



COMMUNITY MEETING

Tuesday, May 19th

CHELAN AREA, CYCLE 4

Chelan City Hall

Deanna Walter, Chelan County Assessor





Save the Date!

Community Meetings

Coming to a Location Near You!

Have questions about your assessed value?

Join us to learn more...

Chelan & Manson

Tuesday, May 19, 2015 from 7 to 8 pm

Chelan City Hall, 135 E Johnson

Thursday, May 21, 2015 from 7 to 8 pm

Manson Grange Hall, 157 Wapato Way

Cashmere & South Wenatchee

Tuesday, May 26, 2015 from 7 to 8 pm

Cashmere Middle School, 300 Tigner Road

Wednesday, May 27, 2015 from 7 to 8 pm

Wenatchee Community Center, 504 S Chelan

Entiat & North Wenatchee

Tuesday, June 2, 2015 from 7 to 8 pm

Entiat Grange Hall, 14105 Kinzel Street

Wednesday, June 3, 2015 from 7 to 8 pm

Chelan County Fire #1, 206 Easy Street

Leavenworth & Lake Wenatchee

Wednesday, June 24, 2015 from 7 to 8 pm

Chelan County Fire #3, 228 Chumstick Highway

Thursday, June 25, 2015 from 7 to 8 pm

Chelan County Fire #9, 21696 Lake Wenatchee Hwy

What's New? Our Website!

Check it out @ www.co.chelan.wa.us/assessor

Need more info? Call us

509.667.6365



Got Questions?

We've got answers.

Q: What does the County Assessor do?

A: Our office is responsible for determining the value of all taxable real and personal property on a fair and equitable basis. We also maintain accurate and accessible property information, providing timely and accurate property assessments for tax purposes, and maintain a GIS data layer that maps all parcels within Chelan County.

Q: How often is my property revalued?

A: Your property is revalued every year now that our County is conducting annual updates. We physically inspect a quarter of all real property each year and the County has four inspection cycle areas. For properties that are not located within the scheduled inspection area, we statistically review the properties and adjust the assessed value annually, if indicated by changes in the marketplace; or if new construction or a change in boundaries occurs.

Q: The assessed value of my property went down but my taxes went up. Why?

A: The consolidated levy rate for the tax code area that your property is located in may have increased depending on the taxing districts budgets & assessed values or the State levy may be higher. The levy rate may also have changed if there were any voter approved levy increases.

Q: Are there programs that can lower my property value and taxes?

A: There are special programs that can reduce the taxable value of property for qualifying seniors (61 or over), disabled persons, historical property, single family remodels and lands in farm/agriculture and forest production. Additional information about these programs can be found on our website or by contacting our office @ 509.667.6365.



AGENDA

- Staff Introductions
- Market Trends
- Property Values
- Question & Answer

Deanna Walter, Chelan County Assessor





ASSESSED VALUES UPDATED ANNUALLY

- More sensitive to market changes
- Based on previous year sales
 - *(e.g. 2015 assessed value is based on 2014 sales)*
- Land is valued as if vacant
- Cost to build structures (replacement cost new minus depreciation)
- Compare raw values against sale prices for market adjustments
- All sales data is available on our website

Deanna Walter, Chelan County Assessor





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.)*

- Closed, arm's length transactions
- As of January 1st of the assessment year

Deanna Walter, Chelan County Assessor





SUBSTANTIAL VALUE CHANGES

Usually occur as a result of:






- **New construction on property**
- **Coming into or out of a special program**
 - *e.g. Senior/disabled exemptions, open space, designated forest or other DOR approved exemption.*
- **Previously omitted property**
- **Boundary line adjustments, subdivision's, short plats, splits, etc.**
- **"Hot" market area**

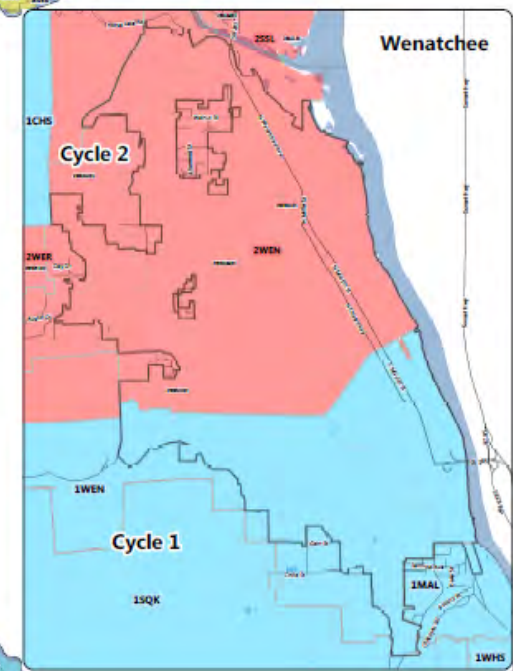
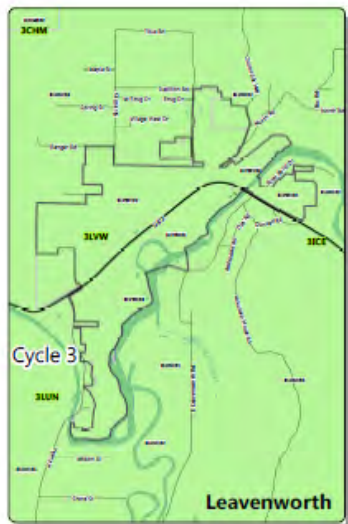
Deanna Walter, Chelan County Assessor



VALUATION CYCLES

Legend

-  City Limits
-  Cycle 1
-  Cycle 2
-  Cycle 3
-  Cycle 4



CHELAN AREA- CYCLE 4

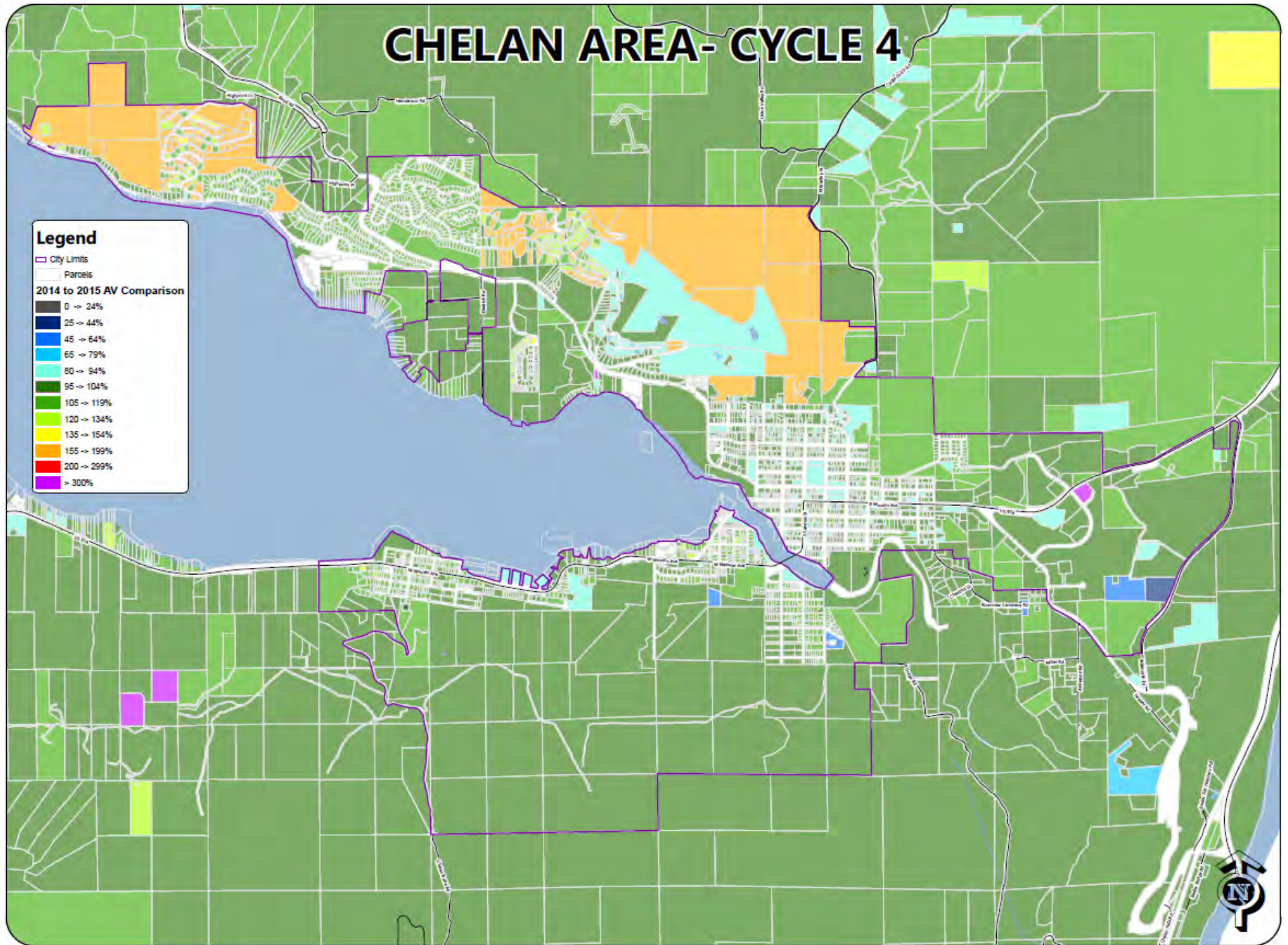
Legend

City Limits

Parcels

2014 to 2015 AV Comparison

0 -> 24%
25 -> 44%
45 -> 64%
65 -> 79%
80 -> 94%
95 -> 104%
105 -> 119%
120 -> 134%
135 -> 154%
155 -> 199%
200 -> 299%
> 300%



CHELAN AREA- CYCLE 4

Legend

City Limits

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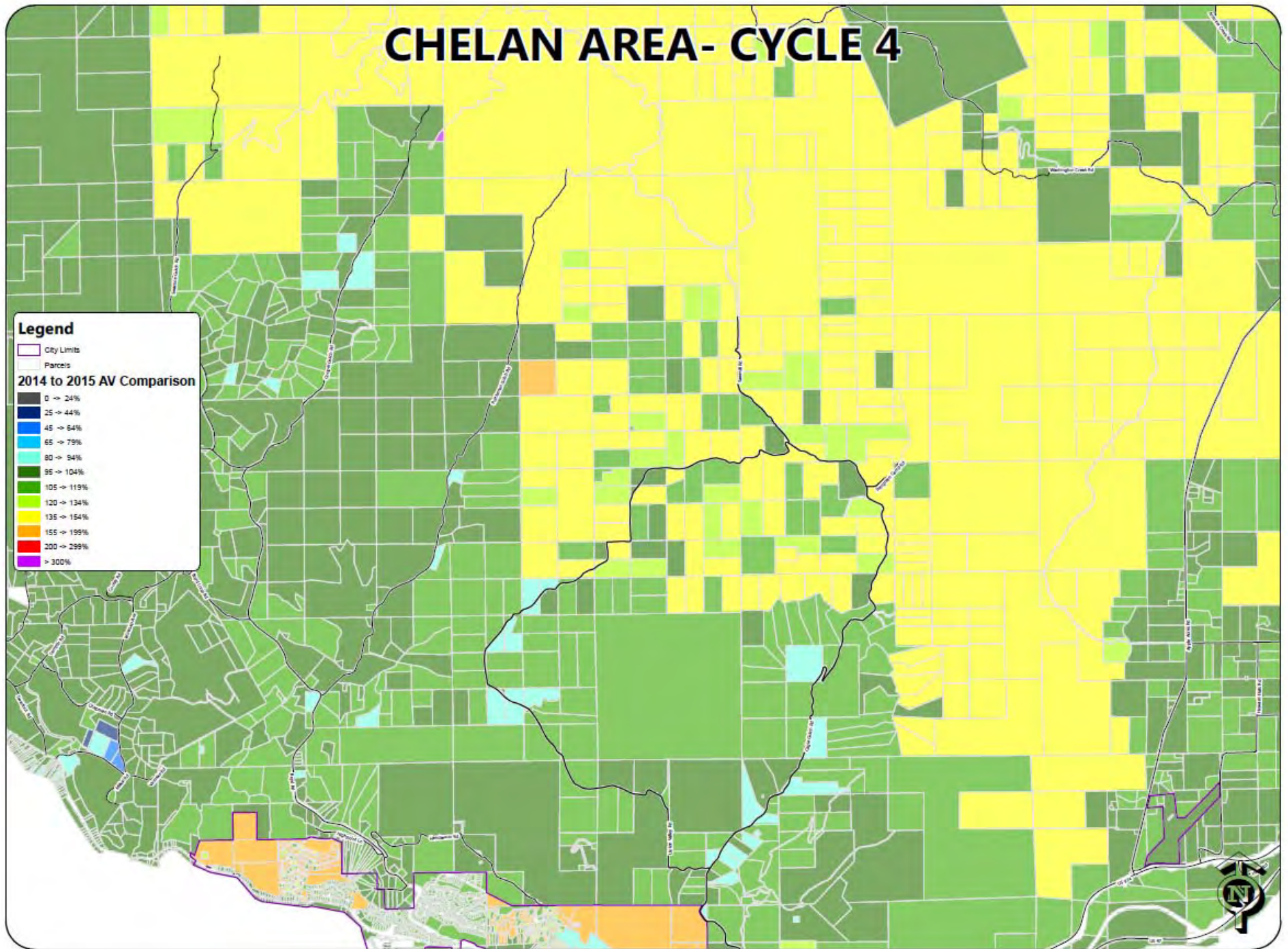
120 -> 134%

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155 -> 199%

200 -> 299%

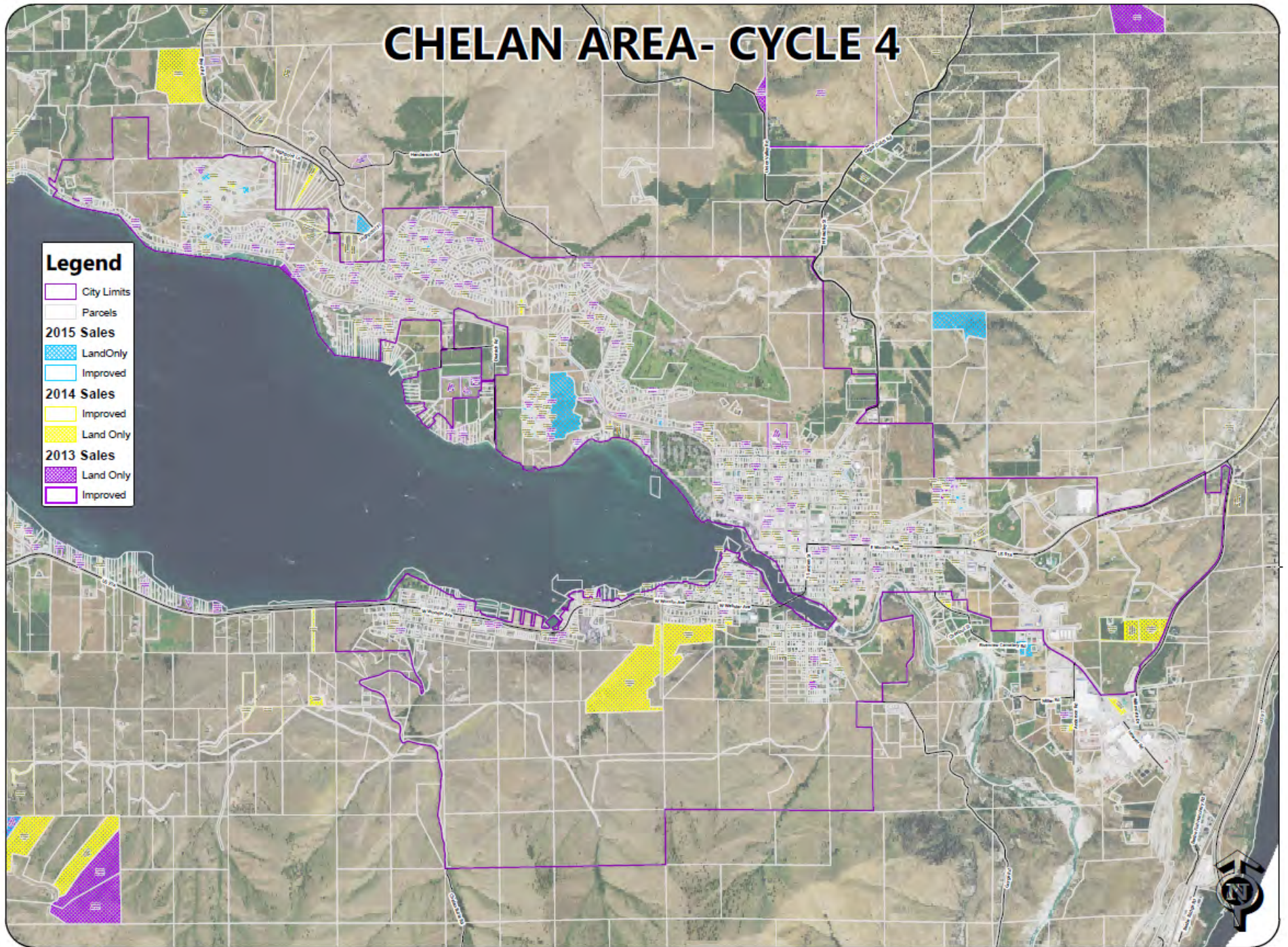
> 300%



CHELAN AREA- CYCLE 4

Legend

- City Limits
- Parcels
- 2015 Sales
 - Land Only
 - Improved
- 2014 Sales
 - Improved
 - Land Only
- 2013 Sales
 - Land Only
 - Improved



CHELAN AREA- CYCLE 4

Legend

City Limits

Parcels

2015 Sales

Land Only

Improved

2014 Sales

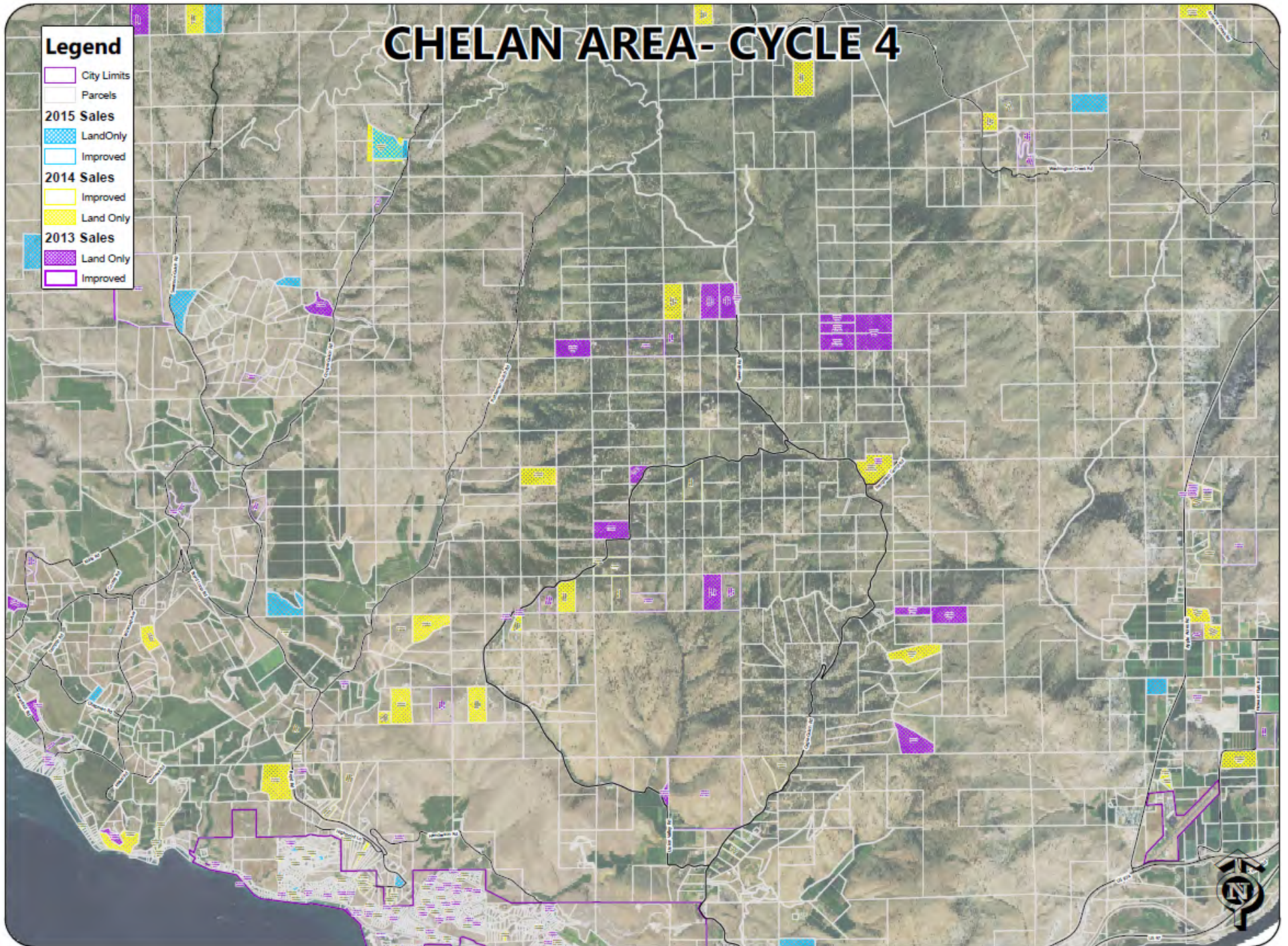
Improved

Land Only

2013 Sales

Land Only

Improved





Chelan County Assessor

Home / Assessor

Alert Center

ANNOUNCEMENT - Olds Station Proposed Annexation
Assessor - Posted 04/09/2015 08:00 AM

Deanna Walter, Assessor



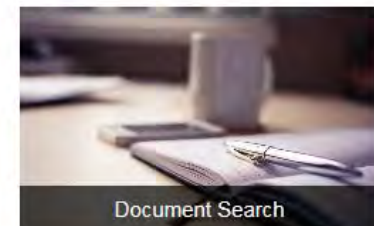
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GIS Mapping / Historical Plats / Historical Section



Parcels and Sale Search



Document Search

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Parcel and Sale Search

Monthly Sales Reports

Property Tax Summary Reports

Maps

Tax and Assessments

Chelan County Assessor & Treasurer

Property Search Sales Search Map Search Map Administration

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

Property ID: xxxxxxxx

Geographic ID: Geo Parcel Number

Results Display

Appraisal Year for Tax Year: 2014 - 2015

Search Advanced >> Help

Website version: 9.0.32.2200

Database last updated on: 5/19/2015 3:10 AM

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Search Type:

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



CONTACT INFORMATION

Deanna Walter
Chelan County Assessor

509.667.6365

www.co.chelan.wa.us/assessor

