

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.

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

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 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

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

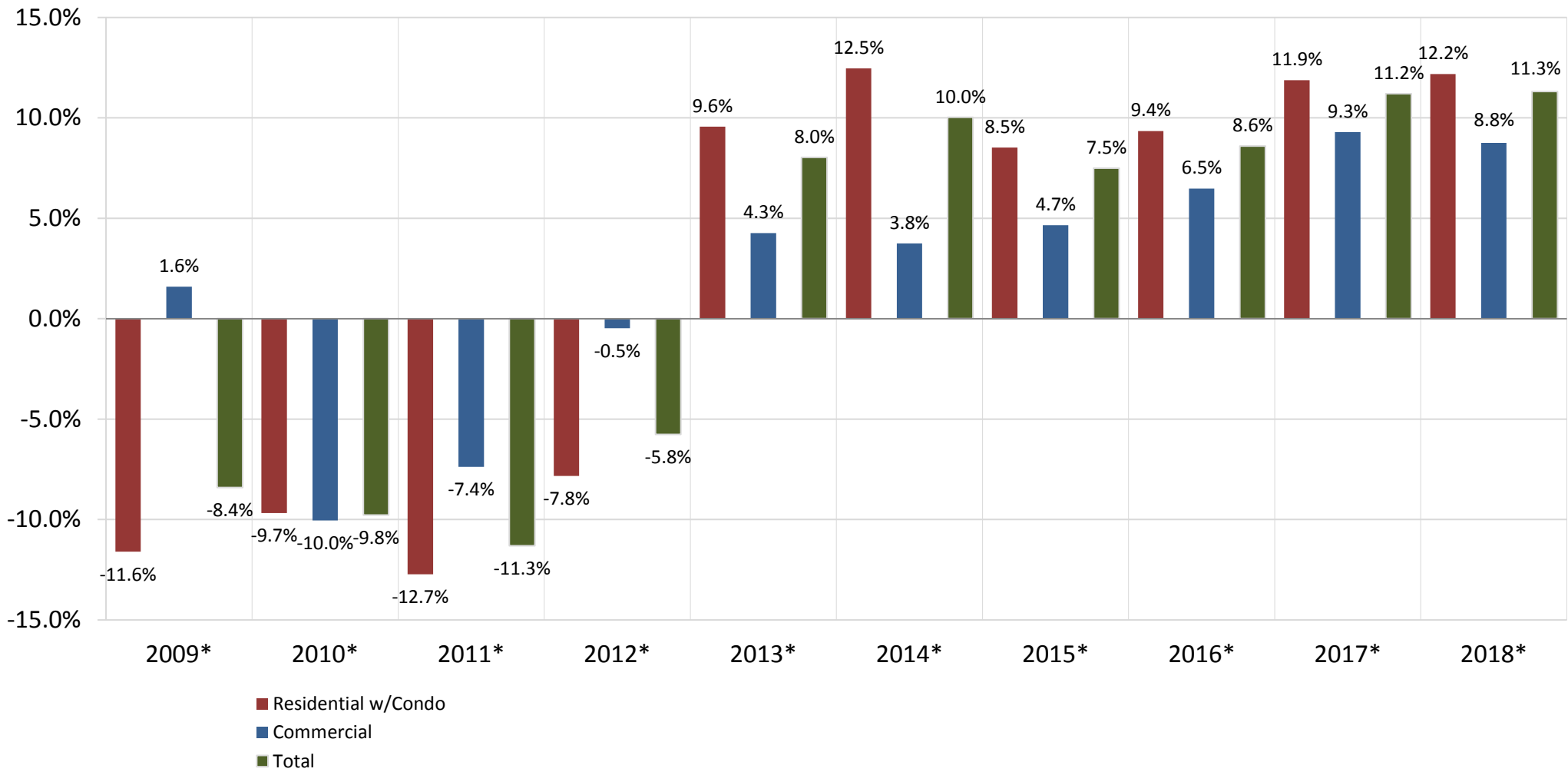
Real Property Assessed Values by School District				
School District	**2017 Value	*2018 Value	Total Change	% Change
002 - Everett	22,452,135,560	24,858,158,077	2,406,022,517	10.72%
004 - Lake Stevens	5,819,505,000	6,564,124,700	744,619,700	12.80%
006 - Mukilteo	18,003,743,610	19,725,048,023	1,721,304,413	9.56%
015 - Edmonds	30,757,408,410	34,561,364,341	3,803,955,931	12.37%
016 - Arlington	4,744,396,600	5,207,891,700	463,495,100	9.77%
025 - Marysville	8,720,383,473	9,667,423,150	947,039,677	10.86%
063 - Index	125,823,200	139,983,700	14,160,500	11.25%
103 - Monroe	6,374,216,000	7,144,267,100	770,051,100	12.08%
201 - Snohomish	9,429,336,600	10,449,149,900	1,019,813,300	10.82%
306 - Lakewood	2,491,264,700	2,737,759,300	246,494,600	9.89%
311 - Sultan	1,538,947,500	1,750,637,104	211,689,604	13.76%
330 - Darrington	424,626,500	471,352,622	46,726,122	11.00%
332 - Granite Falls	1,848,842,100	2,081,292,300	232,450,200	12.57%
401 - Stanwood	2,906,013,400	3,164,733,800	258,720,400	8.90%
417 - Northshore	11,135,515,400	12,588,322,896	1,452,807,496	13.05%
Total*	126,772,158,053	141,111,508,713	14,339,350,660	11.31%

*Total includes all real property value both taxable and exempt. It does not include 2018 new construction value.

** The 2017 values reported by School District will be slightly different from the values in the June 2017 press release, due to new construction in 2017 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 2018 year is based on sales that occurred in 2017 and is used to calculate property taxes due in 2019 – per state law