



# Answers to Frequently Asked Questions

**Snohomish County Assessor**  
Linda Hjelle – Assessor  
3000 Rockefeller Ave. M/S 510  
Everett, WA 98201



<https://www.snohomishcountywa.gov/assessor>



**Market Sales  
In 2022**

Used In



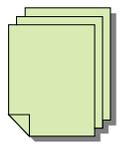
**Mass Appraisal  
Process**

Determine



**Appraised Value  
As of January 1st, 2023**

Used To  
Calculate



**Taxes Payable In  
2024**

## Assessor's Message:

Snohomish County has experienced a very dynamic real estate market over the past couple years. In 2022, the residential market slowed considerably and decreased in many areas. The valuation notice you have received is reflective of a January 1<sup>st</sup>, 2023 assessment date and is an estimate of what you could have sold your property for on that date.

The commercial sales market has continued to increase at a fairly steady rate. Assessed values for commercial property are also reflective of a January 1<sup>st</sup> assessment date per RCW 84.40.020.

Information about property valuation, mass appraisal, state law, statistics and sales and research tools are available on our website. Please visit <http://www.snohomishcountywa.gov/assessor>.

## Tax Impact

**Q: Will my taxes increase if my value increased or decreased?**

**A: Not necessarily.** If your taxing districts levy the same dollar amount as last year and your property value increases or decreases at the same percentage as the rest of the properties in your taxing district, your property taxes will not increase or decrease.

**Q: How are my taxes calculated?**

**A: Property Taxes in Washington State are primarily budget based.**

Each individual taxing district, such as cities, county, schools, fire, library, ports, etc., decides how much money to levy or budget each year for their regular levies, voter approved levies or both.

Regular levies are limited to a 1% increase annually without going to a vote of the people. There are several different limits on how levies can increase.

For detailed information on levies view our levy presentation at: <https://www.snohomishcountywa.gov/Levy>

Your share of the tax is determined by a simple formula:

- Taxes to be collected for the district, divided by the total assessed value of a district, times 1000 = the levy rate.
- The levy rate times your assessed value, divided by 1000 = your share of taxes to be collected.

**Q: In what circumstance will an increase in my property value affect my taxes:**

**A: Voted new regular levies and lid lifts**

When a brand new, regular levy or a lid lift is approved by the voters, your property taxes will increase. In the first year, the levy amount to be collected is based on the total assessed value in the

district times the voted rate. The following year(s) will have the 1% increase limitation. This does not apply to school district excess levies and bonds.

**Q: When will I know if my property taxes are going to increase?**

**A: First of the year.**

Taxing districts will determine the amount they will levy at a public hearing in the fall and will then vote to approve that amount of levy. Limitations on that amount or any amount of increase may apply depending on decisions by the taxing district and state law. Specific levy rates are calculated in January and passed on to the Treasurer for billing in February.

## Actions you can take

**Q: What can I do as a property owner if I am concerned about my assessed value changes?**

**A: Property owners can:**

- Check for accuracy of your property characteristics on the Assessor's webpage at: <http://www.snohomishcountywa.gov/175/Assessor> and/or call to verify at 425-388-6555
- Check sales in the area using the SCOPI interactive map and Property Sales tool on the Assessor's webpage
- Check current and past levy rates and amounts by taxing district on the Assessor's webpage
- Check additional market sales sources such as MLS, Zillow, news reports, realty websites, etc.
- Discuss values with our appraisal staff by calling 425-388-6555 for Residential, 425-388-3390 for Commercial
- File an appeal by contacting the Board of Equalization by visiting their website or calling 425-388-3407

**Q: Who should I contact for more information about my assessed value?**

**A:** If you have questions regarding your property or disagree with the assessed value, please call our Residential Appraisal Department at 425-388-6555 or our Commercial Appraisal Department at 425-388-3390. Staff will be available to answer your questions and examine the valuation of your property.

**Q: Can I appeal my assessed value?**

**A: Yes.** If you do not agree with the value set by the Assessor, you can file a petition for a hearing before the Snohomish County Board of Equalization. The petition must be filed with the BOE within 60 days of when the value notice was mailed or by July 1<sup>st</sup> whichever is later. The appeal process does not require an attorney, but you will need to present evidence that the Assessor's value is incorrect. Appeal forms are available from the Clerk of the Board at 425-388-3407 or at: <https://www.snohomishcountywa.gov/134/Board-of-Equalization>

**Property Tax Relief Programs for: Senior Citizen and People with Disabilities**

**Q: What tax relief programs are available for lower income seniors and people with disabilities?**



**A: Senior Citizen/People with Disabilities Exemption Program:** If you own and occupy a residence or mobile home and were 61 or older by December 31, 2023 or are retired because of disability, you may qualify for an exemption or reduction of your 2024 property tax. The total combined, gross household income limit for the program for the 2020-2023 tax years is \$55,743 or less. That includes social security and/or disability payment. SHB 1355 increased the income threshold limit for the 2024 tax year. The estimated income threshold for 2024 tax for Snohomish County is limited to \$75,000 or less. This threshold limit is preliminary and subject to change. The Dept of Revenue will publish the official income threshold by August 1, 2023. For determining if

you are eligible, the total combined household income from any source less veterans' disability, survivors' dependency or indemnity compensation must be used. This amount is not the same as the "taxable income" used for federal income tax purposes. In addition, you must have occupied your residence for more than 6 months in 2023. Applications will be available in January 2024 for the 2024 tax year. To learn more about this program and other exemption programs including the Senior Citizens and People with Disabilities Tax Deferral Program, please visit our website at: <https://snohomishcountywa.gov/328/Property-Tax-Exemptions>.

**Q: I already have a senior citizen and people with disabilities exemption and my taxable value is "frozen", will the new assessment affect my taxes?**

**A:** Individuals qualifying for a Senior Citizen and People with Disabilities exemption are taxed on either the market value of the property on the date of qualification ("Frozen Value") or on the New Market Value whichever value is lower. Annual changes in levy rates may affect your taxes.

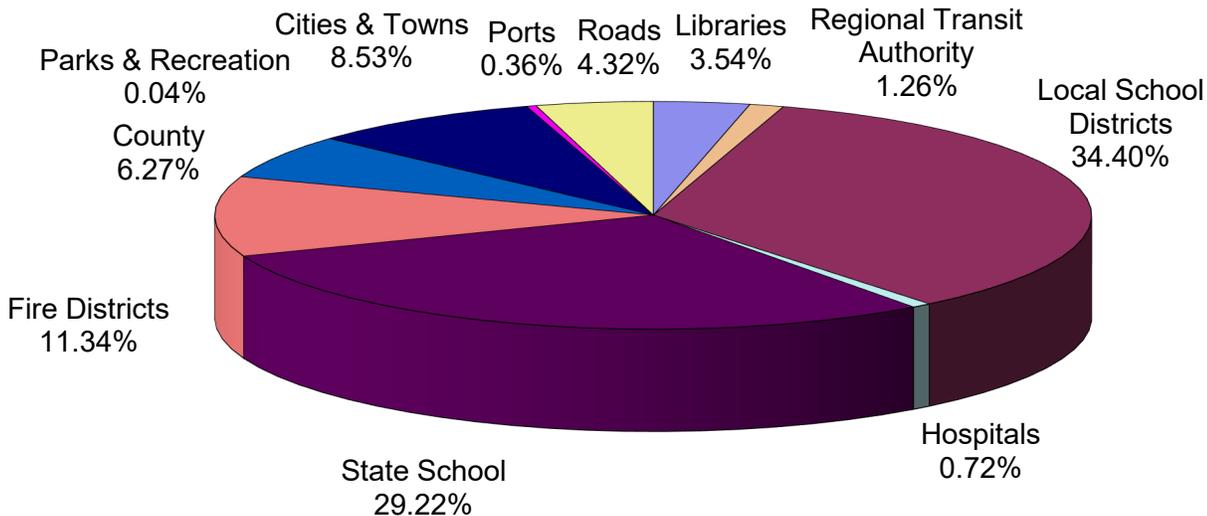
**Contact the Assessor's Office**

Please contact us at **425-388-3540** for more information on exemptions. Our main line for general information questions is **425-388-3433**. Our office is currently open to the public, however please check our website for hours of operation and what, if any, restrictions are in place before coming in.

**Q: Can I appeal the amount of taxes I will pay or the percentage that my assessment increased or decreased?**

**A: No.** The Board of Equalization cannot consider appeals on this basis. If you have concerns over the amount of taxes you are paying, you need to contact the taxing district officials who determine the budgets for their districts. You can also work for efficiency in government by attending budget hearings and calling or writing the taxing authorities with your concerns and ideas. Please refer to the web or your local phonebook for contact information of each taxing district.

**2023 Property Taxes Total: \$1,669,849,790**



**IMPORTANT:** Please read the back side of the Assessor's "Official Notice of Assessed Value" for additional information about other exemption programs and special classifications