2025-26 Property Tax Fact Sheet

Value Changes:

- *The total Assessed Value (AV) of taxable property in Washington County increased from $86.3 billion to $96.1 billion.*

The AV of a typical property will increase 3 percent according to the constitutional value limitation passed by voters beginning in 1997. However, certain changes to property such as new construction, subdivisions and rezoning may also increase AV.

- *The total Real Market Value (RMV) increased from $197.1 billion to $207.5 billion.*

The total RMV reflects the aggregate value of all property as of January 1, 2025. The RMV increased from market changes and the addition of value from new construction.

For 2025, the average AV of a single-family residential property in Washington County is $339,000, up from $328,283 last year. The average RMV is $626,540, up from $605,671 last year. RMV reflects the price a property would most likely have sold for as of January 1, 2025.

Compression Changes:

Although usually not the basis for assessing property, RMV (excluding exempt property and including the specially assessed value for farm and forest land when applicable) is used to calculate the constitutional property tax rate limitation passed by voters in 1990 and enacted in 1991, also known as Measure 5. That is, operating taxes for education cannot exceed $5.00 per $1,000 of RMV, and general government operating taxes are capped at $10.00 per $1,000 RMV on each property.

Tax reductions based on this limitation, called “tax rate compression,” add up to $15,272,853 this year in Washington County, up from $12,753,808 last year.

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