

Contact Us

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Property Tax Exemption

Program for seniors and persons with disabilities

clark.wa.gov/assessor * * * 564.397.2391

Overview

Under the exemption program, the assessed value of your property is frozen (for tax purposes) and you may be eligible for a reduction in your property taxes. This could be worth thousands of dollars in savings for you and a lien will not be placed on your property. The program is retroactive, as applicants can apply for previous years to get a refund as well. Contact us and we will walk you through the process to determine your eligibility and the level of your exemption.

Eligibility

AGE OR DISABILITY

Must be 61+ or Unable to work due to disability OR a veteran entitled to and receiving compensation from the V.A. at an 80% disability rating for a service-connected disability

RESIDENCY & OWNERSHIP

You must reside in the home as your primary residence for a minimum of 6 months of the assessment year. You must own your home by Dec. 31 of the assessment year.

INCOME

Household income must be at or below \$62,000 in the year prior to the tax year.



Income Thresholds

Household income is calculated using the combined disposable income earned during the assessment year for you, your spouse, your domestic partner, or any co-tenants.

Income Tier	Benefits
\$0 - \$44,000	Exempt from being taxed on the greater of \$60,000 or 60% of the assessed value, special assessments, voted levies, and state school taxes pt. 2; home and land value frozen in qualifying year.
\$44,001 - \$53,000	Exempt from being taxed on the greater of \$50,000 or 35% of the assessed value (not exceeding \$70,000), special assessments, voted levies, and state school taxes pt. 2; home and land value frozen in qualifying year.
\$53,001 - \$62,000	Exempt from special assessments, voted levies, and state school taxes pt. 2; home and land value frozen in qualifying year.

2025 Legislative Updates - ADUs

Legislative updates have expanded the exemption program to include accessory dwelling units (ADUs). An ADU is defined as a separate, autonomous residential unit that provides complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation. With these changes, the value of the ADU will be considered in the reduced valuation for the exemption program. If you have a previously excluded ADU and would like to include it in your exemption, please reach out to our senior exemption team for assistance at taxreduction@clark.wa.gov or by calling 564.397.2391.