

Assessor's Office

Cindy Portmann
County Assessor

Linda Hjelle
Chief Deputy

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

Press Release

For Immediate Release: June 20, 2014

2014 Assessed Values Notices in the Mail

EVERETT – New assessment notices will be mailed to residential property owners on June 20th. Commercially zoned property owners' notices will be mailed on June 23rd. The new assessed values should reflect the market value of each property as of **Jan. 1st 2014** and will be used to determine each property owner's share of property taxes due in 2015.

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>

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 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.

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	2013 Value	2014 Value	Total Change	% Change
Residential (includes Condos)	60,619,013,100	68,172,818,200	7,553,805,100	12.46%
Commercial	23,524,972,683	24,408,118,001	883,145,318	3.75%
Total	84,143,985,783	92,580,936,201	8,436,950,418	10.03%

The new 2014 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/175/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.

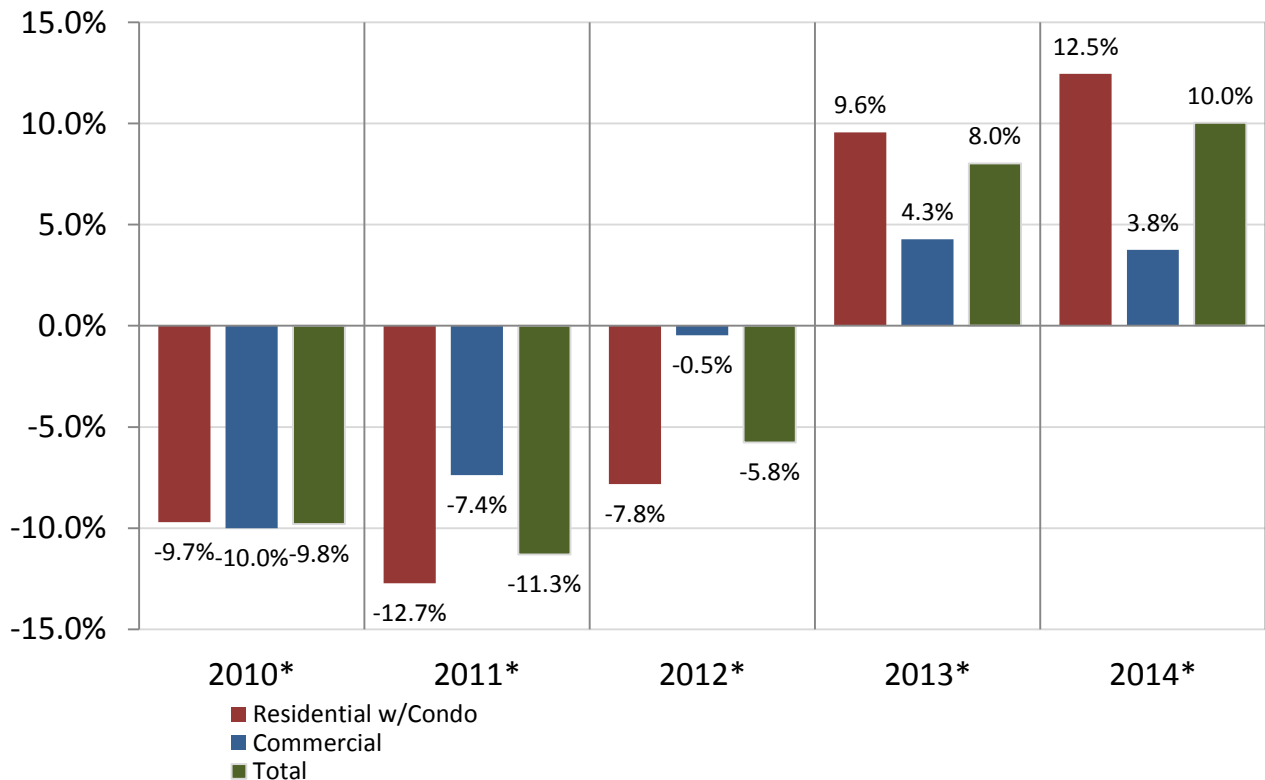
Information on property tax exemptions and special programs are also available on the Assessor's website or by calling 425-388-3433.

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.snoco.org/app/str/FormsManager/NameAddressForm.aspx>
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.

Snohomish County Average Value Changes

(by year and type)



*Note: The year displayed is the assessment year. For example, the 2010 year is based on sales that occurred in 2009 and is used to calculate property taxes due in 2011 – per state law.

Real Property Assessed Values by School District				
School District	**2013 Value	*2014 Value	Total Change	% Change
002 - Everett	15,153,312,500	16,574,733,000	1,421,420,500	9.38%
004 - Lake Stevens	3,712,961,700	4,196,893,400	483,931,700	13.03%
006 - Mukilteo	11,992,795,900	13,155,890,100	1,163,094,200	9.70%
015 - Edmonds	19,931,177,700	22,038,662,000	2,107,484,300	10.57%
016 - Arlington	3,399,103,200	3,685,831,500	286,728,300	8.44%
025 - Marysville	6,153,132,583	6,788,705,400	635,572,817	10.33%
063 - Index	59,269,400	67,429,300	8,159,900	13.77%
103 - Monroe	4,254,431,100	4,609,047,300	354,616,200	8.34%
201 - Snohomish	6,349,928,100	6,993,601,800	643,673,700	10.14%
306 - Lakewood	1,738,121,900	1,885,833,300	147,711,400	8.50%
311 - Sultan	1,036,324,400	1,117,435,501	81,111,101	7.83%
330 - Darrington	232,405,300	228,235,800	-4,169,500	-1.79%
332 - Granite Falls	1,172,181,700	1,288,224,800	116,043,100	9.90%
401 - Stanwood	2,075,396,800	2,253,466,600	178,069,800	8.58%
417 - Northshore	6,883,443,500	7,696,946,400	813,502,900	11.82%
Totals	84,143,985,783	92,580,936,201	8,436,950,418	10.03%

*Total includes all real property value both taxable and exempt. It does not include 2014 new construction value.

** The 2013 values reported by School District will be slightly different from the values in the June 2013 press release, due to new construction in 2013 being added to the roll over the summer, as well as changes due to corrections, etc.

Contacts:

Cindy Portmann, Assessor, Phone: 425-388-3641

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

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.

Website:

Please check our website at: <http://www.snohomishcountywa.gov/175/Assessor> for holiday closure dates.

Email:

Contact.assessor@snoco.org

Location:

The Assessor's Customer Service Counter is located in the:
 Robert J. Drewel Administration East Building, 1st floor
 3000 Rockefeller Ave M/S 510
 Everett, WA 98201

Mailing Address

Snohomish County Assessor
 3000 Rockefeller Ave M/S 510
 Everett, WA 98201