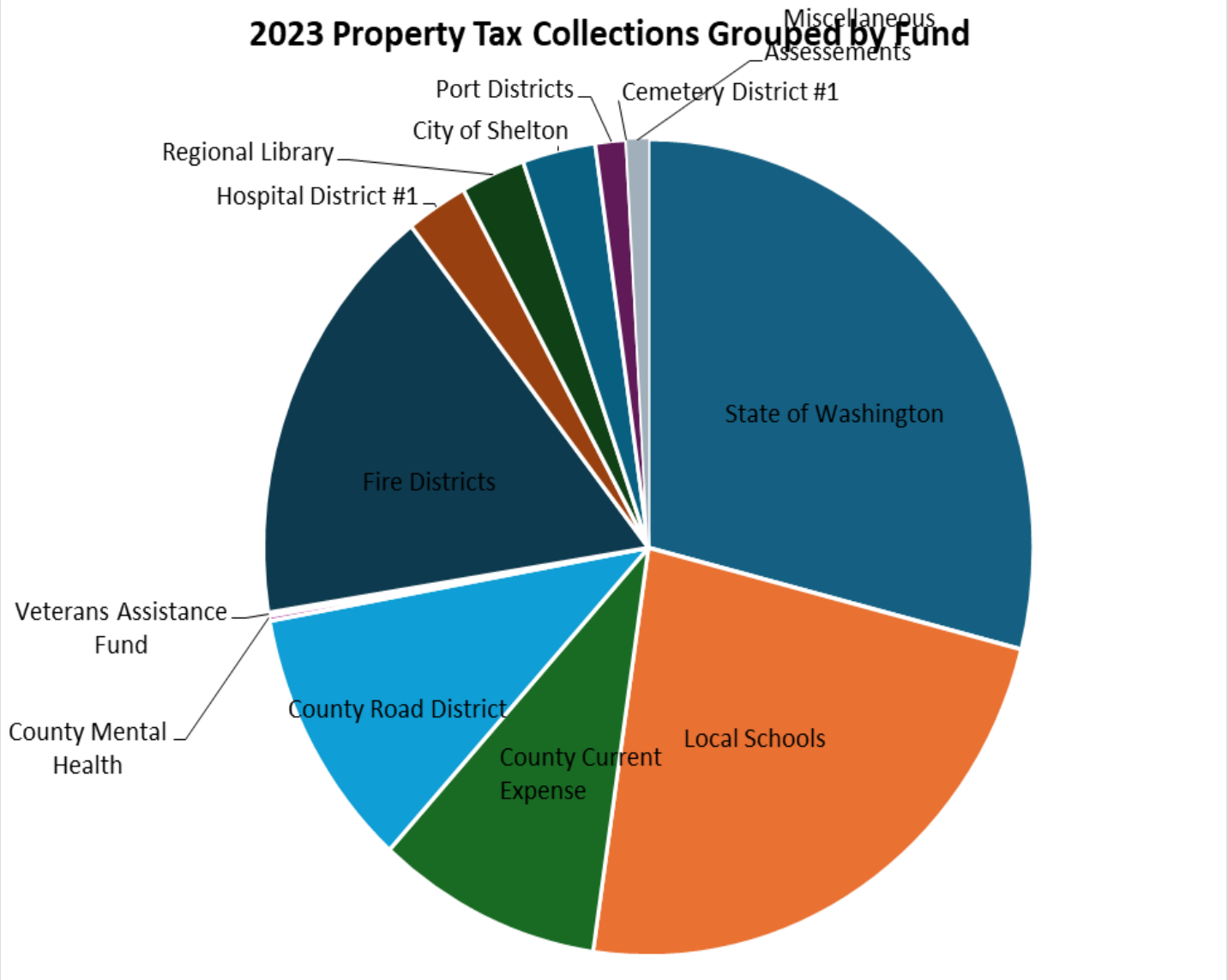


2023 Property Tax Collections Grouped by Fund

FUND TYPE	IN DOLLARS	PERCENTAGE OF TOTAL TAXES COLLECTED
State of Washington	\$ 31,360,893.74	29.01%
Local School Districts	\$ 25,183,325.81	23.29%
Mason County Current Expense	\$ 10,214,776.84	9.45%
Mason County Road District	\$ 11,222,290.90	10.38%
Mental Health Fund	\$ 219,048.37	0.20%
Veteran's Relief Fund	\$ 139,312.61	0.13%
Mason County Fire Districts	\$ 18,348,914.77	16.97%
Mason County Hospital Districts	\$ 2,796,522.62	2.59%
Timberland Regional Library	\$ 2,923,599.10	2.70%
City of Shelton	\$ 3,315,778.74	3.07%
Mason County Port Districts	\$ 1,404,492.39	1.30%
Mason County Cemetery District 1	\$ 23,712.64	0.02%
Miscellaneous Assessments	\$ 964,927.15	.89%
2023 Property Tax Collections	\$108,117,565.68	100%
2023 Property Taxes Billed	\$110,706,107.94	97.66%

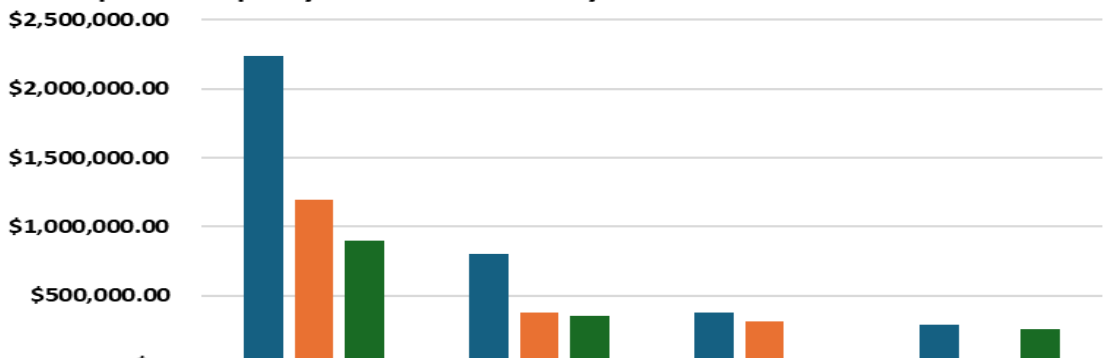
Your Money

2023 Property Tax Collections Grouped by Fund



Mason County Delinquent Tax Collections

Delinquent Property Taxes Collected by Year In 2023



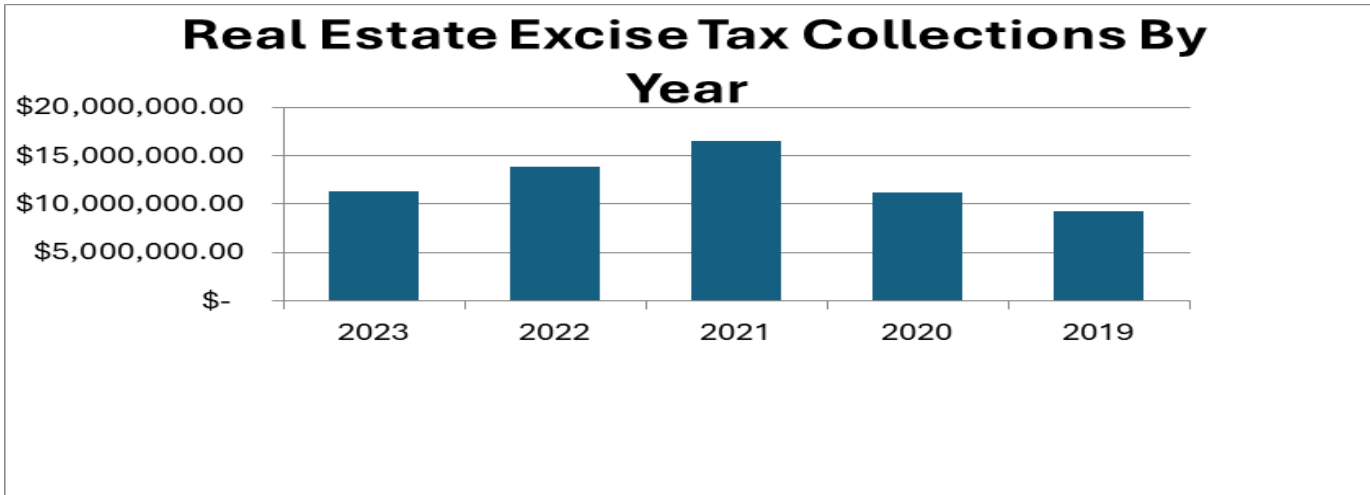
	2022	2021	2020	2019 & Prior Years
Delinquent Taxes Outstanding 1/1	\$2,236,506.22	\$801,952.31	\$374,937.40	\$288,642.88
Taxes Collected as of 12/31	\$1,194,256.84	\$379,246.50	\$310,028.97	\$25,940.13
Balance Outstanding 12/31	\$896,835.33	\$354,057.91	\$24,220.35	\$259,882.93

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	
2023	\$ 11,264,689	2023	3464
2022	\$ 13,902,311	2022	4156
2021	\$ 16,459,738	2021	5108
2020	\$ 11,161,145	2020	5220
2019	\$ 9,457,153	2019	4489



2023 Excise Collections by Type		
Fund	In Dollars	Percentage of Total Collected
State of Washington	\$ 7,805,279.03	69.29%
City of Shelton (.25%)	\$ 155,870.58	1.38%
City of Shelton (.25%)	\$ 155,870.58	1.38%
Mason County REET 1 (.25%)	\$ 1,491,709.35	13.24%
Mason County REET 2 (.25%)	\$ 1,491,709.35	13.24%
Treasurer's Administration Fee	\$ 136,092.26	1.21%
Treasurer's REET Collection Fee	\$ 7,335.70	.07%
State Technology Fee	\$ 8,597.50	.08%
Local Technology Fee	\$ 8,597.50	.08%
Delinquent Interest Collections	\$ 3,627.29	.03%
2023 Real Estate Excise Tax Collected	\$ 11,264,689.14	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 more 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

2023				
Mason County				
Income Level	\$30,000 or Less	\$30,001 - \$35,000	\$35,001 - \$40,000	Total
Number of Participants	1,825	343	308	2,476
Tax Savings of Participants	\$1,625,359	\$342,138	\$290,954	\$2,258,450

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, Building 1

PO Box 429

Shelton, WA 98584-0429

Shelton 360-427-9670, 475

Belfair 360-275-4467, 475



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:

<https://www.paydici.com/mason-co-treasurer-wa/search/landing>

Or

www.masoncountywa.gov/Treasurer

On Line Services

Pay Property Taxes Online

or

Property/Parcel Information