

Press Release

For Immediate Release: June 21, 2017

Linda Hjelle
County Assessor

Matt Crisler
Chief Deputy

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

2017 Assessed Values Notices in the Mail

EVERETT – New assessment notices will be mailed to all property owners on June 23rd. The new assessed values should reflect the market value of each property as of **Jan. 1st 2017** and will be used to determine each property owner's share of property taxes due in 2018.

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 2016 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 (not in parks) +20%
- Condominiums +14%
- Apartment complexes +20%

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.

Real Property Assessed Values by Property Type				
Total Assessed Value Including Taxable and Exempt Value				
Property Type	2016 Value	2017 Value	Total Change	% Change
Residential (includes Condos)	83,214,013,105	93,102,447,740	9,888,434,635	11.88%
Commercial	29,336,113,080	32,060,073,563	2,723,960,483	9.29%
Total	112,550,126,185	125,162,521,303	12,612,395,118	11.21%

The new 2017 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 31st 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 1st, 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. The Assessor's Office phone number to call for property address changes is: (425) 388-3707.

Contacts:

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

Matt Crisler, Chief Deputy Assessor, Phone: 425-388-3446

Office Hours are:

9:00 am – 12:00 pm and 1:00 pm - 5:00 pm Monday – Thursday
9:00 am – 12:00 pm and 1:00 pm - 4:00 pm on Friday.

Website:

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

Email:

Contact.assessor@snoco.org

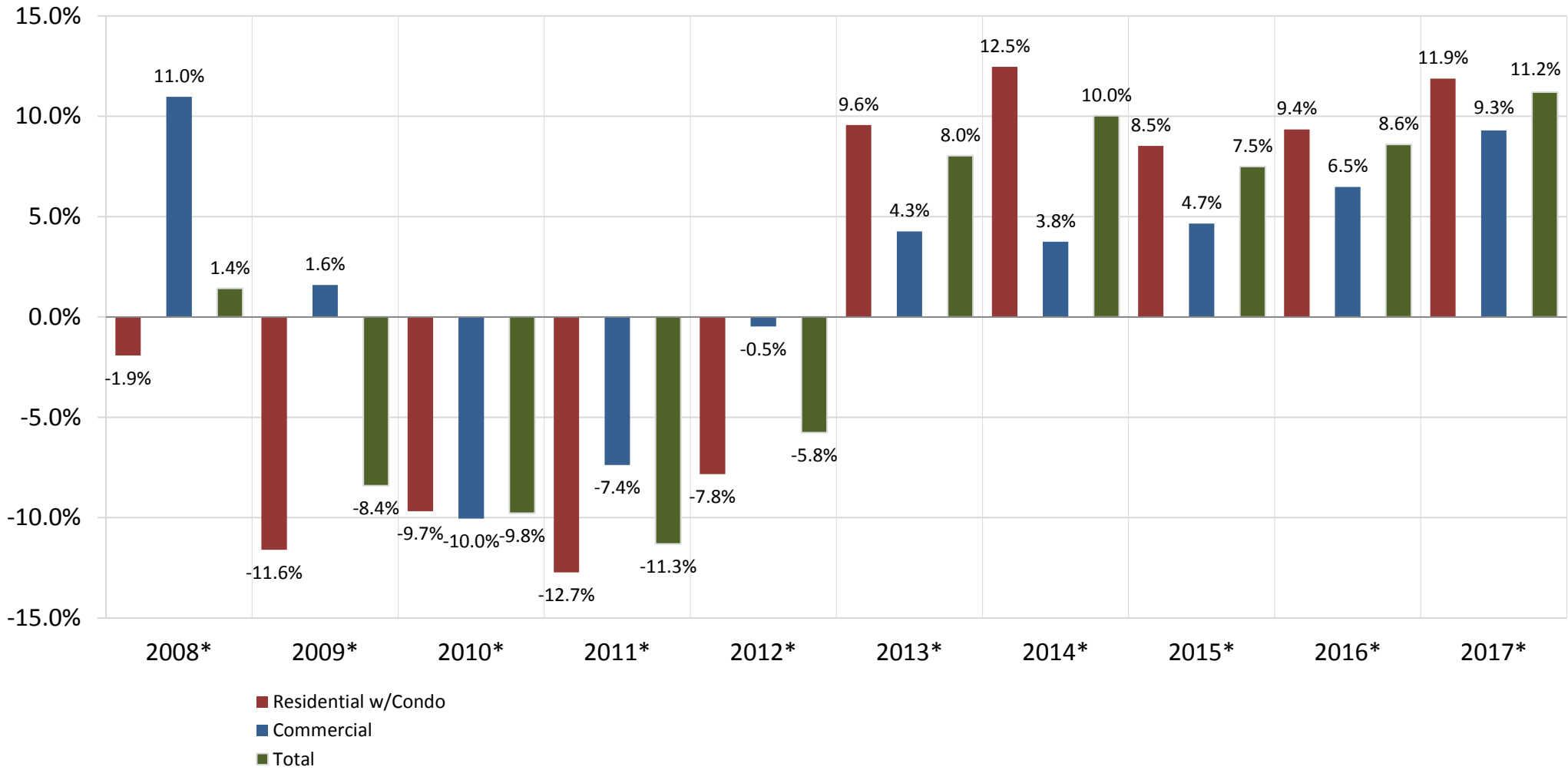
Real Property Assessed Values by School District				
School District	**2016 Value	*2017 Value	Total Change	% Change
002 - Everett	19,971,038,415	22,282,641,760	2,311,603,345	11.57%
004 - Lake Stevens	5,146,671,000	5,752,758,400	606,087,400	11.78%
006 - Mukilteo	16,428,668,810	17,898,207,710	1,469,538,900	8.94%
015 - Edmonds	27,310,669,200	30,572,299,660	3,261,630,460	11.94%
016 - Arlington	4,246,830,600	4,715,972,300	469,141,700	11.05%
025 - Marysville	7,750,498,600	8,482,054,173	731,555,573	9.44%
063 - Index	81,277,100	84,343,300	3,066,200	3.77%
103 - Monroe	5,664,146,800	6,288,647,700	624,500,900	11.03%
201 - Snohomish	8,405,951,160	9,356,980,400	951,029,240	11.31%
306 - Lakewood	2,238,901,300	2,434,802,400	195,901,100	8.75%
311 - Sultan	1,356,856,100	1,472,426,800	115,570,700	8.52%
330 - Darrington	277,037,600	305,878,500	28,840,900	10.41%
332 - Granite Falls	1,577,012,700	1,746,941,200	169,928,500	10.78%
401 - Stanwood	2,623,858,800	2,862,856,900	238,998,100	9.11%
417 - Northshore	9,470,708,000	10,905,710,100	1,435,002,100	15.15%
Total	112,550,126,185	125,162,521,303	12,612,395,118	11.21%

*Total includes all real property value both taxable and exempt. It does not include 2017 new construction value.

** The 2016 values reported by School District will be slightly different from the values in the June 2016 press release, due to new construction in 2016 being added to the roll over the summer, as well as changes due to corrections, etc.

Snohomish County Value Changes

(by year and type)



*Note: The year displayed is the assessment year. For example, the 2017 year is based on sales that occurred in 2016 and is used to calculate property taxes due in 2018 – per state law