

## Press Release

For Immediate Release: June 29, 2020

Linda Hjelle  
County Assessor

Laura Washabaugh  
Chief Deputy

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

### 2020 Assessed Values Notices in the Mail

**EVERETT** – New assessment notices will be mailed to all Snohomish County property owners on June 30th. The new assessed values reflect the market value of each property as of January 1st, 2020. State law, RCW 84.40.020, requires that property be valued as of January 1st for taxes payable in the following year. Many property owners will be looking to see a reflection of the current COVID-19 crisis in the value on their notices. Sales that occurred this Spring and throughout this year will be used to determine next year's, January 1st, 2021 assessed value.

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.

<b>Real Property Assessed Values by Property Type</b>				
<b>Total Assessed Value Including Taxable and Exempt Value</b>				
<b>Property Type</b>	<b>2019 Value</b>	<b>2020 Value</b>	<b>Total Change</b>	<b>% Change</b>
<b>Residential (includes Condos)</b>	117,552,108,562	123,885,116,962	6,333,008,400	5.39%
<b>Commercial</b>	38,772,008,870	40,989,425,436	2,217,416,566	5.72%
<b>Total</b>	<b>156,324,117,432</b>	<b>164,874,542,398</b>	<b>8,550,424,966</b>	<b>5.47%</b>

The new 2020 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 31<sup>st</sup> 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 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://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 / Disabled Persons Exemption: If you own and occupy a residence or mobile home, and were 61 or older by December 31, in the year prior to the property tax year **OR** were retired because of disability in the year prior to the property tax year, you may qualify for 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 2020 to qualify for a reduction on your 2021 property taxes. Qualification levels were increased for the 2020 tax year due to the passing of 2019 legislation SB5160. The new income levels for the 2020 - 2024 tax years will be \$55,743 or less.

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](mailto: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

<p style="text-align: center;"><b>Office Hours</b> are: Monday – Friday 9:00 AM – 5:00 PM (Due to Covid-19 restrictions, please call to confirm our office is open).</p> <p style="text-align: center;"><b>Website:</b> Please check our website at: <a href="http://www.snohomishcountywa.gov/Assessor">http://www.snohomishcountywa.gov/Assessor</a> for holiday closure dates.</p> <p style="text-align: center;"><b>Email:</b> <a href="mailto:Contact.assessor@snoco.org">Contact.assessor@snoco.org</a></p>
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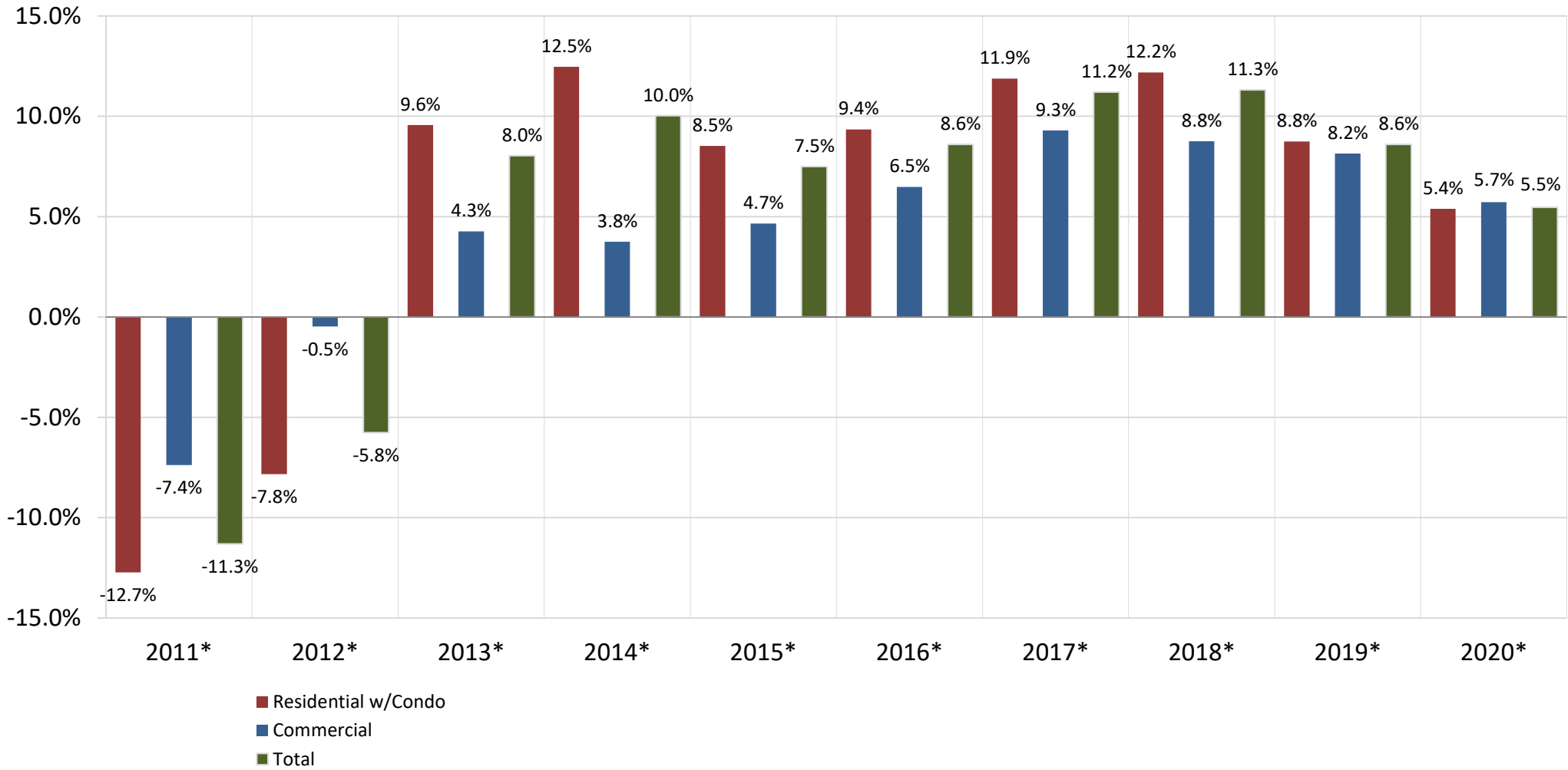
<b>Real Property Assessed Values by School District</b>				
<b>School District</b>	<b>**2019 Value</b>	<b>*2020 Value</b>	<b>Total Change</b>	<b>% Change</b>
002 - Everett	27,254,118,420	28,666,223,400	1,412,104,980	5.18%
004 - Lake Stevens	7,474,179,200	7,856,953,700	382,774,500	5.12%
006 - Mukilteo	21,687,202,100	22,843,982,497	1,156,780,397	5.33%
015 - Edmonds	38,091,491,200	40,259,415,224	2,167,924,024	5.69%
016 - Arlington	5,711,408,800	6,120,791,300	409,382,500	7.17%
025 - Marysville	10,611,592,690	11,285,909,222	674,316,532	6.35%
063 - Index	156,885,100	167,766,200	10,881,100	6.94%
103 - Monroe	7,930,933,720	8,387,760,953	456,827,233	5.76%
201 - Snohomish	11,358,867,802	12,068,963,902	710,096,100	6.25%
306 - Lakewood	3,081,207,700	3,330,305,800	249,098,100	8.08%
311 - Sultan	1,963,004,200	2,096,225,000	133,220,800	6.79%
330 - Darrington	520,908,700	558,470,100	37,561,400	7.21%
332 - Granite Falls	2,364,425,300	2,498,307,300	133,882,000	5.66%
401 - Stanwood	3,518,383,700	3,747,404,800	229,021,100	6.51%
417 - Northshore	14,599,508,800	14,986,063,000	386,554,200	2.65%
<b>Total*</b>	<b>156,324,117,432</b>	<b>164,874,542,398</b>	<b>8,550,424,966</b>	<b>5.47%</b>

\*Total includes all real property value both taxable and exempt. It does not include 2020 new construction value.

\*\* The 2019 values reported by School District will be slightly different from the values in the June 2019 press release, due to new construction in 2019 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 2020 year is based on sales that occurred in 2019 and is used to calculate property taxes due in 2021 – per state law