

# 2025



## PROPERTY TAX SUMMARY REPORT

*From the office of Wes Cornelius, Chelan County Assessor*

*Committed to Honesty, Service & Excellence*

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## 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](http://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).

## 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.

## Our staff

### Assessor

Chief Deputy Assessor  
Admin. Asst. & Senior/Disabled Exemption Specialist  
Senior Abstractor/GIS Technician/Mobile Home Specialist  
Abstractor/GIS Technician  
Abstractor/GIS Technician  
Levy Administrator/Personal Property Specialist  
Chief Appraiser  
Analyst/Commercial Appraiser  
Senior Appraiser/Analyst/Trainer  
Real Property Appraiser  
Real Property Appraiser  
Real Property Appraiser  
Real Property Appraiser  
Real Property Appraiser  
Real Property Appraiser  
Real Property Appraiser/Ag

### Wes Cornelius

Erin Fonville  
Anna Kirkpatrick  
Laura Ortega  
Peggy Fenhaus  
Emily Garcia  
Stacy Wuolle  
Josh Hepburn  
John Ross  
Zach Baker  
John Campbell  
Deane Draper  
Travis Girard  
Mark Miller  
Braden Reinholt  
Vacant  
Raul Mendez

## Contact us

### General Information

Email: [Assessor@co.chelan.wa.us](mailto: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

## A word about your 2025 property taxes

The assessor is required by state law to appraise all 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.

One thing to keep in mind as you look at the assessed value on your 2025 property tax statement from the County Treasurer is that our assessment process is always a year behind. The amount of taxes you pay in 2025 is based on the assessed value as of January 1, 2024. This is the assessed value that was on the Notice of Value mailed out from our office on July 5, 2024. The 2024 assessment value is derived by **analyzing what we call "arm's length" real estate sales from 2023** and the first quarter of 2024.

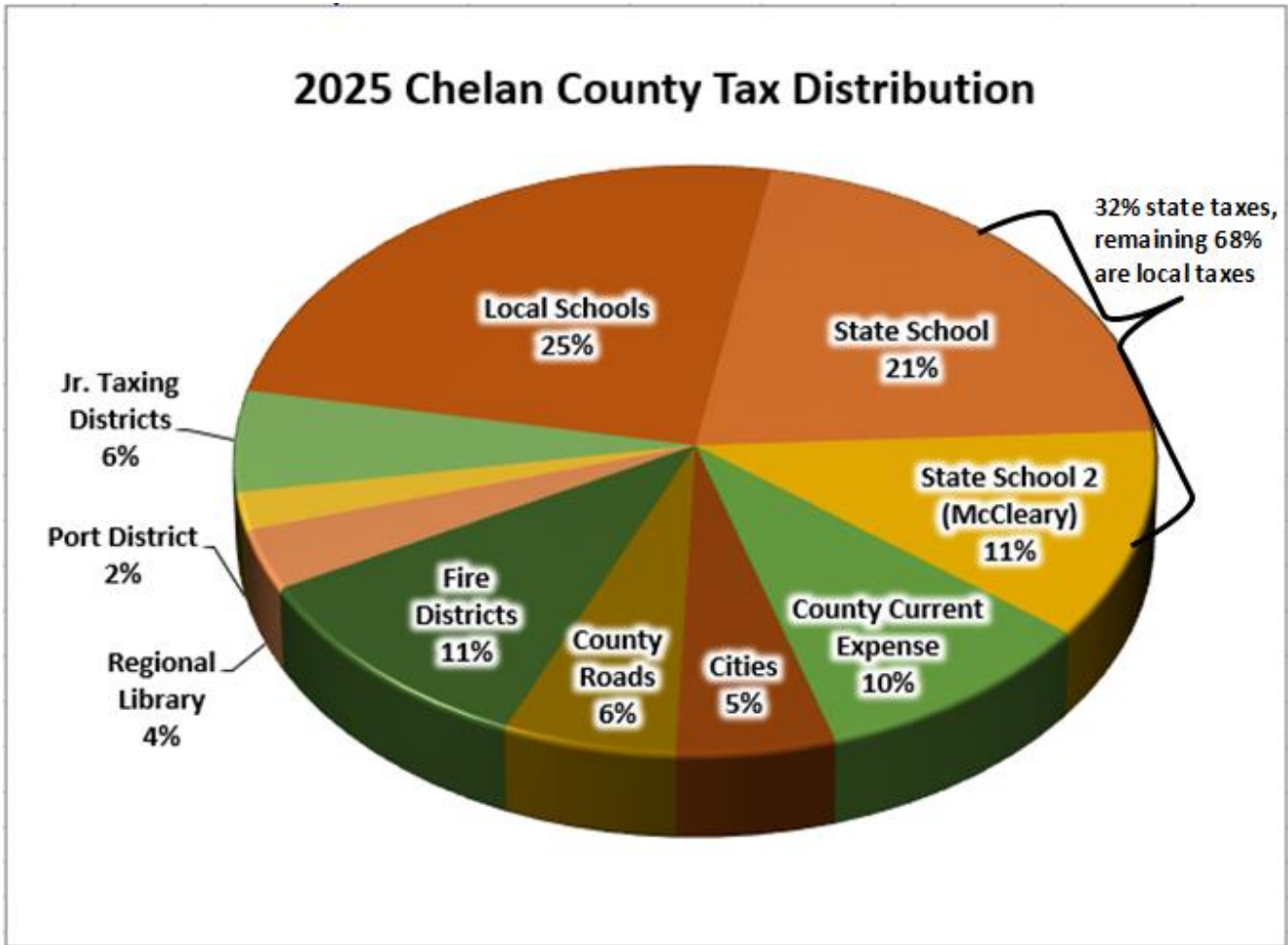
Make sure to check out our Frequently Asked Questions (FAQ) section on our website at <https://www.co.chelan.wa.us/assessor> for more great information on all that we do in the assessor's office.

## 2025 Community Meetings

Do you ever wonder how the assessor appraises your property and determines the fair market value for property tax assessment? Join Wes Cornelius, Chelan County Assessor, and his staff at one of the four community meetings that have been scheduled throughout the county this spring to discover how the assessment process works.

<p><b>MARCH</b> Entiat &amp; North Wenatchee Wednesday <b>MARCH 26th</b> 6pm-7pm Entiat Grange Hall</p>	<p><b>APRIL</b> Leavenworth &amp; Lake Wenatchee Wednesday <b>APRIL 23rd</b> 6pm-7pm Lake Wenatchee FD #9</p>
<p><b>MAY</b> Chelan &amp; Manson Wednesday <b>MAY 21st</b> 6pm-7pm Manson Grange Hall</p>	<p><b>JUNE</b> Cashmere &amp; South Wenatchee/Malaga Wednesday <b>JUNE 18th</b> 6pm-7pm Cashmere City Hall</p>

## Where do our property taxes go?



Tax District	2025 Taxes
State School	\$35,660,293
State School 2 (McCleary)	\$18,996,042
County Current Expense	\$16,122,452
Cities	\$8,886,322
County Roads	\$9,608,831
Fire Districts	\$17,703,040
Regional Library	\$5,491,333
Port District	\$3,414,214
Jr. Taxing Districts	\$9,236,133
Schools	\$41,205,100
<b>TOTAL:</b>	<b>\$166,395,760</b>

## 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	2022	2023	2024	2025	% change (4 yr)
Lake Wenatchee/Plain area	\$3,701	\$3,105	\$2,924	\$3,222	-12.94%
City of Leavenworth	\$3,775	\$3,215	\$2,978	\$3,098	-17.94%
Peshastin/Dryden area	\$3,580	\$3,035	\$2,851	\$2,998	-16.26%
City of Cashmere	\$4,040	\$3,691	\$3,555	\$3,363	-16.77%
Sunnyslope area	\$3,859	\$3,483	\$3,301	\$3,191	-17.31%
City of Wenatchee	\$3,901	\$3,530	\$3,352	\$3,230	-17.21%
Malaga area	\$3,846	\$3,471	\$3,288	\$3,179	-17.34%
City of Entiat	\$3,959	\$3,319	\$3,043	\$3,425	-13.48%
City of Chelan	\$3,449	\$2,877	\$2,690	\$2,790	-19.12%
Manson area	\$3,448	\$2,946	\$2,693	\$3,004	-12.88%

## 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	2022	2023	2024	2025	% change (4 yr)	% change (from last yr)
Lake Wenatchee/Plain	29	9.2517	7.7636	7.3093	8.0543	-12.94%	10.19%
City of Leavenworth	606	9.4387	8.0365	7.4447	7.745	-17.94%	4.03%
Peshastin/Dryden area	53	8.9512	7.5875	7.1270	7.4957	-16.26%	5.17%
City of Cashmere	100	10.1012	9.2286	8.8884	8.4068	-16.77%	-5.42%
Sunnyslope area	74	9.6469	8.707	8.2518	7.9775	-17.31%	-3.32%
City of Wenatchee	802	9.7525	8.8251	8.3788	8.0738	-17.21%	-3.64%
Malaga area	85	9.614	8.6774	8.2201	7.9473	-17.34%	-3.32%
City of Entiat	410	9.8965	8.2975	7.6079	8.5622	-13.48%	12.54%
City of Chelan	201	8.6232	7.1933	6.7255	6.9746	-19.12%	3.70%
Manson area	4	8.6206	7.3646	6.7329	7.5104	-12.88%	11.55%

## 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 2025 Tax Year (2024 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: 2024 assessments are based on 2023 sales and are for 2025 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.

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## 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 1<sup>st</sup>. 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](mailto: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](http://www.co.chelan.wa.us/assessor)

Need more info? Check us out on the web @  
[www.co.chelan.wa.us/assessor](http://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
<b>2024</b>	<b>\$21,664,297,253</b>	<b>2025</b>	<b>\$54,656,335</b>	<b>\$166,395,760</b>
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

**CHELAN COUNTY 2024-2025 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		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
STATE School Refund		\$21,957,323,473	\$21,664,297,253	\$21,644,606,374		\$241,253,455	
STATE School 2 (McCleary)		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
STATE School 2 Refund		\$21,957,323,473	\$21,664,297,253	\$21,439,385,823		\$241,253,455	
County Current Expense		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
Mental Health		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
Veteran's Relief		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
Flood Control		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
Regional Library		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
Port District		\$21,957,323,473	\$21,664,297,253		\$224,898,258	\$241,253,455	
County Road District		\$12,404,957,819	\$11,986,668,124		\$117,952,768	\$148,911,838	
Manson Pk & Rec		\$1,945,613,770	\$1,891,627,333		\$14,668,969	\$29,530,073	
Upp Valley Pk & Rec		\$2,778,077,924	\$2,692,059,934		\$25,825,351	\$17,887,120	
Brae Burn Mosq District		<i>Per parcel assessment</i>					
Chiwawa Mosq District		<i>Per parcel assessment</i>					
Leavenworth Mosq District		<i>Per parcel assessment</i>					
Idlewild Mosq District		<i>Per parcel assessment</i>					
<b>SCHOOL DISTRICTS</b>							
#19 Manson	M&O	\$1,945,613,770		\$1,878,357,776		\$29,530,073	\$197,931
	Cap. Proj	\$1,945,613,770		\$1,878,357,776		\$29,530,073	\$395,863
#122 Azwell/Pateros	M&O	\$14,843,059		\$14,817,046		\$348,904	\$0
	Cap. Imp.	\$14,843,059		\$14,817,046		\$348,904	\$0
	Bond	\$14,843,059		\$14,817,046		\$348,904	\$0
#127 Entiat	M&O	\$605,470,008		\$562,917,708		\$7,751,400	\$692,512
	Bond	\$605,470,008		\$562,917,708		\$7,751,400	\$1,385,024
#129J Chelan	M&O	\$4,839,243,307		\$4,718,474,213		\$84,905,265	\$260,551
	Cap. Proj	\$4,839,243,307		\$4,718,474,213		\$84,905,265	\$521,101
#222 Cashmere	M&O	\$1,467,971,802		\$1,381,719,458		\$16,591,554	\$124,678
	Bond	\$1,467,971,802		\$1,381,719,458		\$16,591,554	\$249,355
#228 Cascade	M&O	\$5,200,700,686		\$5,017,047,348		\$42,906,147	\$1,220,222
	Cap. Proj	\$5,200,700,686		\$5,017,047,348		\$42,906,147	\$2,440,443
	Bond	\$5,200,700,686		\$5,017,047,348		\$42,906,147	\$2,440,443
#246 Wenatchee	M&O	\$8,247,063,386		\$7,829,875,493		\$58,227,334	\$215,991
	Bond	\$8,247,063,386		\$7,829,875,493		\$58,227,334	\$431,981
<b>HOSPITAL DISTRICTS</b>							
#1 Cascade	Regular/EMS	\$5,176,450,382	\$5,034,479,608		\$41,202,234	\$42,219,498	
	Bond			\$4,996,241,904			
#2 Chelan	Regular/EMS	\$6,855,807,589	\$6,704,680,557		\$41,246,652	\$115,777,020	
	Bond			\$6,667,628,359			
<b>CEMETERY DISTRICTS</b>							
#1 Entiat		\$546,284,483	\$515,604,732		\$7,656,765	\$7,678,237	
#2 Leavenworth		\$458,499,934	\$440,120,034		\$6,381,288	\$1,265,784	
#3 N Wenatchee		\$1,656,445,150	\$1,619,862,909		\$13,717,094	\$11,957,070	
#4 Chelan/Manson		\$6,855,695,925	\$6,704,568,893		\$41,246,652	\$115,777,020	
#5 Malaga		\$96,656,494	\$89,156,509		\$7,891,867	\$585,488	
<b>FIRE DISTRICTS</b>							
#3 Leavenworth	Regular	\$2,419,878,209	\$2,348,628,113		\$21,367,996	\$15,762,852	
#5 Manson	Regular	\$1,919,625,444	\$1,867,232,680		\$14,555,063	\$29,492,354	
#6 Cashmere	Regular	\$1,482,507,146	\$1,404,606,195		\$24,830,054	\$11,857,153	
#7 Chelan	Regular	\$4,732,400,140	\$4,650,656,095		\$25,530,532	\$81,009,998	
#8 Entiat	Regular	\$655,703,732	\$622,003,968		\$8,438,188	\$11,744,818	
#9 Lake Wenatchee	Regular	\$1,920,666,552	\$1,890,858,294		\$8,464,845	\$22,031,407	
Wenatchee Valley Fire Dept.	Regular	\$8,187,908,461	\$7,891,838,447		\$105,565,906	\$58,333,265	
<b>CITIES</b>							
Cashmere	Regular	\$519,924,070	\$505,208,021		\$6,393,930	\$5,499,197	
Chelan	Regular	\$2,465,891,531	\$2,429,865,646		\$13,799,914	\$49,547,077	
Entiat	Regular	\$274,657,058	\$264,002,465		\$3,940,736	\$3,918,996	
Leavenworth	Regular	\$976,906,329	\$950,245,877		\$6,444,034	\$4,876,718	
Wenatchee	Regular	\$5,734,565,000	\$5,528,307,120		\$76,366,876	\$28,499,629	

\*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).

**2024-2025 CHELAN COUNTY CERTIFICATION OF LEVIES REPORT**

<b>STATE</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
State School	\$21,644,606,374	1.6474423412	\$35,658,241.00
State School Refund	\$21,644,606,374	0.0000948042	\$2,052.00
State School 2 (McCleary)	\$21,439,385,823	0.8859835425	\$18,994,943.00
State School 2 Refund	\$21,439,385,823	0.0000512608	\$1,099.00

<b>COUNTY</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
Current Expense (\$700,000 shift from Road Dept.)	\$21,664,297,253	0.7131947979	\$15,450,864.10
Mental Health	\$21,664,297,253	0.0178579654	\$386,880.27
Veteran's Relief	\$21,664,297,253	0.0131417976	\$284,707.81
Regional Library	\$21,664,297,253	0.2534738555	\$5,491,332.95
Flood Control	\$21,664,297,253	0.0399650208	\$865,814.09
County Road General (\$700,000 shift from roads to County Current)	\$11,986,668,124	0.8076331830	\$9,680,830.93
Port General	\$21,664,297,253	0.1575963345	\$3,414,213.84
Upper Valley Park & Rec Gen	\$2,692,059,934	0.0712936802	\$191,926.86
Manson Park & Rec	\$1,891,627,333	0.1998279436	\$378,000.00

<b>SCHOOL DISTRICTS</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
#19 Manson M&O	\$1,878,357,776	1.0746350574	\$2,018,549.12
#19 Manson M&O TAV	\$197,931	1.0746350574	\$212.70
#19 Manson Cap Improvements	\$1,878,357,776	0.2746179431	\$515,830.75
#19 Manson Cap Impr. TAV	\$395,863	0.2746179431	\$108.71
#122 Azwell/Pateros M&O	\$14,817,046	1.4709580352	\$21,795.25
#127 Entiat M&O	\$562,917,708	1.3980313203	\$786,976.59
#127 Entiat M&O TAV	\$692,512	1.3980313203	\$968.15
#127 Entiat Bond	\$562,917,708	1.5450465691	\$869,734.07
#127 Entiat Bond TAV	\$1,385,024	1.5450465691	\$2,139.93
#129J Chelan M&O	\$4,718,474,213	0.8025302214	\$3,786,718.15
#129J Chelan M&O TAV	\$260,551	0.8025302214	\$209.10
#129J Chelan Cap Improvements	\$4,718,474,213	0.0638929836	\$301,477.40
#129J Chelan Cap Impr. TAV	\$521,101	0.0638929836	\$33.29
#222 Cashmere M&O	\$1,381,719,458	2.1385468397	\$2,954,871.78
#222 Cashmere M&O TAV	\$124,678	2.1385468397	\$266.63
#222 Cashmere Bond	\$1,381,719,458	0.9942337244	\$1,373,752.08
#222 Cashmere Bond TAV	\$249,355	0.9942337244	\$247.92
#228 Cascade M&O	\$5,017,047,348	0.8034645610	\$4,031,019.74
#228 Cascade M&O TAV	\$1,220,222	0.8034645610	\$980.41
#228 Cascade Bond	\$5,017,047,348	1.0041945812	\$5,038,091.76
#228 Cascade Bond TAV	\$2,440,443	1.0041945812	\$2,450.68
#228 Cascade Cap Proj	\$5,017,047,348	0.1254721888	\$629,499.91
#228 Cascade Cap Proj TAV	\$2,440,443	0.1254721888	\$306.21
#246 Wenatchee M&O	\$7,829,875,493	1.6756748662	\$13,120,325.57
#246 Wenatchee M&O TAV	\$215,991	1.6756748662	\$361.93
#246 Wenatchee Bond	\$7,829,875,493	0.7351909486	\$5,756,453.59
#246 Wenatchee Bond TAV	\$431,981	0.7351909486	\$317.59

TAV=Timber Assessed Value



<b>HOSPITAL DISTRICTS</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
Hospital No 1 General	\$5,034,479,608	0.1352428658	\$680,877.45
Hospital No 1 Bond	\$4,996,241,904	0.1453815530	\$726,361.41
Hospital No 1 Bond TAV	\$5,936,262	0.1453815530	\$863.02
Hospital No 1 EMS	\$5,034,479,608	0.3541888773	\$1,783,156.68
Hospital No 2 General	\$6,704,680,557	0.1538988206	\$1,031,842.43
Hospital No 2 Bond	\$6,667,628,359	0.2053711769	\$1,369,338.68
Hospital No 2 Bond TAV	\$2,319,442	0.2053711769	\$476.35
Hospital No 2 EMS	\$6,704,680,557	0.2825394564	\$1,894,336.80

<b>CEMETERY DISTRICTS</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
Cemetery No 1	\$515,604,732	0.0360136338	\$18,568.80
Cemetery No 2	\$440,120,034	0.0487464063	\$21,454.27
Cemetery No 3	\$1,619,862,909	0.0302258541	\$48,961.74
Cemetery No 4	\$6,704,568,893	0.0331434151	\$222,212.31
Cemetery No 5	\$89,156,509	0.0367305768	\$3,274.77

<b>FIRE DISTRICTS</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
Fire No 3 General	\$2,348,628,113	0.5958497866	\$1,399,429.56
Fire No 5 General	\$1,867,232,680	0.7500000000	\$1,400,424.51
Fire No 6 General	\$1,404,606,195	0.3200866632	\$449,595.71
Fire No 7 General	\$4,650,656,095	0.8976222762	\$4,174,532.51
Fire No 8 General	\$622,003,968	0.9500000000	\$590,903.77
Fire No 9 General	\$1,890,858,294	0.9500000000	\$1,796,315.38
Wenatchee Valley Fire Department	\$7,891,838,447	1.0000000000	\$7,891,838.45

<b>CITY DISTRICTS</b>	<b>TOTAL TAXABLE</b>		
	<b>VALUE</b>	<b>LEVY RATE</b>	<b>TOTAL TAXES</b>
Cashmere General	\$505,208,021	1.5452711706	\$780,683.39
Chelan General	\$2,429,865,646	0.8068035627	\$1,960,424.26
Entiat General	\$264,002,465	0.9043532226	\$238,751.48
Leavenworth General	\$950,245,877	0.7811452888	\$742,280.09
Wenatchee General	\$5,528,307,120	0.9341346416	\$5,164,183.19

\*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

2024 Assessed Value for 2025 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
100	485,002,695	2,295,842	6,347,194	10,689,899	825,655	46,736	0	505,208,021	5,499,197	1,106,822
12	13,471,830	62,340	0	9,332	1,254,439	19,105	0	14,817,046	348,904	0
14	0	0	0	0	0	0	0	0	0	0
16	18,027,074	5,628	497,423	9,984	105,185	0	0	18,645,294	84,861	0
17	111,664	0	0	0	0	0	0	111,664	0	0
19	14,552,546	19,297	289,868	3,679,299	395,993	0	0	18,937,003	73,163	0
2	19,685,418	0	113,906	0	0	0	0	19,799,324	37,719	0
20	226,501,067	119,642	2,677,699	71,931	2,934,063	540,907	0	232,845,309	3,674,380	0
201	2,267,271,605	373,106	13,418,148	14,836,706	593,545	3,854	0	2,296,496,964	48,155,766	4,819,078
202	132,920,643	0	377,912	70,127	0	0	0	133,368,682	1,391,311	0
22	34,092,882	68,826	438,012	50	1,383,463	1,988	0	35,985,221	0	0
23	6,974,255	0	0	0	0	0	0	6,974,255	361,529	0
24	60,242,743	17,372,879	131,591	4,659,556	9,633,181	27,415	0	92,067,365	778,840	0
26	481,070,901	13,722,685	6,924,890	1,168,295	6,461,144	158,787	0	509,506,702	5,309,917	0
28	99,792,461	389,831	625,028	22,054	874,820	0	0	101,704,194	1,426,818	0
29	1,180,589,988	20,334,608	5,713,062	3,454,485	12,203,956	0	0	1,222,296,099	12,410,215	0
30	20,848,878	0	13,384	0	0	0	0	20,862,262	398,799	0
31	12,427,654	0	0	0	0	0	0	12,427,654	217,233	0
32	18,530,442	65,771	77,488	17,489	3,020,154	130,817	0	21,842,161	92,729	0
33	337,725,689	0	1,249,948	322,318	52,713	0	0	339,350,668	5,061,705	0
34	1,784,884,733	184,340	9,139,245	11,618,334	6,779,889	2,176,561	0	1,814,783,102	25,546,245	0
35	58,979,722	0	866,997	0	0	0	0	59,846,719	351,927	0
36	385,679,747	0	0	476,725	42,793	395,707	0	386,594,972	5,567,772	0
37	241,618,604	0	621,454	0	0	0	0	242,240,058	3,576,803	0
38	86,442,498	90,535	769,848	22,134	1,776,960	68,998	0	89,170,973	4,151,442	0
39	6,262,488	0	0	0	0	0	0	6,262,488	231,958	0
4	1,840,122,929	266,650	13,155,651	10,557,842	1,717,024	1,412,584	0	1,867,232,680	29,492,354	0
410	255,007,167	293,385	3,706,246	3,600,097	1,161,080	234,490	0	264,002,465	3,918,996	0
42	853,813,997	0	7,540,675	993,723	25,493	90,430	0	862,464,318	5,358,984	0
43	779,762	0	0	0	0	0	0	779,762	0	0
44	7,013,683	0	0	0	655,642	0	0	7,669,325	0	0

Certification of Values By Tax Area - CHELAN County

2024 Assessed Value for 2025 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
45	6,457,289	0	404,312	0	0	0	0	6,861,601	0	0
47	13,462,136	0	0	7,507	304,739	209,180	0	13,983,562	0	0
48	175,940,242	0	2,180,682	2,726,238	116,538	393,184	0	181,356,884	583,059	0
49	97,342,863	2,497,805	1,032,271	412,860	1,016,713	533,749	0	102,836,261	212,710	0
50	116,839,146	2,858,759	1,536,088	4,826,706	1,259,880	91,822	0	127,412,401	470,015	0
52	154,025,248	3,572,647	2,845,522	737,551	1,679,665	1,333,644	0	164,194,277	953,797	0
53	8,751,041	664,156	107,766	83,223	270,263	126,319	0	10,002,768	0	0
54	12,235,384	1,212,807	41,137	0	491,361	0	0	13,980,689	325,120	0
56	58,322,378	105,060	320,295	0	1,008,181	0	0	59,755,914	1,153,603	0
57	22,960	0	0	0	0	0	0	22,960	0	0
58	39,218,728	2,050,221	316,819	2,984	831,622	71,016	0	42,491,390	1,116,183	0
6	4,595,329	0	0	0	0	0	0	4,595,329	0	0
60	759,599,850	10,629,706	11,735,090	1,210,254	6,889,205	2,837,303	0	792,901,408	8,822,571	0
602	1,909,206	0	0	776,293	0	0	0	2,685,499	0	0
604	0	0	0	8,890	0	0	0	8,890	0	0
606	929,812,570	488,928	6,444,034	9,210,970	1,603,876	0	0	947,560,378	4,876,718	0
61	59,163	0	0	0	0	0	0	59,163	0	0
62	15,126,033	1,012,708	178,504	4,046,215	1,164,935	0	0	21,528,395	219,949	0
63	26,240	0	0	0	0	0	0	26,240	0	0
64	7,917,064	0	128,872	700	72,758	36,864	0	8,156,258	16,045	0
65	2,441,145	0	25,474	0	0	0	0	2,466,619	3,825	0
66	647,373,243	3,884,920	8,135,585	1,414,752	7,468,960	687,176	0	668,964,636	10,065,446	0
68	31,738,887	0	415,739	366,420	0	6,663,490	0	39,184,536	357,540	0
69	38,593,286	0	0	23,513	110,869	621,428	0	39,349,096	208,078	0
72	2,390,830	5,628	0	0	13,727,996	0	0	16,124,454	0	0
74	1,131,309,663	122,804	13,258,788	2,640,656	2,522,679	44,540	0	1,149,899,130	10,653,707	0
75	5,401,978	0	0	0	0	0	0	5,401,978	0	0
76	6,419,607	0	0	5,282	0	35,477	0	6,460,366	489,881	0
800	0	0	0	0	0	0	0	0	0	0
801	24,918,689	0	0	0	0	0	0	24,918,689	0	0
802	4,715,941,916	19,179,170	76,184,106	218,266,849	16,390,804	28,115	0	5,045,990,960	27,054,709	0

Certification of Values By Tax Area - CHELAN County

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2024 Assessed Value for 2025 Collection

Tax Area	Real	Real Utilities	Senior Taxable	Personal	Pers Utilities	Farm Taxable	Pers SNR Exemp	Total Taxable	NC	Annexation
803	28,940,389	375,393	66,234	35,184	188,144	0	0	29,605,344	704,601	0
804	360,952,862	2,225,243	61,548	59,643,328	4,882,273	26,873	0	427,792,127	740,319	0
82	97,830,023	0	2,743,999	0	13,043	0	0	100,587,065	825,489	0
84	2,593,689	37,904	0	3,422,943	89,542	0	0	6,144,078	0	0
85	318,786,648	10,678,299	2,362,017	1,565,705	6,151,570	642,320	0	340,186,559	6,887,745	0
895	0	0	0	271,695	0	0	0	271,695	0	0
9	55,653,656	0	0	214,004	0	0	0	55,867,660	992,778	0
	<b>20,823,395,146</b>	<b>117,267,523</b>	<b>205,220,551</b>	<b>378,201,102</b>	<b>120,152,808</b>	<b>19,690,879</b>	<b>0</b>	<b>21,663,928,009</b>	<b>241,253,455</b>	<b>5,925,900</b>

# CHELAN COUNTY

## 2024 LEVIES FOR 2025 TAXES

TAXING DISTRICT		\$ RATE	TOTAL	TAX CODE	DISTRICTS	Total Levy with Exemptions	\$ RATE/1000
State School		1.6474423412		002	*19 CD4 H2 PK	4.3198097358	6.7604687165
State School Refund		0.0000948042		004	*19 CD4 H2 F5 PK	5.0698097358	7.5104687165
State School 2		0.8859835425		006	*19 CD4 H2 F7 PK	5.2174320120	7.6580909927
State School 2 Refund		0.0000512608	2.5335719487	008	*69 CD4 H2	4.1199817922	5.2113877724
County Current Expense		0.7131947979		009	*69 CD4 H2 F10 (Stehekin)	4.1199817922	5.2113877724
Mental Health		0.0178579654		012	*122 CD4 H2 F7	5.0176040684	7.5799680838
Veteran's Relief		0.0131417976		014	*127	3.6504001001	7.4795127928
Total County			0.7441945609	016	*127 CD1	3.6864137339	7.5155264266
				017	*127 CD1 H2	4.1228520109	8.1573358805
Regional Library		0.2534738555		019	*127 CD3 F1 WVFD	4.6806259542	8.5097386469
Port District		0.1575963345		020	*127 CD1 F8	4.6364137339	8.4655264266
County Road District		0.8076331830		022	*127 F8	4.6004001001	8.4295127928
Flood Control Zone		0.0399650208		023	*228	3.6504001001	6.4695662344
				024	*228 H1	4.1398318432	7.1043795305
Manson Pk & Rec (PK)		0.1998279436		025	*228 SD2J H1	4.1398318432	7.1043795305
Upp Valley Pk & Rec (PK2)		0.0712936802		026	*228 F3 H1 PK2	4.8069753100	7.7715229973
Brae Burn Mosq District (MD1)	Per parcel assessment			028	*228 H1 PK2	4.2111255234	7.1756732107
Leavenworth Mosq District (MD2)	Per parcel assessment			029	*228 F9 H1	5.0898318432	8.0543795305
Idlewild Mosq District (MD3)	Per parcel assessment			030	*228 F9 H1 MD1	5.0898318432	8.0543795305
Chiwawa Mosq District (MD4)	Per parcel assessment			031	*228 F3 H1	4.7356816298	7.7002293171
				032	*129 CD4 H2	4.1199817922	6.0778109774
<b>HOSPITAL DISTRICTS</b>				033	*228 F9 H1 WD5	5.0898318432	8.0543795305
#1 Cascade (H1)	Regular	0.1352428658		034	*129 CD4 H2 F7	5.0176040684	6.9754332536
	Bond	0.1453815530		035	*228 F9 H1 MD3	5.0898318432	8.0543795305
	EMS	0.3541888773	0.4894317431	036	*129 CD4 H2 SD F7	5.0176040684	6.9754332536
				037	*228 F9 H1 CHMD	5.0898318432	8.0543795305
#2 Chelan (H2)	Regular	0.1538988206		038	*129 CD4 H2 F8	5.0699817922	7.0278109774
	Bond	0.2053711769		039	*228 F9 H1 PK2	5.1611255234	8.1256732107
	EMS	0.2825394564	0.4364382770	042	*228 F3 H1 PK2 MD2	4.8069753100	7.7715229973
				043	*228 H1 PK2 MD2	4.2111255234	7.1756732107
<b>FIRE DISTRICTS</b>				044	*228 CD2 H1	4.1885782495	7.1531259368
#3 Leavenworth (F3)	Regular	0.5958497866		045	*228 CD2 H1 PK2	4.2598719297	7.2244196170
#5 Manson (F5)	Regular	0.7500000000		046	*228 F3 CD2 H1	4.7712862385	7.7358339258
#6 Cashmere (F6)	Regular	0.3200866632		047	*228 CD2 H1 F3 PK2	4.8557217163	7.8202694036
#7 Chelan (F7)	Regular	0.8976222762		048	*228 CD2 H1 F6	4.5086649127	7.4732126000
#8 Entiat (F8)	Regular	0.9500000000		049	*228 CD2 H1 F6 PK2	4.5799585929	7.5445062802
#9 Lk Wen/Ponderosa	Regular	0.9500000000		050	*228 F6 CD2 H1 PK2 WD3	4.5799585929	7.5445062802
Wenatchee Valley (WVFD)	Regular	1.0000000000		052	*228 H1 F6	4.4599185064	7.4244661937
				053	*228 H1 F6 PK2	4.5312121866	7.4957598739
				054	*228 F6	3.9704867633	6.7896528976
				056	*222	3.6504001001	7.6692154675
<b>Cemetery Districts</b>				057	*222 H1	4.1398318432	8.3040287636
#1 Entiat (CD1)		0.0360136338		058	*222 F1 WVFD	4.6504001001	8.6692154675
#2 Leavenworth (CD2)		0.0487464063		060	*222 F6	3.9704867633	7.9893021307
#3 N Wenatchee (CD3)		0.0302258541		061	*222 F6 H1	4.4599185064	8.6241154268
#4 Chelan/Manson (CD4)		0.0331434151		062	*246	3.6504001001	6.9473007182
#5 Malaga (CD5)		0.0367305768		063	*246 H1	4.1398318432	7.5821140143
				064	*246 CD5	3.6871306769	6.9840312950
<b>CITIES</b>				065	*246 F1 WVFD CD5	4.6871306769	7.9840312950
Cashmere (CA)	Regular	1.5452711706		066	*246 246B F1 WVFD CD5	4.6504001001	7.9473007182
Chelan (CH)	Regular	0.8068035627		068	*246 CD5 WD2	3.6871306769	6.9840312950
Entiat (E)	Regular	0.9043532226		069	*246 F1 WVFD CD5 WD2	4.6871306769	7.9840312950
Leavenworth (LV)	Regular	0.7811452888		072	*246 CD3	3.6806259542	6.9775265723
Wenatchee (W)	Regular	0.9341346416		074	*246 CD3 F1 WVFD	4.6806259542	7.9775265723
				075	*246 F6	3.9704867633	7.2673873814
				076	*246 CD3 F6	4.0007126174	7.2976132355
<b>SCHOOL DISTRICTS</b>				082	*246 F1 WVFD WD1	4.6504001001	7.9473007182
#19 Manson (19)	M&O	1.0746350574		084	*246 WD2	3.6504001001	6.9473007182
	Cap.Proj	0.2746179431	1.3492530005	085	*246 F1 WVFD WD2	4.6504001001	7.9473007182
#122 Azwell/Pateros (122)	M&O	1.4709580352		100	*CA 222	4.3880380877	8.4068534551
	Bond	0.0000000000	1.4709580352	201	*CH 129 CD4 H2 F7	5.0167744481	6.9746036333
#127 Entiat (127)	M&O	1.3980313203		202	*CHTIF CH 129 CD4 H2 F7	5.0167744481	6.9746036333
	Bond	1.5450465691	2.9430778894	410	*E 127 CD1 F8	4.7331337735	8.5622464662
#129J Chelan (129)	M&O	0.8025302214		602	*LV 228 H1 PK2 F3	4.7804874158	7.7450351031
	Cap.Proj	0.0638929836	0.8664232050	606	*LV 228 H1 PK2 MD2 F3	4.7804874158	7.7450351031
#222 Cashmere (222)	M&O	2.1385468397		800	*W 246	3.7769015587	7.0738021768
	Bond	0.9942337244	3.1327805641	801	*WTIF W 246 F1 WVFD	4.7769015587	8.0738021768
#228 Cascade (228)	M&O	0.8034645610		802	*W 246 F1 WVFD WB	4.7769015587	8.0738021768
	Cap. Pro	0.1254721888		803	*W 246 F1 WVFD WB	4.7769015587	8.0738021768
	Bond	1.0041945812	1.9331313310	804	*W 246 F1 WVFD CD3	4.8071274128	8.1040280309
#246 Wenatchee (246)	M&O	1.6756748662					
	Bond	0.7351909486	2.4108658148				

**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