

Who We Are & 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. 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

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

Helpful Contact Information

TAX ADVISOR OFFICE	206-477-1060 www.kingcounty.gov/taxadvisor
<i>Mon-Fri 8:30-4:30</i>	
Board of Equalization	206-477-3400 www.kingcounty.gov/appeals
State Board of Tax Appeals	1-866-788-5446 www.bta.state.wa.us

DEPARTMENT OF ASSESSMENTS	www.kingcounty.gov/assessor
Customer Service	206-296-7300
EXEMPTIONS:	
Senior Citizen/Disability Programs	206-296-3920
Home Improvement	206-296-2338
Farm, Agriculture, Forest Land	206-296-2374
Open Space/Timber (PBRS)	206-296-4643
Business Personal Property	206-296-5126

DEPARTMENT OF FINANCE/TREASURY	
Customer Service Line	206-263-2890
Foreclosure Info	206-263-2649

RECORDER'S OFFICE	www.kingcounty.gov/records
Call Toll Free	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.

TAX ADVISOR OFFICE



Property Tax Information
Appeal Assistance
Comparable Sales Searches

Tax Advisor Office
710 Second Avenue • Suite 790
Seattle, WA 98104
206-477-1060



King County

An independent agency of the
Metropolitan King County Council