

Cindy Portmann
County Assessor

Linda Hjelle
Chief Deputy

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

For Immediate Release: June 5th, 2009

Contacts:

Cindy Portmann, Assessor, Phone: 425-388-3909
Linda Hjelle, Chief Deputy Assessor, Phone: 425-388-3446

Jan. 1st, 2009 Assessments to be Mailed

EVERETT – New assessment notices will be mailed to residential property owners next week and to commercially zoned property owners the week of June 29th. The new assessed values should reflect the market value of each property as of Jan. 1st 2009 and will be used to determine each property owner's share of property taxes due in 2010.

In Washington State, the assessment date is set at Jan. 1st of the year prior to the year taxes are due by state law. Changes that occur in the real estate market from Jan. 1st, 2009 through Dec. 31st, 2009 will be reflected in the Jan. 1st, 2010 assessments that will be used to calculate property taxes payable in 2011.

Countywide residential assessed value (including condos and residential zoned neighborhoods) decreased 11.60% while commercial value increased 1.60%. The total change in assessed value for all properties combined resulted in an overall decrease of 8.40%. "A small percentage of property including some commercial, waterfront and view properties continued to see an increase in value, while the majority (89.2%) of residential assessed values decreased from the prior year's assessment due to the change in the real estate market" Portmann said.

Jan. 1, 2009 Assessment for Snohomish County Property	Number of parcels	Percent Change
Increased	11,053	4.0%
Decreased	238,053	85.2%
No Change	30,280	10.8%
Total Parcels	*279,386	

*Total parcel count does not include 1,440 parcels in Designated Forest valued at State provided rates.

The new 2009 assessed values, as well as sales that were used to establish assessments for the past three years will also be available on the Assessor's web site and can be accessed by parcel number, address or by using the Snohomish County On-line Property Information (SCOPI) application at: <http://gis.co.snohomish.wa.us/maps/property/index.htm>

The Frequently Asked Questions (FAQ) insert that was included with all assessment notices is also available on the Assessor's Office website at: http://assessor.snoco.org/forms/FormStore/2009%20FAQ%20Insert%20v11_Coml.pdf

County Assessor Cindy Portmann said, "If property owners have questions or concerns, I recommend that they call our office to talk to an appraiser before filing an appeal with the Board of Equalization, as many concerns and issues can be resolved without filing an appeal." Residential Appraisal may be contacted at: 425-388-6555 and Commercial Appraisal at 425-388-3706 or 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, pay for an appraisal, or hire a tax representative, 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://www1.co.snohomish.wa.us/Departments/Board_of_Equalization/ or by contacting the Clerk of the Board at 425-388-3407.

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 following charts show the overall assessed value changes to date and does not include personal property value, nor state utility value. It represents assessed value and not taxable value. **Individual neighborhoods and individual properties percentage of change in value may be higher or lower.**

Real Property Assessed Values by Property Type				
Property Type	2008 Value	2009 Value	Total Change	% Change
Residential	83,771,472,050	74,055,137,590	-9,716,334,460	-11.60%
Commercial	26,786,648,996	27,215,065,700	428,416,704	1.60%
*Total	110,558,121,046	101,270,203,290	-9,287,917,756	-8.40%

Real Property Assessed Values by School District*				
School District	2008 Value	2009 Value	Total Change	% **Change
002 - Everett	19,661,925,681	18,082,787,900	-1,579,137,781	-8.03%
004 - Lake Stevens	4,982,415,963	4,428,453,800	-553,962,163	-11.12%
006 - Mukilteo	15,050,330,893	14,224,005,700	-826,325,193	-5.49%
015 - Edmonds	25,527,722,098	23,370,684,190	-2,157,037,908	-8.45%
016 - Arlington	4,625,350,000	4,212,167,000	-413,183,000	-8.93%
025 - Marysville	8,622,972,126	7,835,845,800	-787,126,326	-9.13%
063 - Index	168,512,200	135,159,400	-33,352,800	-19.79%
103 - Monroe	5,855,628,660	5,399,188,700	-456,439,960	-7.79%
201 - Snohomish	8,478,829,568	7,664,615,600	-814,213,968	-9.60%
306 - Lakewood	2,309,195,009	2,130,320,200	-178,874,809	-7.75%
311 - Sultan	1,708,477,800	1,496,967,600	-211,510,200	-12.38%
330 - Darrington	555,936,100	452,140,600	-103,795,500	-18.67%
332 - Granite Falls	1,924,036,931	1,685,213,600	-238,823,331	-12.41%
401 - Stanwood	2,859,039,000	2,573,022,200	-286,016,800	-10.00%
417 - Northshore	8,227,749,017	7,579,631,000	-648,118,017	-7.88%
*Total	110,558,121,046	101,270,203,290	-9,287,917,756	-8.40%

***Total includes all real property value both taxable and exempt. It does not include 2009 new construction value.**

Snohomish County – Tax years 2004 & 2009 for Assessment years 2003 and 2008				
	2004		2009	% Change
Typical Levy Rate	\$12.50	Typical Levy Rate	\$9.09	-27%
Average Residence Value	\$196,000	Average Residence Value	\$340,400	74%
Property Tax	\$2,449.76	Property Tax	\$3,094.71	*26%

***The increase in property tax is due mostly to voter approved measures for school districts, fire districts, cities and libraries. Without these voter approved measures levy rates would have dropped further as assessed values increased.**

The Snohomish County Assessor’s office is pleased to announce that the 2008 Legislative report on Measuring Real Property Appraisal Performance in Washington’s Property Tax System shows that Snohomish County once again has achieved or exceeded all of the professional standards for measuring fairness and equity of assessments in mass appraisal. This report is now available at: <http://www.leg.wa.gov/Documents/opr/FIN/2008/Ratio2008.pdf>

Assessor Cindy Portmann said she is “Very proud of my staff for meeting and exceeding the International Association of Assessing Officers (IAAO) professional performance standards for 4 years in a row.” In this challenging real estate market, I am confident that my staff has done everything possible to continue this trend and that we will have similar results when the 2009 report is available next year. Our internal reports indicate our performance is still stellar.

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 – 3:30 pm on Friday.
 Please check our website at: <http://assessor.snoco.org/> for holiday and furlough closure dates.
 The Assessor’s Customer Service Counter is located in the:
 Robert J. Drewel Administration East Building, 1st floor
 Mailing Address: 3000 Rockefeller Ave M/S 510, Everett, WA 98201