



**Wednesday, April 26<sup>th</sup>**

**LEAVENWORTH AREA, CYCLE 3**

*Chelan County Fire #3*

*Deanna Walter, Chelan County Assessor*



## Assessor Community Meetings

*From the Office of Deanna Walter, Chelan County Assessor*

Do you have questions about the assessed value of your property?  
Join us to learn more...

### Entiat & North Wenatchee

Tuesday, April 18, 2017 from 7 to 8 pm  
Entiat Grange Hall, 14105 Kinzel Street

Thursday, April 20, 2017 from 7 to 8 pm  
Chelan County Fire #1, 206 Easy Street

### Leavenworth & Lake Wenatchee

Wednesday, April 26, 2017 from 7 to 8 pm  
Chelan County Fire #3, 228 Chumstick Highway

Thursday, April 27, 2017 from 7 to 8 pm  
Chelan County Fire #9, 21696 Lake Wenatchee Hwy

### Chelan & Manson

Wednesday, May 3, 2017 from 7 to 8 pm  
Chelan City Hall, 135 E Johnson

Thursday, May 4, 2017 from 7 to 8 pm  
Manson Grange Hall, 157 Wapato Way

### Cashmere & South Wenatchee/Malaga

Tuesday, May 9, 2017 from 7 to 8 pm  
Cashmere Middle School, 300 Tigner Road

Thursday, May 11, 2017 from 7 to 8 pm  
Chelan County Fire #1, 3760 West Malaga Rd

Need more info? Call 509.667.6365 or  
Visit [co.chelan.wa.us/assessor](http://co.chelan.wa.us/assessor)

## Frequently Asked Questions

### Why does my value change annually?

Your assessed value may change as a result of changing market conditions. Every year we compare sale prices to assessed values. If assessed values are significantly different from sale prices, we will apply a market adjustment factor to that neighborhood of properties in order to bring the assessed value closer to sale prices.

### I have made no improvements to my home, why did my assessed value increase?

The law requires the Assessor's Office to value property at 100% of the true and fair market value. Assessed values are affected by the local real estate market and the real estate market is directly influenced by supply and demand. This affects the cost of materials, labor, and other incidentals required to build, market, and sell a home. We are required to conduct an annual statistical update of assessed values based on real estate transactions. Although you may have not made any improvements to your home, your value continues to follow the market activity in your neighborhood.

### Who do I contact with questions regarding my assessed value?

We encourage you to talk to our office to review your valuation any time you have a question or concern regarding your assessed property value. You can contact our office at (509) 667-6365, visit us in person at 350 Orondo Avenue, Suite 206, Wenatchee or send us an email at [assessor@co.chelan.wa.us](mailto:assessor@co.chelan.wa.us).

### What can I do if I think the value on my property does not represent fair market value?

If you think your assessed value does not reflect fair market value, you should consult our office. Property owners are encouraged to talk with a County appraiser to verify that our assessment records are accurate. The appraisal will be reviewed and manifest errors may be corrected without a hearing. If you still think your assessed value does not reflect market value, you may file an appeal with the Chelan County Board of Equalization (BOE) by July 1<sup>st</sup> or within 30 days of the mailing of the Notice of Value to petition for a hearing. If you miss the BOE appeal period you can still request a property valuation review with our office.

# AGENDA

- **Appraisal Process**
- **Market Trends**
- **Question & Answer**

*Deanna Walter, Chelan County Assessor*

# APPRAISAL PROCESS

*Deanna Walter, Chelan County Assessor*

# Physical Inspections

**Our Appraisers physically inspect 1/4th of the County every year (Approx. 11,000 parcels)**

**Cycle 1: Stemilt  
Basin, South  
Wenatchee,  
Monitor &  
Cashmere**

**Next Inspection  
Year: 2017**

**Cycle 2:  
Wenatchee,  
Sunnyslope &  
Entiat**

**Next Inspection  
Year: 2018**

**Cycle 3: Blewett  
Pass,  
Leavenworth,  
Plain & Lake  
Wenatchee**

**Next Inspection  
Year: 2019**

**Cycle 4: Lake  
Chelan, Manson  
& Stehekin**

**Next Inspection  
Year: 2020**

*Deanna Walter, Chelan County Assessor*

**Value land  
as if vacant**

Using land only sales. The first acre is always the most valuable.

**Add any existing  
improvements  
(structures)**

Using standard cost manuals we “build” the existing structures on the property (replacement cost new minus depreciation)

**Sales  
Analysis  
(Mass Appraisal)**

Compare raw values to sale prices for market adjustments (Mass Appraisal). Sales from 2016 & the 1<sup>st</sup> Quarter of 2017 are used to set the 2017 assessed values (2018 taxes)

# Mass vs. Fee Appraisal

- **Fee (Single) Appraisal:**
  - Uses comparable sales which are similar to the subject property.
  - Sales are identified that best represent the subject property.
- **Mass (Groups) Appraisal:**
  - Uses large quantities of sales to develop statistics from the data.
  - Results of analysis are applied to a group (neighborhood) as a market adjustment (percentage).

# Sales Analysis

- State law requires assessed values reflect 100% of fair market value
- We can only use closed arm's length sales
- DOR restriction on what sales we can/cannot use for analysis

*(WAC 458-553-080)*

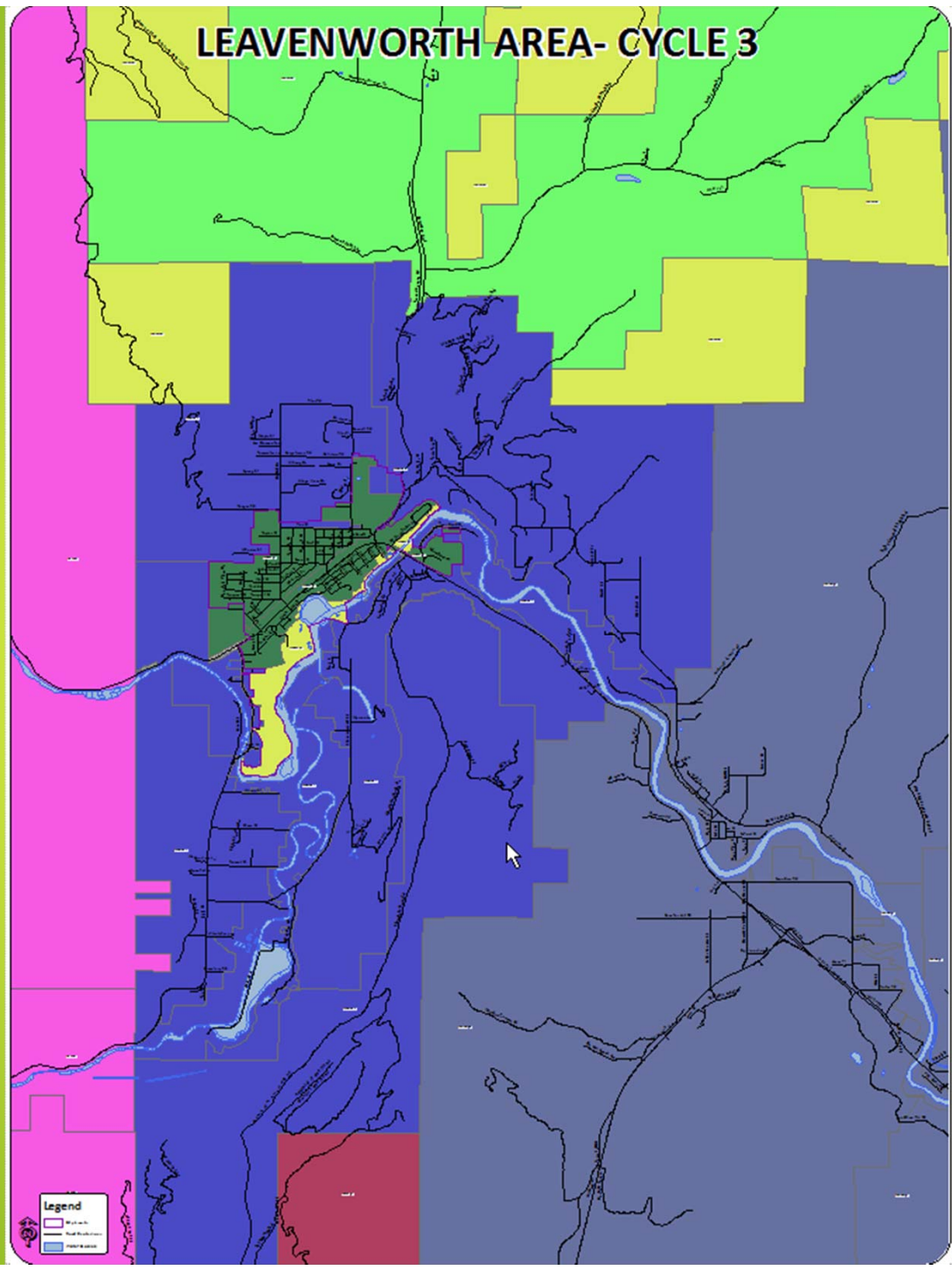
*– E.g. sale between relatives, bankruptcy, sheriff sales, tax deeds, gift deeds, forced sales, classified land under RCW 84.34, etc.)*



# MARKET TRENDS

*Deanna Walter, Chelan County Assessor*

# LEAVENWORTH AREA- CYCLE 3



# LEAVENWORTH AREA- CYCLE 3

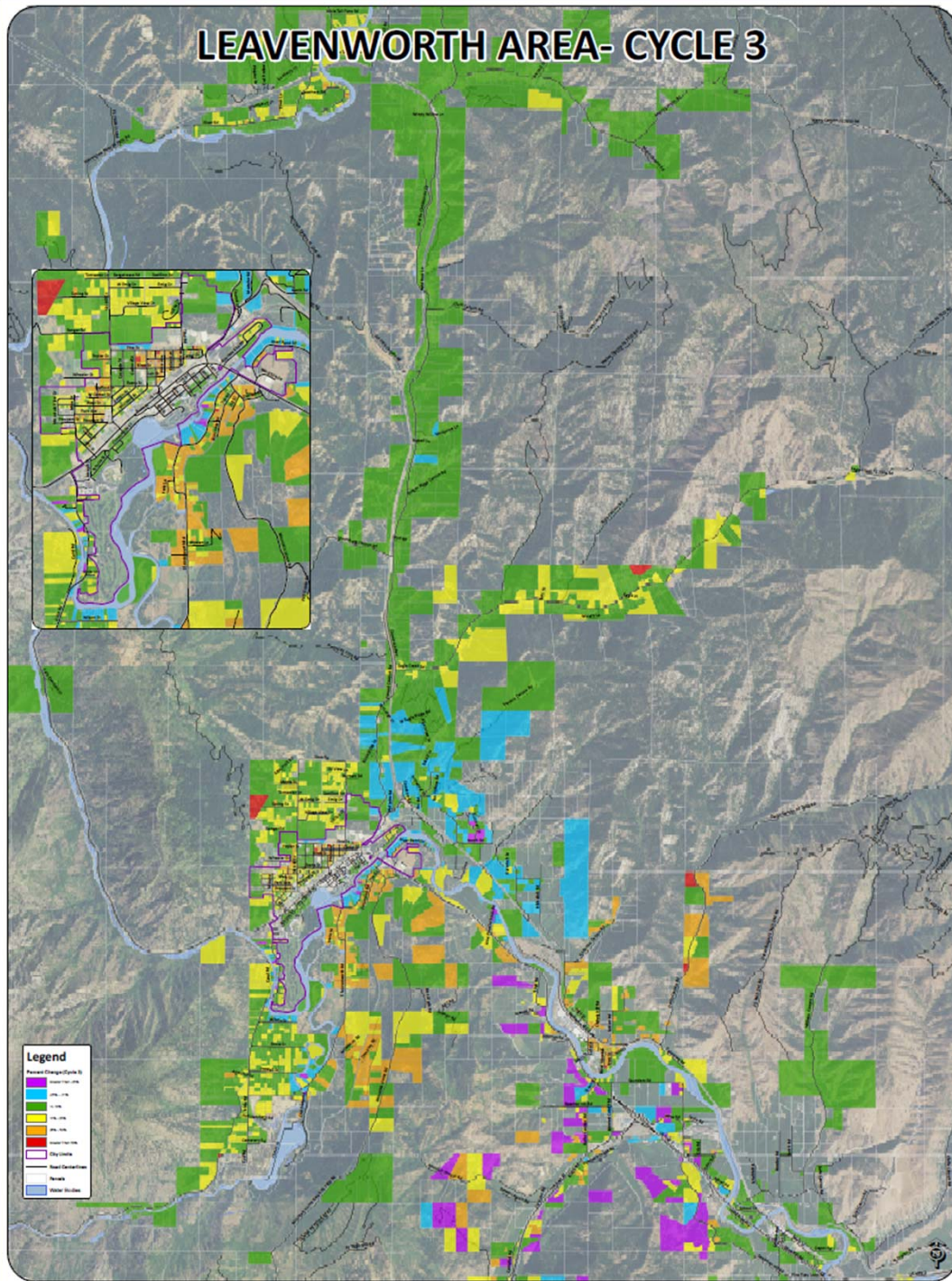


**Legend**

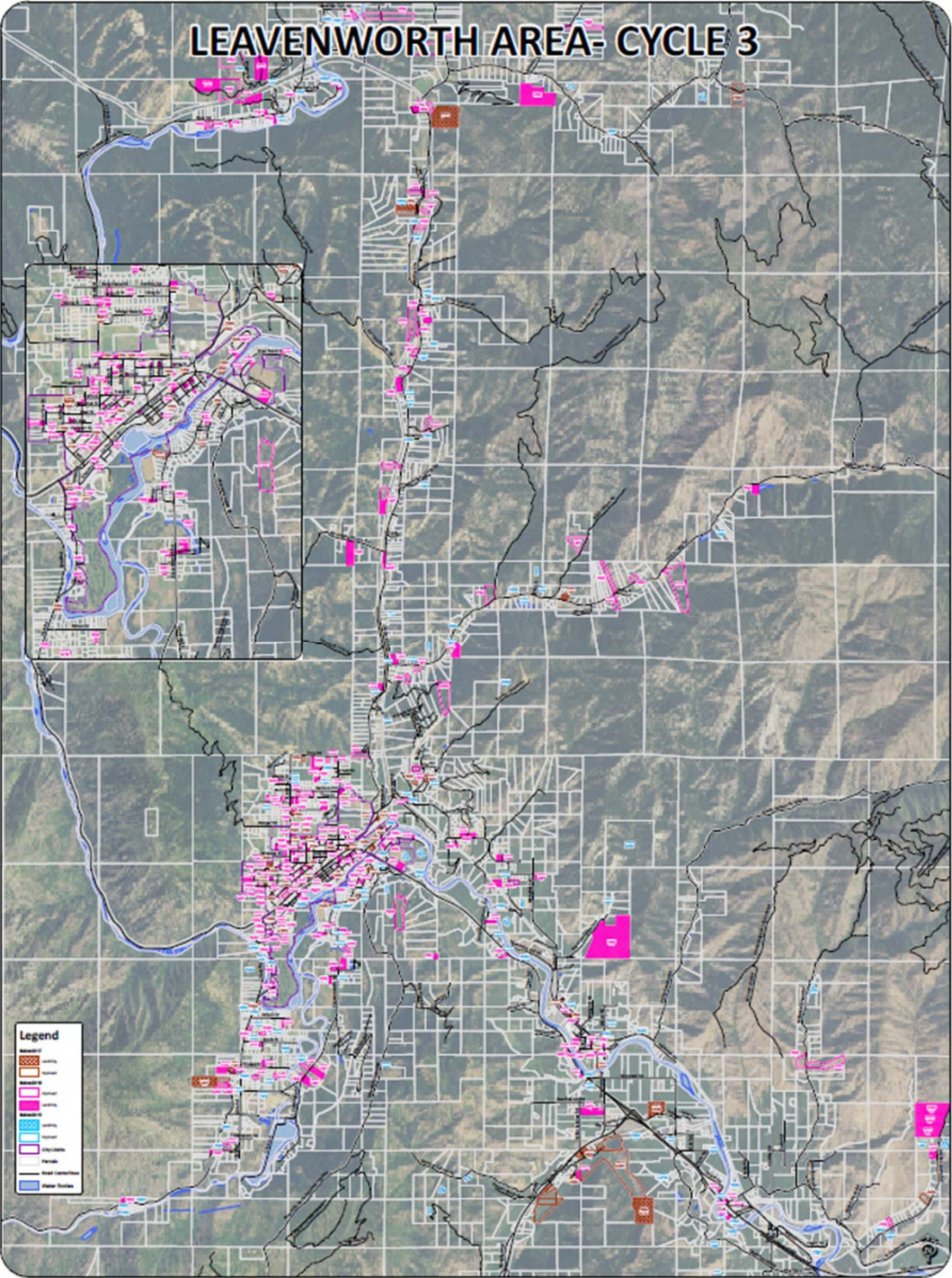
Percent Change/Cycle 3

- Green: 100-150%
- Yellow: 50-100%
- Orange: 0-50%
- Red: 0-100%
- Purple: 100-150%
- Blue: 100-150%

City Limits  
Road Right-of-Way  
Road  
Water Bodies



### LEAVENWORTH AREA- CYCLE 3



# QUESTIONS

*Deanna Walter, Chelan County Assessor*

# **CONTACT INFORMATION**

**Deanna Walter**  
**Chelan County Assessor**

**509.667.6365**

**[www.co.chelan.wa.us/assessor](http://www.co.chelan.wa.us/assessor)**



Deanna Walter, Assessor

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April 2017



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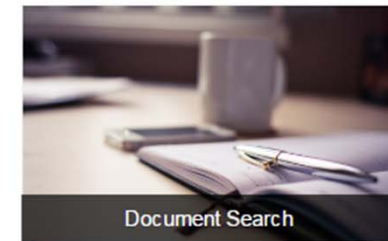
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Interactive Map / Historical Plats / Historical Section



Parcel and Sale Search



Document Search

## DEPARTMENT OF REVENUE VALID SALES STUDY

To provide uniform taxation statewide, the Department of Revenue (Department) implements an annual study of property in each of the state's 39 counties. This piece of the 2017 ratio year study measures how closely Chelan County's 2016 single-family residence assessed values compare to market values. The study consists of two analysis where the Department selects a random sample of 60 sales from Chelan County's valid single-family residential sales report. These sales are then compared to comparable non-selling properties to determine if selling and non-selling properties are being assessed similarly. [Click here to download Valid Sales Study \(2016 Sales for 2017 Ratio Year\)](#)

## ASSESSOR WELCOME MESSAGE

Happy 2017 everyone! In the past, this letter has been an over view of the prior year. This year I would like to invite you into our "assessment" world and make sure every taxpayer has an opportunity to become involved and engaged in our annual update process.

The basis of fair and equitable assessments relies on accurate property data. This will be our focus for the next several years.

### Property Search Options

Select a search type, then enter one or more search terms. Click "Advanced" for more search options.  
To search for sales or by the map please click the "Sales Search" or "Map Search" above.

Search Type:

Results Display Appraisal Year for Tax Year:

[Search](#) [Advanced >>](#) [Help](#)

**Note: If searching by property address just use the house number (no street).**



Property Search Results > 1 - 1 of 1 for Year 2016 - 2017

[New Search](#)

Click the "Details" or "Map" link to view more information about the property or click the checkbox next to each property and click "View Selected on Map" to view the properties on a single map.

Property Address  Legal Description

Property ID	Geographic ID	Type	Tax Area	Property Address	Owner Name	Appraised Value	
<input type="checkbox"/> 54201	222010590959	Real	802 - W 246 F1 WB	400 DOUGLAS ST 201 WENATCHEE, WA 98801	CHELAN COUNTY	\$0	<a href="#">View Details</a> <a href="#">View Map</a>

Page: 1

54201 CHELAN COUNTY for Year 2016 - 2017

[New Search](#)

[Details](#) [Map](#)

Click on a title bar to expand or collapse the information.

[Expand All](#)

Property

Account

Property ID:	54201	Legal Description:	GREAT NORTHERN AMENDED BLOCK 20 LOT 1 LOTS 1&2 0.1700 ACRES
Geographic ID:	222010590959	Agent Code:	
Type:	Real		
Tax Area:	802 - W 246 F1 WB	Land Use Code	67
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	22N	Section:	10
Range:	20EWM	Legal Acres:	0.1700

Location

Address:	400 DOUGLAS ST 201 WENATCHEE, WA 98801	Mapsc0:	
Neighborhood:	Cycle 2 Wenatchee mid div 1 RES	Map ID:	2WENM01R01
Neighborhood CD:	2WENM01R01		

Owner

Name:	CHELAN COUNTY	Owner ID:	30383
Mailing Address:	COMMISSIONERS OFFICE 400 DOUGLAS ST WENATCHEE, WA 98801	% Ownership:	%
		Exemptions:	EX

- [Taxes and Assessment Details](#)
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- [Sketch](#)
- [Property Image](#)
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