

Press Release

For Immediate Release: June 18, 2015

Cindy Portmann
County Assessor

Linda Hjelle
Chief Deputy

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

2015 Assessed Values Notices in the Mail

EVERETT – New assessment notices will be mailed to all property owners on June 19th. The new assessed values should reflect the market value of each property as of **Jan. 1st 2015** and will be used to determine each property owner's share of property taxes due in 2016.

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	2014 Value	2015 Value	Total Change	% Change
Residential (includes Condos)	68,724,850,800	74,584,545,300	5,859,694,500	8.53%
Commercial	24,759,575,687	25,912,549,760	1,152,974,073	4.66%
Total	93,484,426,487	100,497,095,060	7,012,668,573	7.50%

The new 2015 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.

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.

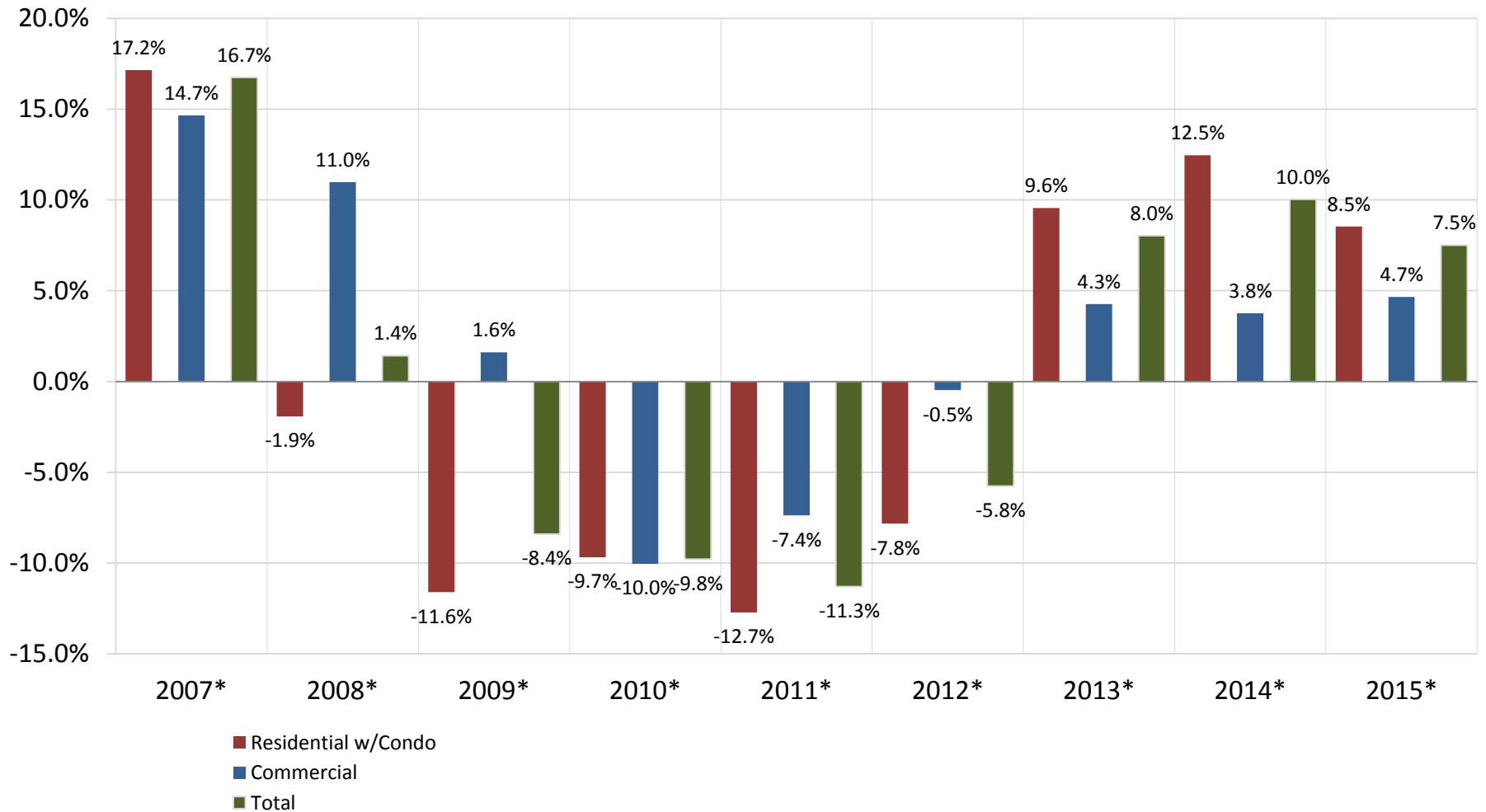
Real Property Assessed Values by School District				
School District	**2014 Value	*2015 Value	Total Change	% Change
002 - Everett	16,710,006,900	17,950,171,460	1,240,164,560	7.42%
004 - Lake Stevens	4,263,562,516	4,632,572,300	369,009,784	8.65%
006 - Mukilteo	13,258,919,400	14,151,908,120	892,988,720	6.74%
015 - Edmonds	22,287,297,270	24,167,722,800	1,880,425,530	8.44%
016 - Arlington	3,705,569,800	3,933,432,800	227,863,000	6.15%
025 - Marysville	6,843,335,200	7,210,945,436	367,610,236	5.37%
063 - Index	66,843,000	77,827,300	10,984,300	16.43%
103 - Monroe	4,644,810,400	5,028,169,344	383,358,944	8.25%
201 - Snohomish	7,073,745,100	7,612,457,800	538,712,700	7.62%
306 - Lakewood	1,932,368,500	2,036,381,400	104,012,900	5.38%
311 - Sultan	1,106,793,201	1,214,258,400	107,465,199	9.71%
330 - Darrington	228,238,900	237,731,700	9,492,800	4.16%
332 - Granite Falls	1,296,360,900	1,388,879,900	92,519,000	7.14%
401 - Stanwood	2,274,923,300	2,406,091,100	131,167,800	5.77%
417 - Northshore	7,791,652,100	8,448,545,200	656,893,100	8.43%
Totals	93,484,426,487	100,497,095,060	7,012,668,573	7.50%

*Total includes all real property value both taxable and exempt. It does not include 2015 new construction value.

** The 2014 values reported by School District will be slightly different from the values in the June 2014 press release, due to new construction in 2014 being added to the roll over the summer, as well as changes due to corrections, etc.

Snohomish County Average Value Changes

(by year and type)



*Note: The year displayed is the assessment year. For example, the 2015 year is based on sales that occurred in 2014 and is used to calculate property taxes due in 2016 – per state law.

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/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