

Press Release

For Immediate Release: June 20, 2019

Linda Hjelle
County Assessor

Laura Washabaugh
Chief Deputy

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

2019 Assessed Values Notices in the Mail

EVERETT – New assessment notices will be mailed to all property owners on June 21st. The new assessed values should reflect the market value of each property as of **Jan. 1st 2019** and will be used to determine each property owner's share of property taxes due in 2020.

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 2018 sales the Assessor's Office observed the most upward market pressure again this year 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) +10%
- Condominiums +11%
- Apartment complexes +9%

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	2018 Value	2019 Value	Total Change	% Change
Residential (includes Condos)	106,651,697,774	115,979,395,000	9,327,697,226	8.75%
Commercial	35,745,241,660	38,657,525,870	2,912,284,210	8.15%
Total	142,396,939,434	154,636,920,870	12,239,981,436	8.60%

The new 2019 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.

There are programs available for tax relief. For example, the Senior Citizens / Disabled Persons Exemption: If you own and occupy a residence or mobile home, and were 61 or older by December 31, in the year prior to the property tax year **OR** were retired because of disability in the year prior to the property tax year, you may qualify for property tax reduction. For example, to qualify for either exemption, your total household income, including social security and disability payments, must be \$40,000 or less in 2018 to qualify for a reduction on your 2019 property taxes. **Qualification levels will be increasing for the 2020 tax year due to the passing of new legislation SB5160. Once the new levels are officially established, more information will be available on our website by late summer.**

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

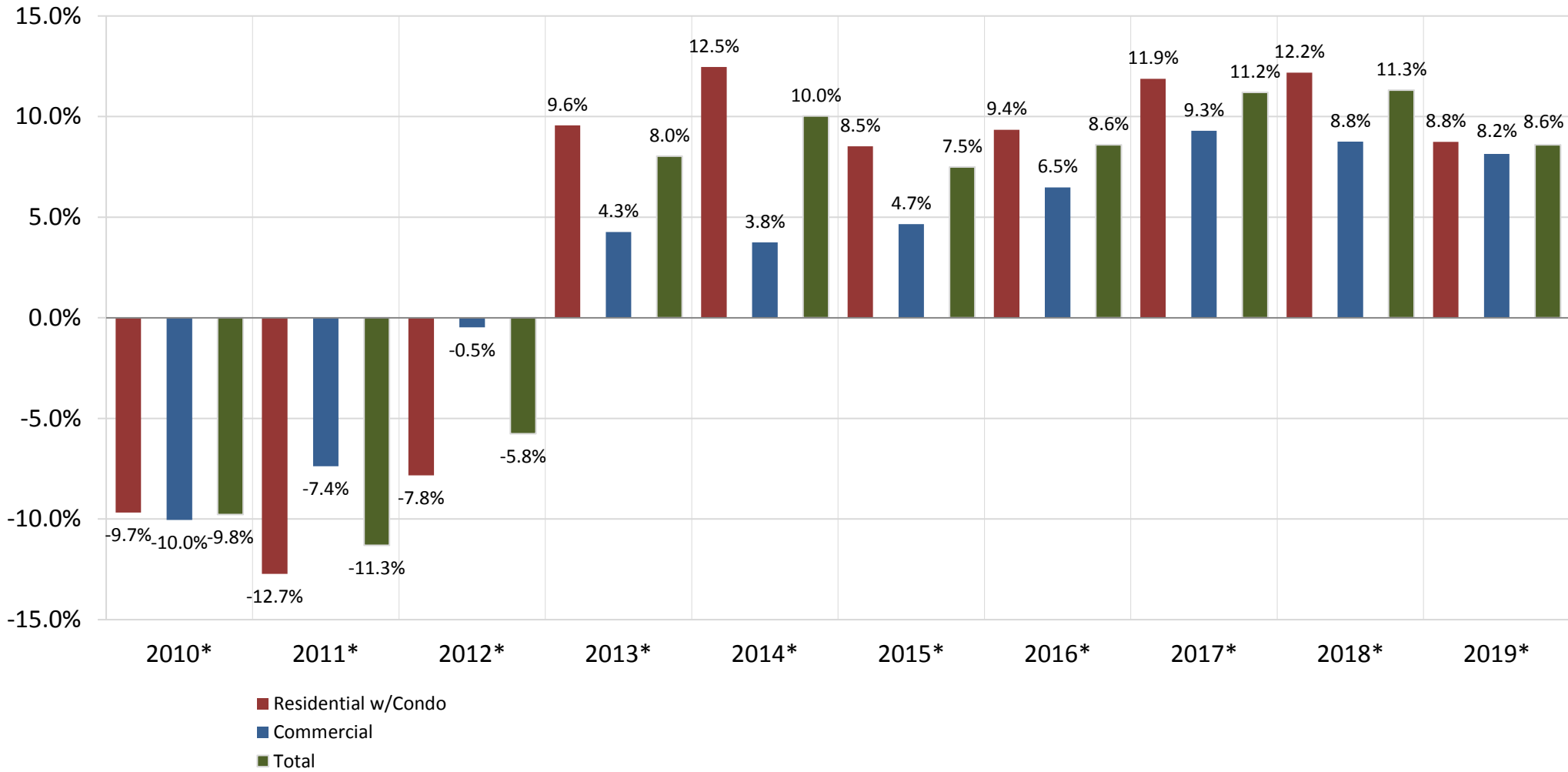
Real Property Assessed Values by School District				
School District	**2018 Value	*2019 Value	Total Change	% Change
002 - Everett	25,007,481,770	27,084,204,020	2,076,722,250	8.30%
004 - Lake Stevens	6,645,260,374	7,276,858,600	631,598,226	9.50%
006 - Mukilteo	19,861,677,120	21,585,887,000	1,724,209,880	8.68%
015 - Edmonds	34,856,525,050	37,796,688,200	2,940,163,150	8.44%
016 - Arlington	5,280,993,900	5,654,880,000	373,886,100	7.08%
025 - Marysville	9,715,689,000	10,549,656,990	833,967,990	8.58%
063 - Index	140,444,200	157,008,700	16,564,500	11.79%
103 - Monroe	7,205,188,500	7,779,850,520	574,662,020	7.98%
201 - Snohomish	10,521,715,100	11,271,896,040	750,180,940	7.13%
306 - Lakewood	2,774,606,600	3,007,583,500	232,976,900	8.40%
311 - Sultan	1,758,430,300	1,932,628,100	174,197,800	9.91%
330 - Darrington	471,992,020	518,572,600	46,580,580	9.87%
332 - Granite Falls	2,133,675,600	2,281,965,400	148,289,800	6.95%
401 - Stanwood	3,219,772,300	3,469,076,900	249,304,600	7.74%
417 - Northshore	12,803,487,600	14,270,164,300	1,466,676,700	11.46%
Total*	142,396,939,434	154,636,920,870	12,239,981,436	8.60%

*Total includes all real property value both taxable and exempt. It does not include 2019 new construction value.

** The 2018 values reported by School District will be slightly different from the values in the June 2018 press release, due to new construction in 2018 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 2019 year is based on sales that occurred in 2018 and is used to calculate property taxes due in 2020 – per state law