

## Press Release

For Immediate Release: June 20, 2018

Linda Hjelle  
County Assessor

Laura Washabaugh  
Chief Deputy

M/S#510  
3000 Rockefeller Ave  
Everett, WA 98201-4046  
425 388-3433

### 2018 Assessed Values Notices in the Mail

**EVERETT** – New assessment notices will be mailed to all property owners on June 22nd. The new assessed values should reflect the market value of each property as of **Jan. 1st 2018** and will be used to determine each property owner's share of property taxes due in 2019.

The Frequently Asked Questions (FAQ) document that was included with this year's assessment notices is available at:

<http://www.snohomishcountywa.gov/DocumentCenter/View/17120>

In a review of 2017 sales the Assessor's Office observed the most upward market pressure on affordable housing, i.e. single family residences valued at \$350,000 or less, manufactured homes, apartments and condominiums. Since our valuations follow the market, property owners may see sizeable increases in the assessed value for those properties. Land values also continue to rise due to increase in demand.

- Manufactured homes (in parks) +23%
- Manufactured homes (not in parks) +14%
- Condominiums +17%
- Apartment complexes +11%

The change in assessed value for individual properties can vary greatly depending on the characteristics of the property such as: location, property type, zoning, age and condition.

<b>Real Property Assessed Values by Property Type</b>				
<b>Total Assessed Value Including Taxable and Exempt Value</b>				
<b>Property Type</b>	<b>2017 Value</b>	<b>2018 Value</b>	<b>Total Change</b>	<b>% Change</b>
<b>Residential (includes Condos)</b>	94,467,812,590	105,977,865,898	11,510,053,308	12.18%
<b>Commercial</b>	32,304,345,463	35,133,642,815	2,829,297,352	8.76%
<b>Total</b>	<b>126,772,158,053</b>	<b>141,111,508,713</b>	<b>14,339,350,660</b>	<b>11.31%</b>

The new 2018 assessed values, as well as sales that were used to establish assessments for the past three years are now available on the Assessor's website at:

<http://www.snohomishcountywa.gov/Assessor>

Appraisers will spend the next few months adding new construction to the assessment rolls, so some property owners will receive a new notice of assessed value in the fall for new construction added this year. The assessment date for new construction is as of July 31<sup>st</sup> each year for property taxes to be collected the following year.

County Assessor Linda Hjelle recommends that property owners having questions or concerns about their new assessed values call her office to talk to an appraiser before filing an appeal with the Board of Equalization, as many concerns or issues can be resolved without filing an appeal.

- **Residential Appraisal may be contacted at: 425-388-6555**
- **Commercial Appraisal may be contacted at: 425-388-3390**

Petitions or appeals to the Board of Equalization must be filed with the Board within 60 days of when the notice was mailed or July 1<sup>st</sup>, whichever is later. The appeal process does not require that you hire an attorney, but you will need to present evidence that the Assessor's value is incorrect. Appeal forms and instructions are available on the Board of Equalization's website at: <http://www.snohomishcountywa.gov/134/Board-of-Equalization> or by contacting the Clerk of the Board at 425-388-3407.

Information on property tax exemptions and special programs are also available on the Assessor's website or by calling 425-388-3433.

Information on address changes or corrections:

- **Mailing Address:** Please mail your corrected mailing address with account number to: Snohomish County Treasurer, 3000 Rockefeller Ave, M/S 501, Everett, WA 98201; or you may submit an electronic address change form at: <http://www.snohomishcountywa.gov/213/Forms-Application>  
The Treasurer's Office phone number is: (425) 388-3366.
- **Property Address:** Please mail your corrected property address with account number to: Snohomish County Assessor, 3000 Rockefeller Ave., M/S 510, Everett, WA. 98201; or via email to: [contact.assessor@snoco.org](mailto:contact.assessor@snoco.org). The Assessor's Office phone number to call for property address changes is: (425) 388-3707.

#### **Contacts:**

Linda Hjelle, Assessor, Phone: 425-388-3678

Laura Washabaugh, Chief Deputy Assessor, Phone: 425-388-3446

**Office Hours are:**  
9:00 AM – 5:00 PM Monday – Friday.

**Website:**  
Please check our website at: <http://www.snohomishcountywa.gov/Assessor> for holiday closure dates.

**Email:**  
[Contact.assessor@snoco.org](mailto:Contact.assessor@snoco.org)