



Snohomish County
Assessor's Office

Press Release

For Immediate Release: June 22, 2023

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County Assessor

Laura Washabaugh
Chief Deputy

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

2023 Assessed Values Notices in the Mail

EVERETT – Today, the Snohomish County Assessor's Office announced that new assessment notices will be mailed to Snohomish County property owners on June 23, 2023. Snohomish County has experienced a very dynamic real estate market over the past couple years. In 2022, the residential market slowed considerably and decreased in many areas. The 2023 assessed valuations for 2024 tax have seen an overall decrease of 3.89% countywide for their January 1st assessment with residential averaging a decrease of 6.61% across the county and commercial averaging an increase of 7.67%.

The Northwest Multiple Listing Service shows a median price decrease of 6.09% total for Residential and Condominiums countywide from January 1, 2022 to January 1, 2023.

"The Assessor's Office is charged with determining the value of property in Snohomish County, and we have a team of professionals who work hard to be accurate and thorough," said Snohomish County Assessor Linda Hjelle.

Assessed valuations reflect values for sales of real estate. Property owners can:

- Check for accuracy of their property characteristics on the Assessor's website: <https://www.snohomishcountywa.gov/5167/Assessor> and/or call to verify at 425-388-6555 for residential properties and 425-388-3390 for commercial properties.
- Check sales in area using SCOPi map and Sales tool on webpage: <https://www.snohomishcountywa.gov/404/Popular-Interactive-Tools>
- Check current and past levy rates and amounts by taxing district on Assessor's Office webpage: <https://www.snohomishcountywa.gov/2208/Annual-Reports>
- Check additional market sales sources such as MLS, Zillow, news reports, etc.
- Discuss values with Assessor's Office appraisal staff by calling 425-388-6555 for residential properties and 425-388-3390 for commercial properties
- File an appeal with the Board of Equalization: <https://www.snohomishcountywa.gov/134/Board-of-Equalization> or call 425-388-3407.

The Assessor's Office is required by law to value at 100% of market value as of January 1st of the assessment year for the annual revaluation. As the price of real estate increases or decreases, your assessed value increases or decreases accordingly. Market sales help to

determine that value. The question we are tasked with answering is: What could you have sold your property for on January 1, 2023?

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 Values by Property Type				
Total Value excluding Government and Tribal Exempt Properties				
Property Type	2022 Value	2023 Value	Total Change	% Change
Residential (includes Condos)	180,821,735,762	168,863,546,562	-11,958,189,200	-6.61%
Commercial	42,578,117,654	45,841,986,405	3,263,868,751	7.67%
Total	223,399,853,416	214,705,532,967	-8,694,320,449	-3.89%

The new January 1st, 2023 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: <https://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: <https://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 / Persons with Disabilities Exemption: If you own and occupy a residence or mobile home, and were 61 or older by December 31 the year prior to the current 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 2022 to qualify for a reduction on your 2023 property taxes. SHB 1355 increased the income threshold limit for the 2024 tax year. The estimated income threshold for 2024 tax for Snohomish County is limited to \$75,000 or

less. This threshold limit is preliminary and subject to change. The Department of Revenue will publish the official income threshold by August 1, 2023.

Information on property tax exemptions and special programs are also available on the Assessor's website <https://www.snohomishcountywa.gov/3071/Senior-Citizens-and-People-with-Disabili> 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: <https://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.

Website:

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

Email:

Contact.Assessor@snoco.org

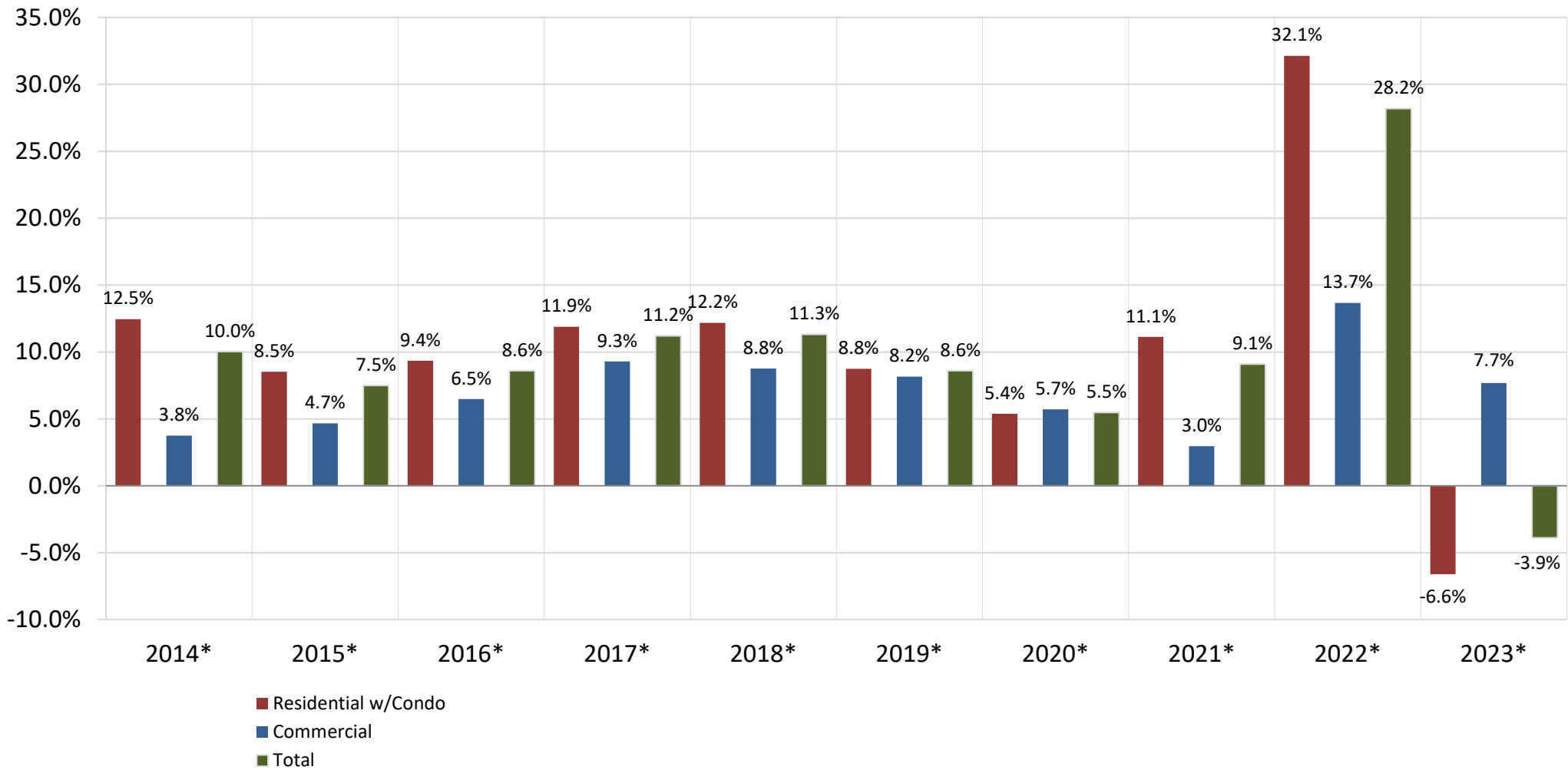
Real Property Values by School District				
School District	**2022 Value	*2023 Value	Total Change	% Change
002 - Everett	37,815,342,500	35,907,221,105	-1,908,121,395	-5.05%
004 - Lake Stevens	11,580,804,900	11,258,560,400	-322,244,500	-2.78%
006 - Mukilteo	28,514,828,214	28,444,421,900	-70,406,314	-0.25%
015 - Edmonds	53,222,601,740	51,635,233,400	-1,587,368,340	-2.98%
016 - Arlington	8,258,974,900	8,088,922,600	-170,052,300	-2.06%
025 - Marysville	14,733,673,600	14,265,881,900	-467,791,700	-3.17%
063 - Index	194,691,500	200,476,200	5,784,700	2.97%
103 - Monroe	11,771,065,300	11,288,302,100	-482,763,200	-4.10%
201 - Snohomish	17,628,677,662	16,361,834,562	-1,266,843,100	-7.19%
306 - Lakewood	4,581,623,000	4,566,028,000	-15,595,000	-0.34%
311 - Sultan	3,146,181,600	2,991,197,700	-154,983,900	-4.93%
330 - Darrington	639,873,300	598,932,400	-40,940,900	-6.40%
332 - Granite Falls	3,735,908,400	3,500,942,400	-234,966,000	-6.29%
401 - Stanwood	5,192,451,000	5,009,193,400	-183,257,600	-3.53%
417 - Northshore	22,383,155,800	20,588,384,900	-1,794,770,900	-8.02%
Total*	223,399,853,416	214,705,532,967	-8,694,320,449	-3.89%

*Total real property value excluding government and tribal exempt properties. It does not include 2023 new construction value.

**The 2022 values reported by School District will be slightly different from the values in the June 2022 press release, due to new construction in 2022 being added to the roll over the summer, as well as changes due to corrections, excluding government and tribal exempt properties.

Snohomish County Value Changes

(by year and type)



*Note: The year displayed is the assessment year. For example, the 2023 year is based on sales that occurred in 2022 and is used to calculate property taxes due in 2024 – per state law