

## Who we are and what we do

We can answer your questions about property tax laws, assessments, exemptions and appeal rules and procedures. We can help you decide if appealing your value is possible and/or necessary.

If you decide to appeal, we can help you identify comparable sales and prepare a more effective appeal. We can help you research recorded documents and maps, and work with the Assessor and the Treasury to resolve assessment and tax problems.

## How is Your Property Assessed?

The Assessor codes a lot of data for every parcel in the county, but only the most significant market data is used to create the value model. This includes lot size and zoning; presence of views or waterfront; presence of negative impacts such as traffic, steep slope, wetlands, etc. For a house or other structure, models consider Year Built; Grade (quality); Condition; Total Size and Living Area.

You can review your parcel data online at [www.kingcounty.gov/assessor](http://www.kingcounty.gov/assessor). Click on the My Property box and follow instructions. When you see your parcel, click on the Property Details blue link at the upper right. Review the way the Assessor describes your home and be sure it's all correct. If it is not, call us.

Tax Advisor Office 206-477-1060

## Annual Assessment Cycle

All property is revalued annually. On-site Physical Inspection is required at least once every six years. In other years, property is revalued using a statistical process based on market sales in your area.

Only "good" sales are used. This means no bankruptcy or estate sales and no bank-owned or foreclosure sales in most cases, and no sales between neighbors or relatives.

After "good" sales are reviewed, the Assessor creates a valuation model to estimate the most probable market value as of January 1st.

Your new Official Value Notice is mailed to you every summer for next year's taxes. Once you get your Notice, you have only 60 days to file an appeal if you disagree with the Total New Value shown. Don't be too focused with changes to the land and improvement values (cost approach); you pay taxes on the total value of your property (sales approach).

## Property taxes in a calendar year:

<b>January</b>	Tax roll goes to the County Treasurer.
<b>February</b>	Tax bills are mailed by February 15th.
<b>March</b>	
<b>April</b>	First half payment is due April 30th.
<b>May</b>	
<b>June</b>	Throughout the summer months new Official Valuation Notices are mailed to property owners for the next tax bill.
<b>July</b>	
<b>August</b>	Owners have 60 days to appeal the new assessed value shown.
<b>September</b>	
<b>October</b>	Second half payment is due October 31st.
<b>November</b>	
<b>December</b>	

## Helpful Contact Information

<b>TAX ADVISOR OFFICE</b>	206-477-1060 <a href="http://www.kingcounty.gov/taxadvisor">www.kingcounty.gov/taxadvisor</a>
<i>Mon-Fri 8:30-4:30, Walk-Ins welcome</i>	
Board of Equalization	206-477-3400 <a href="http://www.kingcounty.gov/appeals">www.kingcounty.gov/appeals</a>
State Board of Tax Appeals	1-866-788-5446 <a href="http://www.bta.state.wa.us">www.bta.state.wa.us</a>
<b>DEPARTMENT OF ASSESSMENTS</b>	<a href="http://www.kingcounty.gov/assessor">www.kingcounty.gov/assessor</a>
Customer Service	206-296-7300
<b>EXEMPTIONS:</b>	
Senior Citizen/Disability Programs	206-296-3920
Home Improvement	206-263-2338
Farm, Agriculture, Forest Land	206-263-2374
Open Space/Timber (PBRS)	206-477-4643
Business Personal Property	206-296-5126
<b>DEPARTMENT OF FINANCE/TREASURY</b>	<a href="http://www.kingcounty.gov/finance">www.kingcounty.gov/finance</a>
Customer Service Line	206-263-2890
Foreclosure Info	206-263-2649
<b>RECORDER'S OFFICE</b>	206-477-6620 <a href="http://www.kingcounty.gov/records">www.kingcounty.gov/records</a>
<b>Call Toll Free</b>	1-800-325-6165

## Alternate Formats Available on Request

The Tax Advisor Office is a public service of King County, and is independent from both the Department of Assessments and the Board of Equalization.



## The Ombudsman's Office

## Tax Advisor Office

Property Tax Information  
Appeal Assistance  
Comparable Sales Searches

King County Courthouse  
516 Third Avenue • Room W-1236  
Seattle, WA 98104  
206-477-1060



**King County**

An independent agency of the  
Metropolitan King County Council