

Property Tax Exemption

PROGRAM FOR SENIORS AND PERSONS WITH DISABILITIES

Clark County Assessor's Office
Assessment Services Team

Updated 02.23.2026



CLARK COUNTY WASHINGTON

ASSESSOR'S OFFICE

AGENDA

- Program Overview
- Qualifications and Eligibility
- Income Thresholds
- Income, explained
- Deductions, explained
- Required Documents
- How to Apply
- Conclusion/Contact
- Questions



PROGRAM OVERVIEW

Purpose:

Reduce property taxes for senior citizens and people with disabilities, allowing them to remain in their home despite increasing property taxes.

Washington State Program:

- Rules of the program are set by State Legislature
- Administered by each county Assessor's office
- Guidance and oversight provided by the Department of Revenue

How it works:

- No obligation for repayment
- Freezes the assessed value of the home and land in the qualifying year
- Exempts voter approved levies and State School Levy Part II
- Reduces the taxable value of the property based on income level
- Applications are renewed every 6 years or when a change in status occurs



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QUALIFICATIONS

To be eligible you must meet the following requirements for the assessment year:

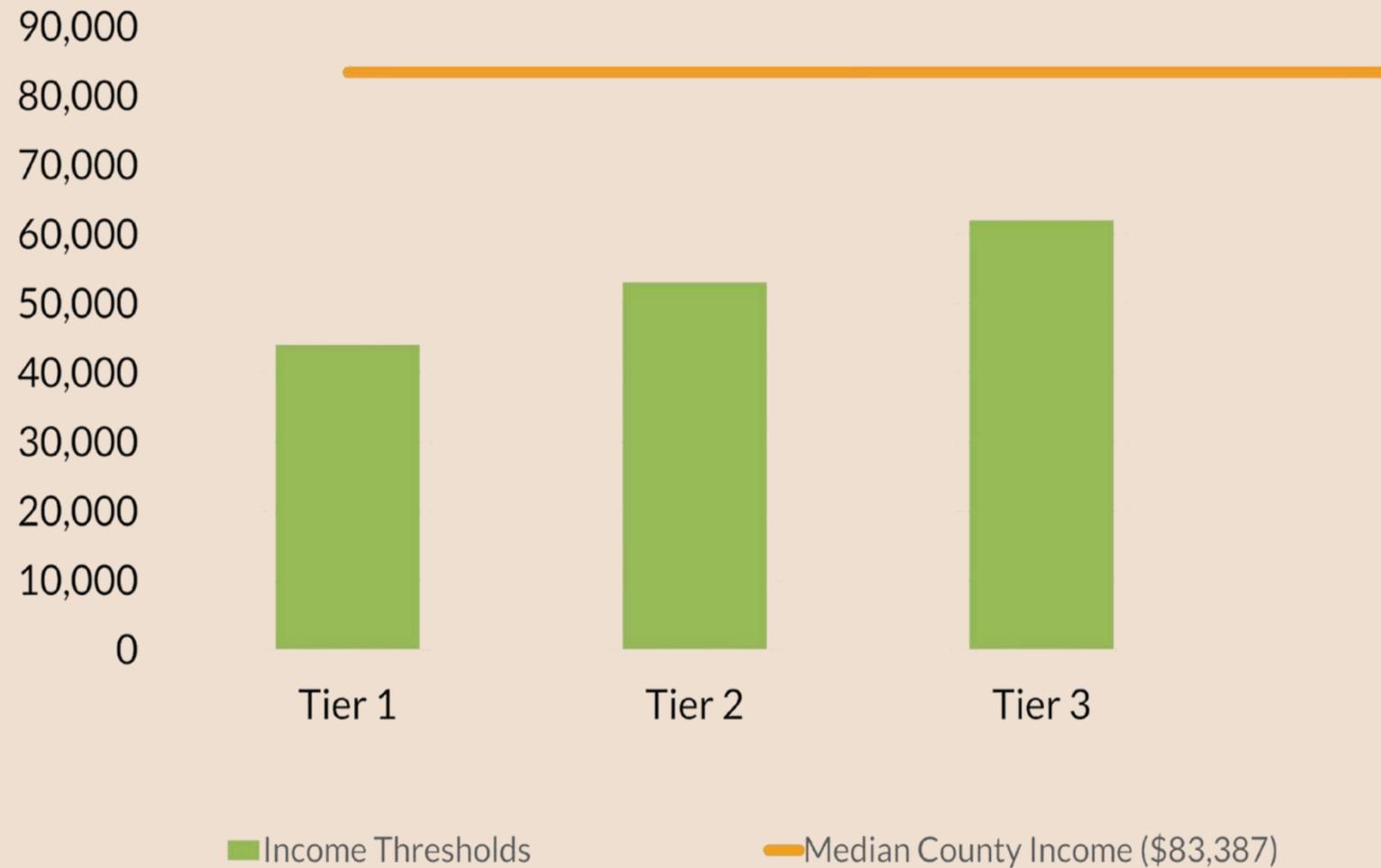
- Own the home by **December 31**
- Reside in the home as your primary residence for 6 months
- Qualify based on age (61+) OR disability status
- Current income threshold is **\$62,000**, may provide approved medical deductions to lower income

NOTES

- ADUs may be included
- Up to one acre of land, not to exceed 5 acres based upon land use regulations
- Must turn 61 by 12/31 of the qualifying assessment year
- Qualified applicants may apply for up to three prior tax years



INCOME THRESHOLDS



TIER 1: \$44,000 and below

- Exempt from paying regular property tax on a portion of your assessed taxable value
- Exempt from voter approved levies and State Schools Part II
- Home and land values are frozen in qualifying year

TIER 2: \$44,001 - \$53,000

- Exempt from paying regular property tax on a portion of your assessed taxable value
- Exempt from voter approved levies and State Schools Part II
- Home and land values are frozen in qualifying year

TIER 3: \$53,001 - \$62,000

- Exempt from voter approved levies and State Schools Part II
- Home and land values are frozen in the qualifying year



WHAT COUNTS AS INCOME?

Please note: Supporting documentation must be provided for all sources of income, whether included or excluded.

Income includes:

- Wages
- Pensions
- Annuities
- Social Security Benefits
- Social Security Disability
- IRAs
- Interest and dividends
- V.A. Retirement

Excluded from income:

- V.A. Disability payments
- DSHS payments
- IRA rollovers
- Reverse mortgages



WHAT COUNTS AS A DEDUCTION?

Allowable Deductions

- Out-of-pocket prescription drug expenses
- Medicare premiums (All “Parts”)
- In Home Care expenses
- Nursing or Adult family home expenses
- Medical / Mobility equipment expenses
- Long Term Care Insurance Premiums paid
- Health Insurance cost sharing out of pocket expenses
- Naturopathic treatments from Washington licensed naturopath
- Disposable medical supplies
- Prosthetic device expenses

Contact our office for a full list of deductions!



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REQUIRED DOCUMENTS

With application, please provide:

- Driver's license or state ID card
- Disability award letter
- Federal tax return including all schedules
 - Pension & annuity 1099s
 - Social Security 1099s
- If you don't file taxes – provide all W2's and all 1099's showing income
- Any expenses for allowed deductions

If applicable:

- Death certificate for any owners
- Divorce decree
- Copy of Trust



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2026 EXEMPTION SIGN-UP EVENTS

February 27, 2026 / 9 am to 3:30 pm

City of Camas: City Hall, 616 NE 4th Ave., Camas, WA.

March 6, 2026 / 9 am to 2 pm

City of Washougal: Community Center, 1681 C St., Washougal, WA.

March 13, 2026, and March 20, 2026 / 9am to 3:30 pm

City of Battle Ground: City Hall, 109 SW 1st Street, Ste. 154, Battle Ground, WA.

April 10, 2026 / 9am to 3:30 pm

City of Vancouver: Station 11 Firehouse, 9606 NE 130th Ave., Vancouver, WA.

April 24, 2026 / 9am to 3:30 pm

City of Vancouver: Station 10 Firehouse, 1501 SE 164th Ave., Vancouver, WA.

May 8, 2026 / 9am to 3:30 pm

City of Ridgefield: Fire Station 21, 1911 NE 65th Ave., Ridgefield, WA.

Interested applicants should bring photo ID, tax return, W-2s, 1099s, and deduction documentation.

For more information -

Call 564.397.2391

Email taxreduction@clark.wa.gov.

Walk-ins and appointments welcome.



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HOW TO APPLY

Email

taxreduction@clark.wa.gov

Call

(564) 397-2391

In Person

Joint Lobby closed March 9–June for renovations. Our office remains fully available by phone and email. **Call in advance to schedule an in-person appointment.**

**Secure drop box located in the 1st floor lobby*

1300 Franklin Street, Vancouver WA (2nd floor)

Monday - Thursday 9am to 4pm

Mail

Attn: Senior Exemption

Clark County Assessor's Office

PO Box 5000 Vancouver WA 98666



clark.wa.gov/assessor



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Testimony:



“ This is all a blessing, and I recommend it highly. You all are so wonderful to deal with and that you are here to help us is amazing. To others unsure about the program, at least investigate it if you’re leery. There is plenty of literature that explains it well.

I recommend it to anyone who is suffering due to rising taxes and having to give up other things to pay them. Sometimes older people have to cut off things like groceries in order to make ends meet, and this program allows more freedom and peace of mind for them.

The world is crazy, but this program is good. ”



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Thank you!

QUESTIONS?

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