

**Assessor's Office**

**Cindy Portmann**  
County Assessor

**Linda Hjelle**  
Chief Deputy

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

**For Immediate Release:** June 15<sup>th</sup>, 2012

**Contacts:**

Cindy Portmann, Assessor, Phone: 425-388-3437

Linda Hjelle, Chief Deputy Assessor, Phone: 425-388-3446

## 2012 Assessed Values Notices in the Mail

**EVERETT** – New assessment notices will be mailed to residential property owners the week of June 18th and to commercially zoned property owners the week of June 25th. The new assessed values should reflect the market value of each property as of **Jan. 1st 2012** and will be used to determine each property owner's share of property taxes due in 2013.

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 31<sup>st</sup> each year for property taxes to be collected the following year.

The answers to frequently asked questions (FAQ's) such as:

- How can my assessed value decrease and my taxes increase? As well as answers to other frequently asked questions during a declining real estate market are available at: <http://assessor.snoco.org/forms/Formstore/adDecliningMarketFAQ03-12.pdf>
- The FAQ insert that was included with this year's assessment notices is available at: <http://assessor.snoco.org/forms/Formstore/caAppraisalProcessFAQ05-12.pdf>

County Assessor Cindy Portmann 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

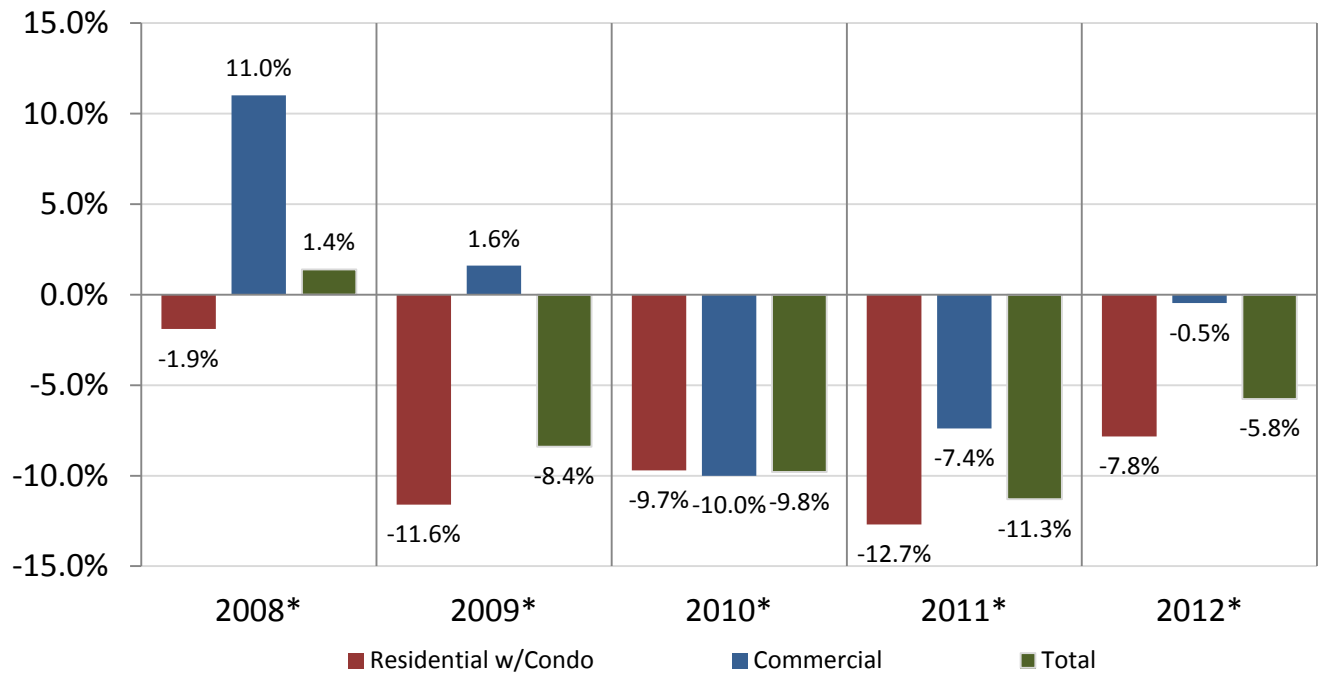
Petitions or appeals to the Board of Equalization must be filed with the Board within 60 days of when the notice was mailed or July 1<sup>st</sup>, whichever is later. The appeal process does not require that you hire an attorney, but you will need to present evidence that the Assessor's value is incorrect. Appeal forms and instructions are available on the Board of Equalization's website at: <http://boe.snoco.org> or by contacting the Clerk of the Board at 425-388-3407.

The changes in values are not the same for all properties. Individual property values may have decreased more or less or in some cases increased. A small percentage of properties increased in value due to various reasons.

<b>Real Property Assessed Values by Property Type Total Assessed Value Including Taxable and Exempt Value</b>				
<b>Property Type</b>	<b>2011 Value</b>	<b>2012 Value</b>	<b>Total Change</b>	<b>% Change</b>
<b>Residential (includes Condos)</b>	59,554,558,450	54,891,627,918	-4,662,930,532	-7.83%
<b>Commercial</b>	23,286,004,416	23,176,694,600	-109,309,816	-0.47%
<b>Total</b>	82,840,562,866	78,068,322,518	-4,772,240,348	-5.76%

## Snohomish County Average Value Changes

(by year and type)



**\*Note:** The year displayed is the assessment year. For example, the 2008 year is based on sales that occurred in 2007 and is used to calculate property taxes due in 2009 – per state law.

<b>Real Property Assessed Values by School District</b>				
<b>School District</b>	<b>**2011 Value</b>	<b>*2012 Value</b>	<b>Total Change</b>	<b>% Change</b>
002 - Everett	14,771,783,420	14,031,362,353	-740,421,067	-5.01%
004 - Lake Stevens	3,713,809,619	3,389,953,400	-323,856,219	-8.72%
006 - Mukilteo	11,819,540,800	11,404,131,700	-415,409,100	-3.51%
015 - Edmonds	19,088,068,890	18,129,652,465	-958,416,425	-5.02%
016 - Arlington	3,455,473,200	3,185,943,400	-269,529,800	-7.80%
025 - Marysville	6,329,802,799	5,850,116,500	-479,686,299	-7.58%
063 - Index	118,472,500	106,990,500	-11,482,000	-9.69%
103 - Monroe	4,288,548,421	3,959,865,700	-328,682,721	-7.66%
201 - Snohomish	6,210,436,700	5,809,262,600	-401,174,100	-6.46%
306 - Lakewood	1,743,271,800	1,604,767,300	-138,504,500	-7.95%
311 - Sultan	1,205,703,100	1,038,130,600	-167,572,500	-13.90%
330 - Darrington	394,391,000	356,860,600	-37,530,400	-9.52%
332 - Granite Falls	1,341,206,700	1,190,450,200	-150,756,500	-11.24%
401 - Stanwood	2,089,991,000	1,948,085,200	-141,905,800	-6.79%
417 - Northshore	6,270,062,917	6,062,750,000	-207,312,917	-3.31%
<b>Totals</b>	<b>82,840,562,866</b>	<b>78,068,322,518</b>	<b>-4,772,240,348</b>	<b>-5.76%</b>

\*Total includes all real property value both taxable and exempt. It does not include 2012 new construction value.

\*\* The 2011 values reported by School District will be slightly different from the values in the June 2011 press release, due to new construction in 2011 being added to the roll over the summer, as well as changes due to corrections, etc.

All property in Snohomish County is physically inspected at least once every 6 years. During inspections the land and building property characteristic records are updated.

The new 2012 assessed values, as well as sales that were used to establish assessments for the past three years are now available on the Assessor's web site at: <http://assessor.snoco.org>

Information on property tax exemptions and special programs are also available on the website or by calling 425-388-3433.

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.  
 Please check our website at: <http://assessor.snoco.org/> for holiday closure dates.  
 The Assessor's Customer Service Counter is located in the:  
 Robert J. Drewel Administration East Building, 1<sup>st</sup> floor  
 Mailing Address: 3000 Rockefeller Ave M/S 510, Everett, WA 98201