

Press Release

For Immediate Release: June 23, 2016

Linda Hjelle
County Assessor

Cindy Portmann
Chief Deputy

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

2016 Assessed Values Notices in the Mail

EVERETT – New assessment notices will be mailed to all property owners on June 24th. The new assessed values should reflect the market value of each property as of **Jan. 1st 2016** and will be used to determine each property owner's share of property taxes due in 2017.

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 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.

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	2015 Value	2016 Value	Total Change	% Change
Residential (includes Condos)	75,175,181,741	82,201,551,805	7,026,370,064	9.35%
Commercial	26,353,681,610	28,061,999,380	1,708,317,770	6.48%
Total	101,528,863,351	110,263,551,185	8,734,687,834	8.60%

The new 2016 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.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.

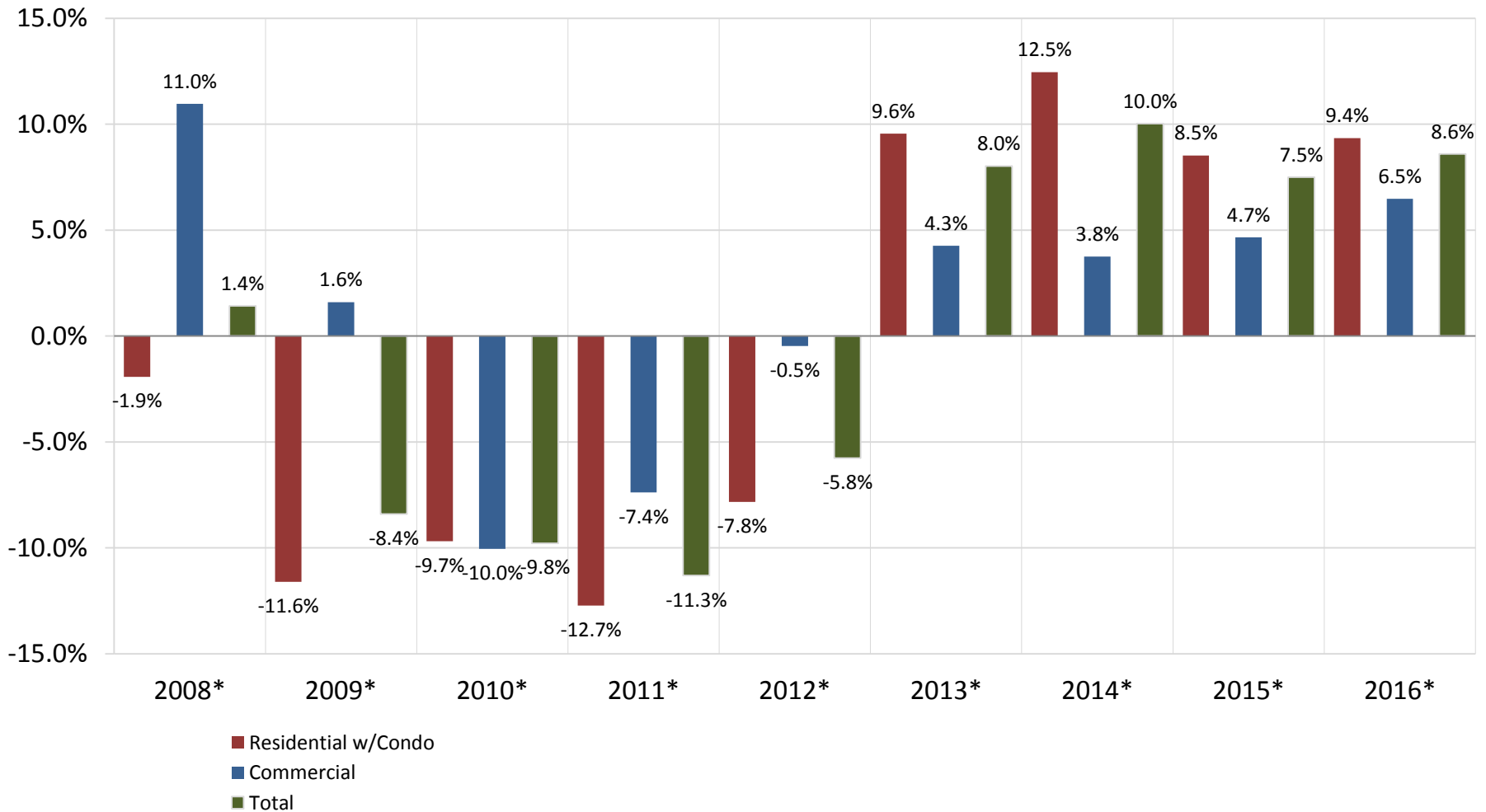
Real Property Assessed Values by School District				
School District	**2015 Value	*2016 Value	Total Change	% Change
002 - Everett	18,126,638,793	19,502,769,815	1,376,131,022	7.59%
004 - Lake Stevens	4,681,435,500	5,041,906,000	360,470,500	7.70%
006 - Mukilteo	14,410,396,651	15,636,412,610	1,226,015,959	8.51%
015 - Edmonds	24,421,121,800	26,996,961,000	2,575,839,200	10.55%
016 - Arlington	3,954,971,460	4,198,668,800	243,697,340	6.16%
025 - Marysville	7,231,331,336	7,696,302,700	464,971,364	6.43%
063 - Index	77,178,200	79,743,800	2,565,600	3.32%
103 - Monroe	5,057,953,244	5,535,655,100	477,701,856	9.44%
201 - Snohomish	7,651,941,800	8,283,632,360	631,690,560	8.26%
306 - Lakewood	2,093,712,500	2,200,396,000	106,683,500	5.10%
311 - Sultan	1,221,874,600	1,338,672,700	116,798,100	9.56%
330 - Darrington	239,459,320	275,688,800	36,229,480	15.13%
332 - Granite Falls	1,401,499,900	1,552,833,900	151,334,000	10.80%
401 - Stanwood	2,417,270,100	2,570,854,800	153,584,700	6.35%
417 - Northshore	8,542,078,147	9,353,052,800	810,974,653	9.49%
Totals	101,528,863,351	110,263,551,185	8,734,687,834	8.60%

*Total includes all real property value both taxable and exempt. It does not include 2016 new construction value.

** The 2015 values reported by School District will be slightly different from the values in the June 2015 press release, due to new construction in 2015 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 2016 year is based on sales that occurred in 2015 and is used to calculate property taxes due in 2017 – per state law.

Contacts:

Linda Hjelle, Assessor, Phone: 425-388-3678

Cindy Portmann, 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