



**Snohomish County
Assessor's Office**

Press Release

For Immediate Release: June 17, 2021

Linda Hjelle
County Assessor

Laura Washabaugh
Chief Deputy

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

2021 Assessed Values Notices in the Mail

EVERETT – New assessment notices will be mailed to all Snohomish County property owners on June 18th. The new assessed values reflect the market value of each property as of January 1st, 2021 per state law requirements. The real estate market has stayed quite active for most property types resulting in low inventory and increased competition. Both are factors that can affect the market value of property. The average increase for the January 1st assessed value for Residential Property countywide is 11.13% with Commercial seeing an average 2.96% increase.

The tables below show the changes in value for residential and commercial properties overall and within different areas of the county. 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 | 2020 Value | 2021 Value | Total Change | % Change |
| Residential (includes Condos) | 125,131,544,062 | 139,064,464,974 | 13,932,920,912 | 11.13% |
| Commercial | 41,492,308,939 | 42,719,416,100 | 1,227,107,161 | 2.96% |
| Total | 166,623,853,001 | 181,783,881,074 | 15,160,028,073 | 9.10% |

The new 2021 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 a property tax reduction. For example, to qualify for either exemption, your total household income, including social security and disability payments, must be \$55,743 or less in 2021 to qualify for a reduction on your 2022 property taxes.

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:

Monday – Friday 9:00 AM – 5:00 PM (Due to Covid-19 restrictions, please call to confirm our office is open).

Website:

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

Email:

Contact.assessor@snoco.org

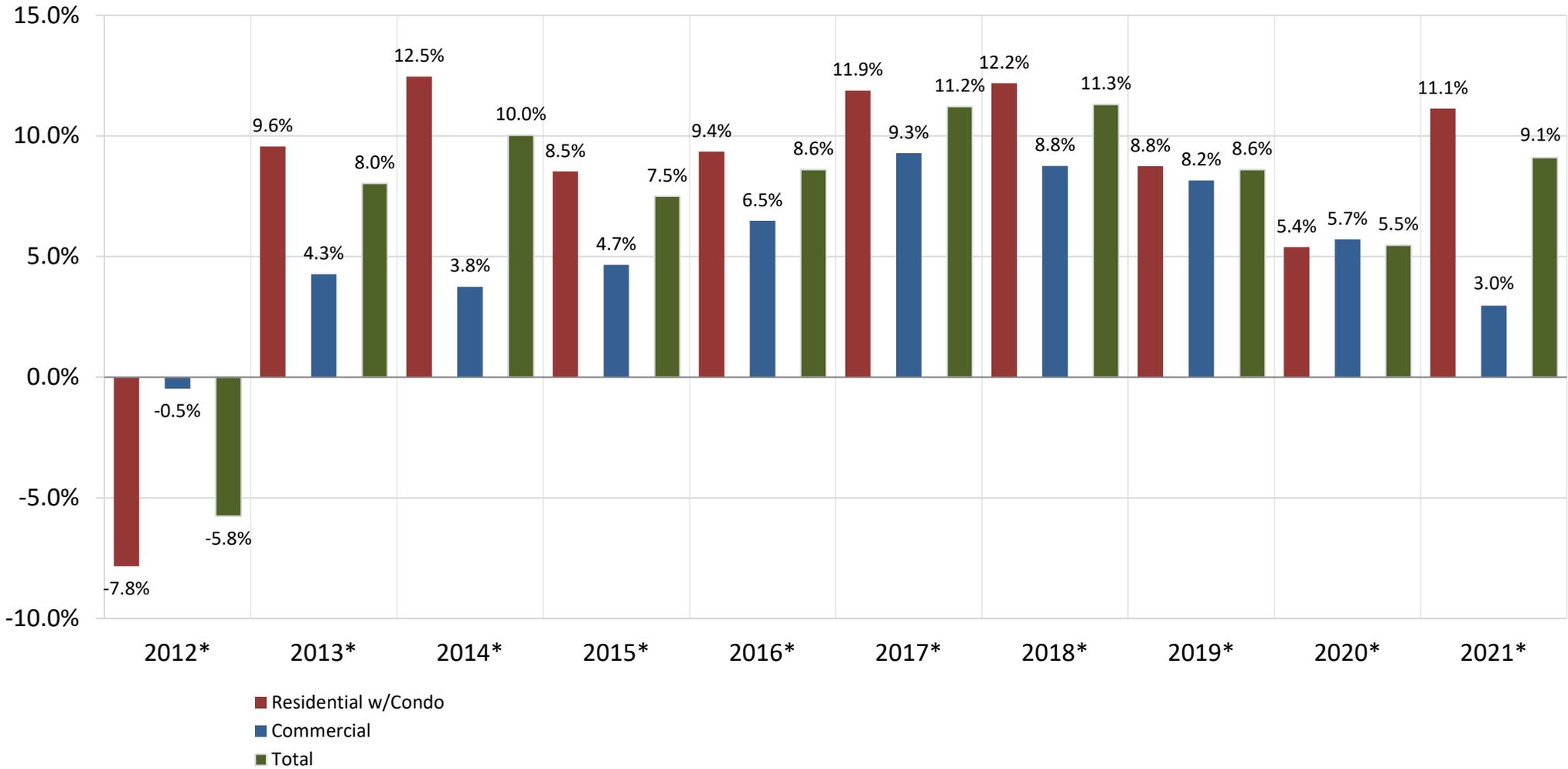
| Real Property Assessed Values by School District | | | | |
|---|------------------------|------------------------|-----------------------|-----------------|
| School District | **2020 Value | *2021 Value | Total Change | % Change |
| 002 - Everett | 28,903,250,900 | 31,541,998,632 | 2,638,747,732 | 9.13% |
| 004 - Lake Stevens | 8,097,257,800 | 8,973,106,500 | 875,848,700 | 10.82% |
| 006 - Mukilteo | 22,998,689,200 | 24,283,032,080 | 1,284,342,880 | 5.58% |
| 015 - Edmonds | 40,494,352,324 | 43,720,091,100 | 3,225,738,776 | 7.97% |
| 016 - Arlington | 6,203,768,600 | 6,820,113,600 | 616,345,000 | 9.94% |
| 025 - Marysville | 11,365,838,622 | 12,603,902,200 | 1,238,063,578 | 10.89% |
| 063 - Index | 168,846,900 | 184,880,300 | 16,033,400 | 9.50% |
| 103 - Monroe | 8,492,415,853 | 9,303,464,600 | 811,048,747 | 9.55% |
| 201 - Snohomish | 12,165,189,302 | 13,456,563,462 | 1,291,374,160 | 10.62% |
| 306 - Lakewood | 3,468,839,200 | 3,785,997,000 | 317,157,800 | 9.14% |
| 311 - Sultan | 2,127,325,700 | 2,363,130,100 | 235,804,400 | 11.08% |
| 330 - Darrington | 559,475,700 | 614,678,400 | 55,202,700 | 9.87% |
| 332 - Granite Falls | 2,602,262,600 | 2,917,198,400 | 314,935,800 | 12.10% |
| 401 - Stanwood | 3,841,980,500 | 4,235,255,300 | 393,274,800 | 10.24% |
| 417 - Northshore | 15,134,359,800 | 16,980,469,400 | 1,846,109,600 | 12.20% |
| Total* | 166,623,853,001 | 181,783,881,074 | 15,160,028,073 | 9.10% |

*Total includes all real property value both taxable and exempt. It does not include 2021 new construction value.

** The 2020 values reported by School District will be slightly different from the values in the June 2020 press release, due to new construction in 2020 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 2021 year is based on sales that occurred in 2020 and is used to calculate property taxes due in 2022 – per state law