



Assessor Community Meetings

Tuesday, April 24th

MANSON AREA, CYCLE 4

Manson Grange Hall

Deanna Walter, Chelan County Assessor



Save the Date!

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

Assessor Community Meetings

Lake Wenatchee & Leavenworth Area

Wednesday, April 18th @ 7pm
Chelan County Fire #31
228 Chumstick Hwy

Thursday, April 19th @ 7pm
Chelan County Fire #91
21696 Lake Wenatchee Hwy

Manson & Chelan Area

Tuesday, April 24th @ 7pm
Manson Grange Hall
157 Wapato Way

Wednesday, April 25th @ 7pm
Chelan City Hall
135 E Johnson

Cashmere & South Wenatchee/ Malaga

Wednesday, May 16th @ 7pm
Cashmere Middle School
300 Tigner Road

Thursday, May 17th @ 7pm
Chelan County Fire #17
3760 West Malaga Rd

Entiat & North Wenatchee Area

Tuesday, May 22nd @ 7 pm
Entiat Grange Hall
14105 Kinzel Street

Thursday, May 24th @ 7 pm
Chelan County Fire #11
206 Easy Street

Need more info? Call 509.667.6365 or visit www.co.chelan.wa.us/assessor

IMPACT OF NEW STATE SCHOOL TAX GETS REAL

The new school funding model is designed to shift the burden of paying for basic education off local levies, which originally were intended for enrichment activities. Engrossed House Bill (EHB) 2242 caps local school Maintenance & Operation (M & O) levies for 2019 collection at \$1.50 per \$1,000 of assessed value. But in 2018, taxpayers in school districts throughout the state will see an increase in their combined local and state tax rate, as the new state tax kicks in before the old local M & O levy rates are phased out. This year, everybody is going to be paying more in property taxes because of the overlap.

Legislation passed in 2017 adds more money for public schools through a new state school tax. EHB 2242 increases the state school general tax in Chelan County by 42 percent in 2018.

The State School Tax is now identified in 2 parts. The original at \$2.03 per \$1,000 of assessed value and the EHB 2242 addition (State School 2) of \$1.10 per \$1,000 of assessed value. Qualifying seniors/disabled persons are exempt from the State School 2 tax. For more info visit: <https://dor.wa.gov/get-form-or-publication/publications-subject/tax-topics/funding-education>

Questions concerning this new state school tax should be directed to your state legislators. Questions regarding the 2019 limitation on local M & O levies (renamed to Enrichment) should be directed to either your school district superintendent's office or the North Central Educational Services District.

AGENDA

- Appraisal Process
- How It Works
- 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. 12,000 parcels*)

Cycle 2:

N. Wenatchee,
Sunnyslope &
Entiat

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

Cycle 1:

Stemilt Basin, S.
Wenatchee,
Monitor &
Cashmere

Next Inspection
Year: 2021

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**Value land
as if vacant**



**Add any existing
improvements
(structures)**



**Sales
Analysis
(Mass Appraisal)**

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

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

Compare raw values to sale prices for market adjustments (Mass Appraisal). Sales from 2017 are predominately used to set the 2018 assessed values (2019 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).

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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.*)

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HOW IT WORKS

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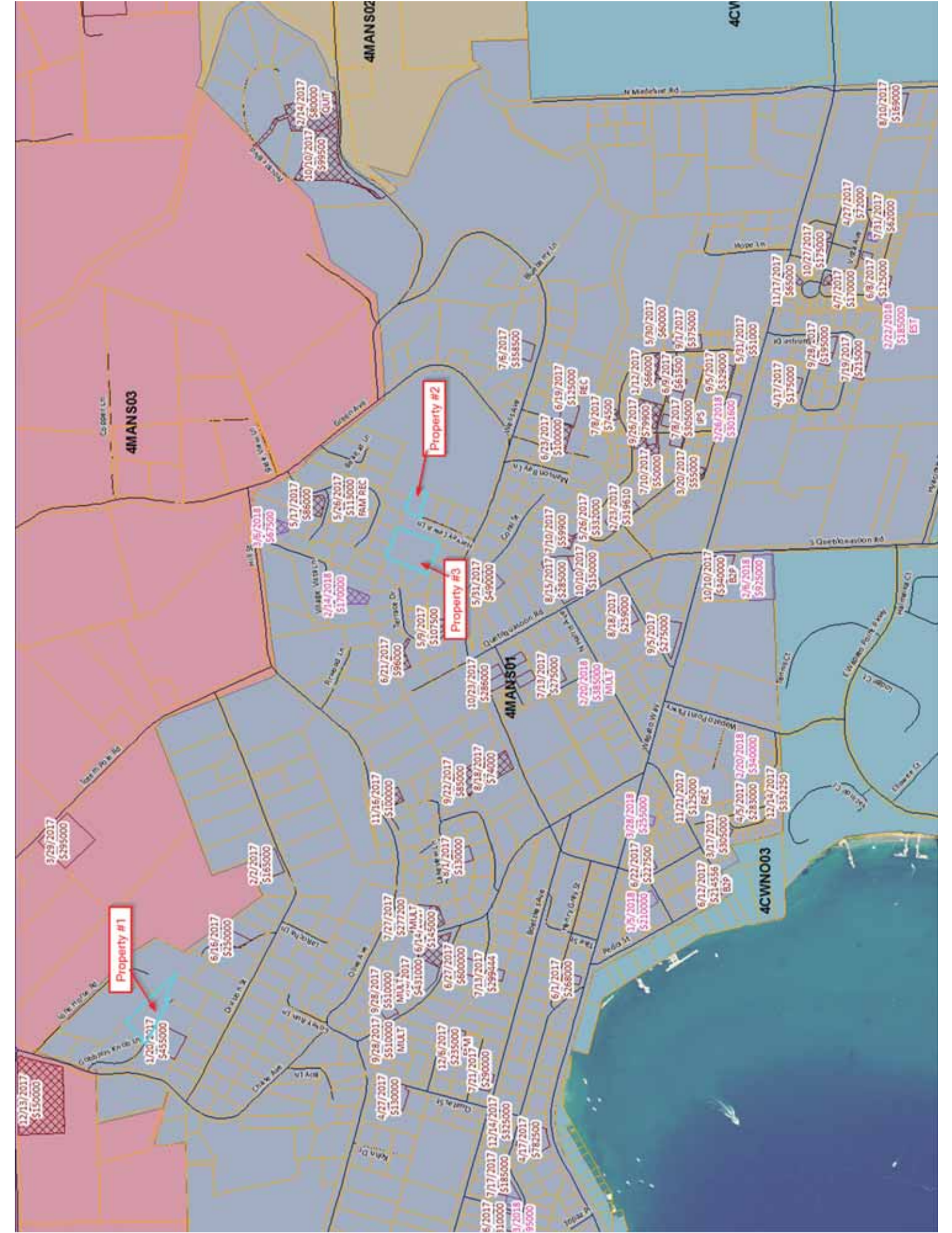
Neighborhood Sales Analysis

Neighborhood: 4MANS01R01

Compared sales predominately from 2017 for 890 parcels located within the market area (Neighborhood).

- On average, Land sales are up 12% from 2017.
- On average, Improvements sales are up 24% from 2017.

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Property #1

Property #2

Property #3

12/03/2017 \$15,000

1/20/2017 \$455,000

6/16/2017 \$23,000

9/28/2017 \$51,000

9/22/2017 \$50,000

11/16/2017 \$10,000

6/21/2017 \$98,000

5/9/2017 \$107,500

5/21/2017 \$49,000

9/28/2017 \$529,500

2/2/2017 \$165,000

11/16/2017 \$10,000

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Property #1

Details: Vacant land, 0.94 acres

2017 Land Value

$\$100,000 \times 0.73 = \$73,000$

2018 Land Value

$\$100,000 \times 0.85 = \$85,000$

2018 Assessed Value

\$85,000



Property #2

Details: 1986 2 story 2 bed/1 bath
1,344 sqft on 0.32 acres

2017 Assessed Value: \$248,486

Land: $\$80,000 \times 0.73 = \$58,400$

Improvement : \$190,086

2018 Land Value

$\$80,000 \times 0.85 = \$68,000$

2018 Improvement Value

(w/depreciation subtracted)

$\$174,666 \times 1.24 = \$216,586$

2018 Assessed Value

$\$68,000 + \$216,586 = \$284,586$



Property #3

Details: 2004 2 story 5 bed/3 1/2
bath 2,363 sqft on 1.19 acres

2017 Assessed Value: \$552,788

Land: $\$100,000 \times 0.73 = \$73,000$

Improvement: \$479,788

2018 Land Value

$\$100,000 \times 0.85 = \$85,000$

2018 Improvement Value

(w/ depreciation subtracted)

$\$447,207 \times 1.24 = \$554,537$

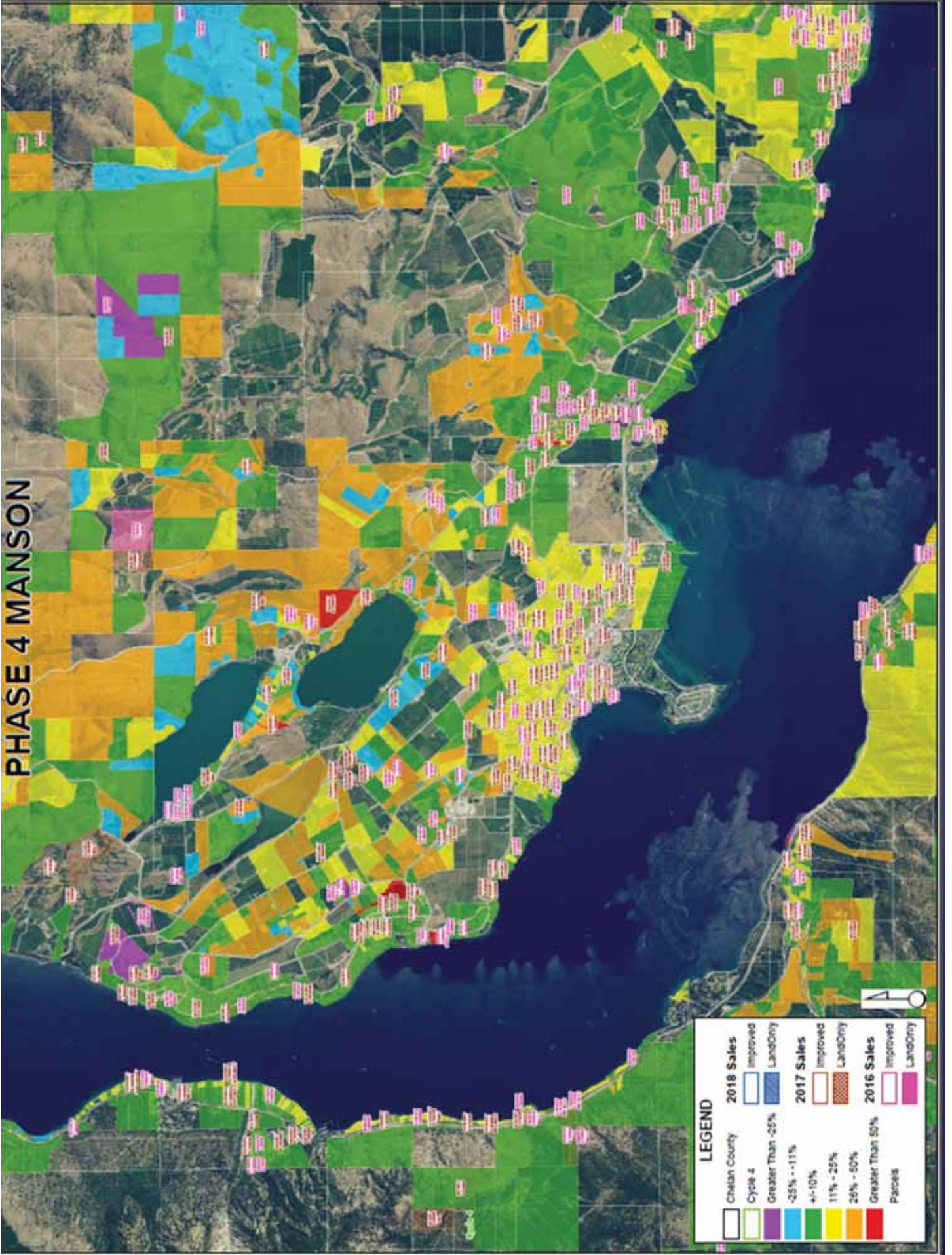
2018 Assessed Value

$\$85,000 + \$554,537 = \$639,537$

MARKET TRENDS

Deanna Walter, Chelan County Assessor

PHASE 4 MANSON



MANSON

STATE SCHOOL 2
MANSON SD M&O
MANSON SD CAP IMP
FIRE #5

\$1.8230	\$1.7716	\$1.5834	\$1.1000	\$0.8000	\$1.1000
\$0.9212	\$0.9212	\$0.7549	\$1.6109	\$1.5000	\$1.5000
\$0.8900	\$0.8617	\$0.7718	\$0.7185	\$0.7000	\$0.7000
\$3.6342	\$3.5545	\$3.1102	\$4.7573	\$3.7400	\$4.0400

**ESTIMATED

CHELAN

STATE SCHOOL 2
CHELAN SD M&O
CHELAN SD CAP IMP
FIRE #7
HOSPITAL 2 BOND

\$1.6116	\$1.6386	\$1.5156	\$1.1000	\$0.8000	\$1.1000
\$0.6750	\$0.6724	\$0.7176	\$1.3983	\$1.4000	\$1.4000
\$1.0323	\$1.0130	\$0.9928	\$0.6438	\$0.6500	\$0.6500
\$3.3189	\$3.3239	\$3.2260	\$0.9231	\$1.3200	\$1.3000
			\$0.3000	\$0.3000	\$0.3000
			\$4.0652	\$4.4700	\$4.7500

**ESTIMATED

QUESTIONS?

Deanna Walter, Chelan County Assessor

Contact Information

Deanna Walter
Chelan County Assessor

509.667.6365

www.co.chelan.wa.us/assessor

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Deanna Waller, Assessor

Home

Parcel and Sale Search

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Property Tax Summary Reports

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Appeals

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Frequently Asked Questions

How Do I

Calendar

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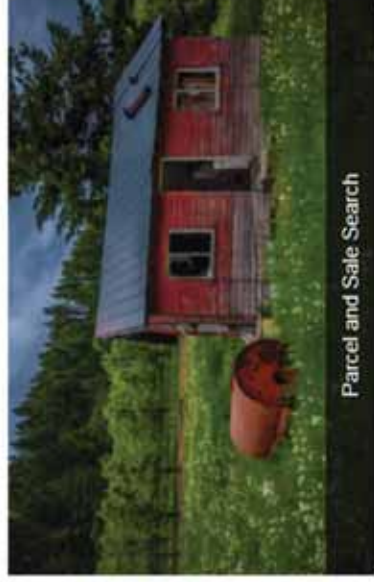
CALENDAR / EVENTS

< April 2018 >

Su Mo Tu We Th Fr Sa



Interactive Map / Historical Plats / Historical Section



Parcel and Sale Search



Document Search



Destroyed Property



Appeals

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Chelan County Assessor

Property Search | Sales Search | Map Search

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:

- Account Number
- Owner Name
- Property Address**
- Account Number
- Doing Business As (DBA)

Property ID:

Geographic ID:

Results Display

Appraisal Year for Tax Year:

Search

Advanced >>

Help

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

Chelan County Assessor

[Property Search](#)
[Sales Search](#)
[Map Search](#)
[Map Administration](#)

Property Search Results > 1 - 1 of 1 for Year 2017 - 2018

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

[New Search](#)

Property ID	Geographic ID	Type	Tax Area	Property Address	Owner Name	Appraised Value
54201	222010590959	Real	802 - W 246 F1 WB	400 DOUGLAS ST 201 WENATCHEE, WA 98801	CHELAN COUNTY	\$0

[View Details](#)

[View Map](#)

Page: 1

Chelan County Assessor

[Property Search](#)
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[Map Search](#)
[Map Administration](#)

[Property Search Results > 54201 CHELAN COUNTY for Year 2017 - 2018](#)

[New Search](#)

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

[Expand All](#)

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

Account

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

Location

Address:	400 DOUGLAS ST 201 WENATCHEE, WA 98801	Mapscoc:	
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

▶ Values

▶ Taxing Jurisdiction

▶ Improvement / Building

▶ Sketch

▶ Property Image

▶ Land

▶ Roll Value History

▶ Deed and Sales History

▶ Payout Agreement

Website version: 9.0.40.29

Database last updated on: 4/16/2018 3:14 AM

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