



# COMMUNITY MEETING

Wednesday, June 24th

**LEAVENWORTH AREA, CYCLE 3**

*Chelan County Fire #3*

*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](http://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 1<sup>st</sup> 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

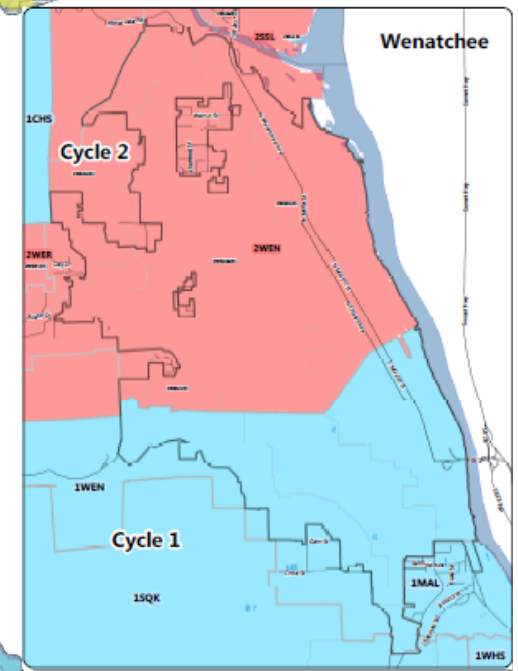
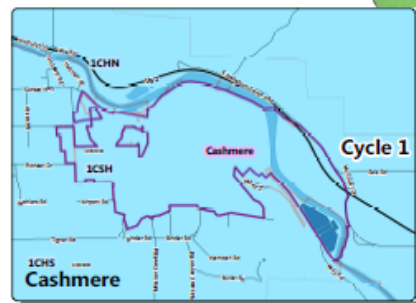
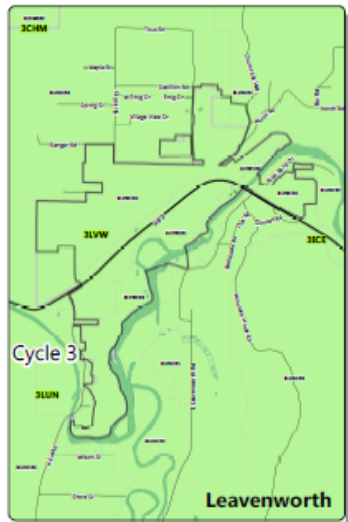
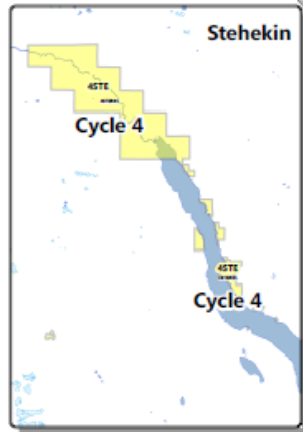
*Deanna Walter, Chelan County Assessor*



# VALUATION CYCLES

## Legend

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



# VALUATION REGIONS

3LAK

3PAS

Cycle 3

3CHM

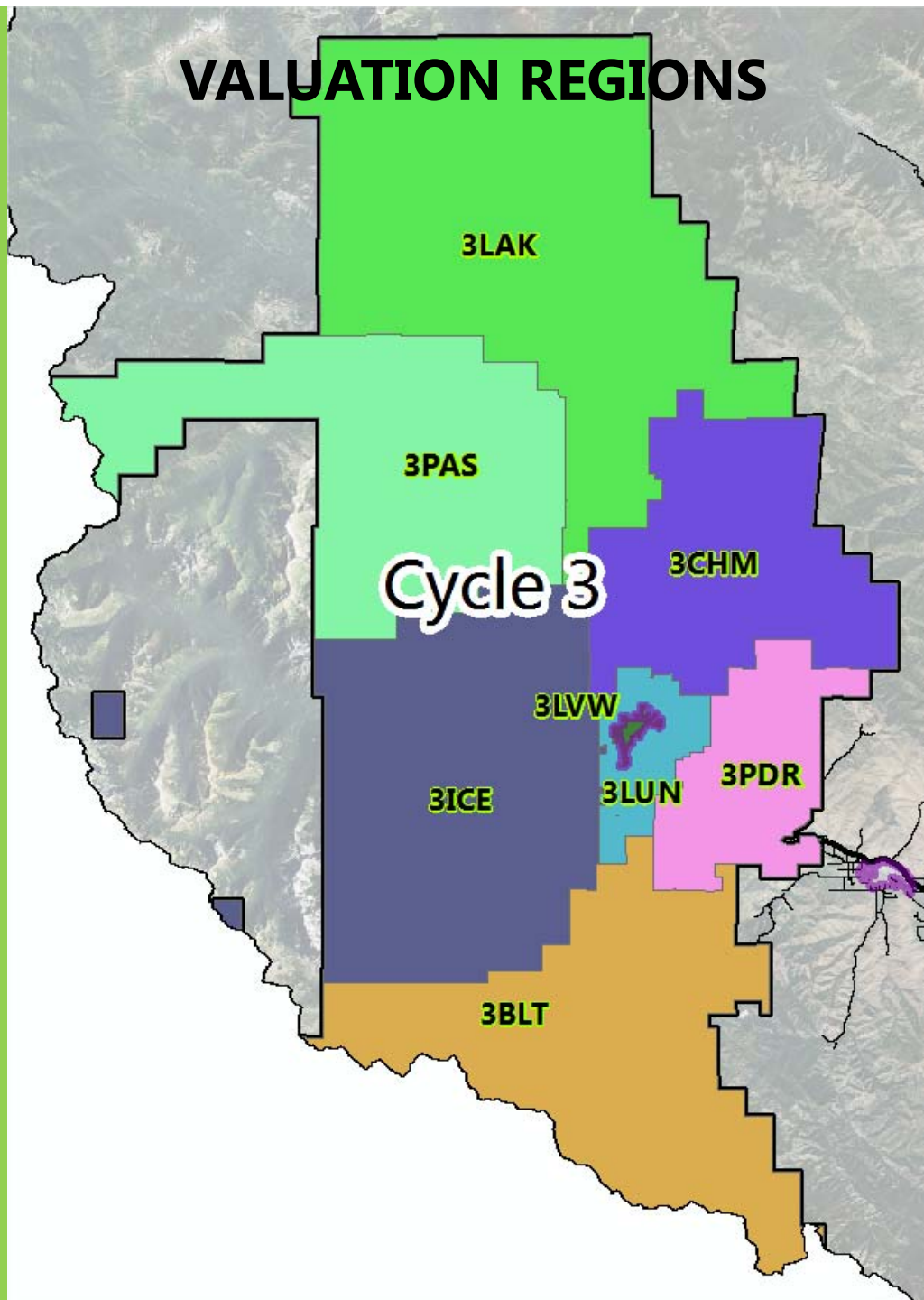
3LVW

3ICE

3LUN

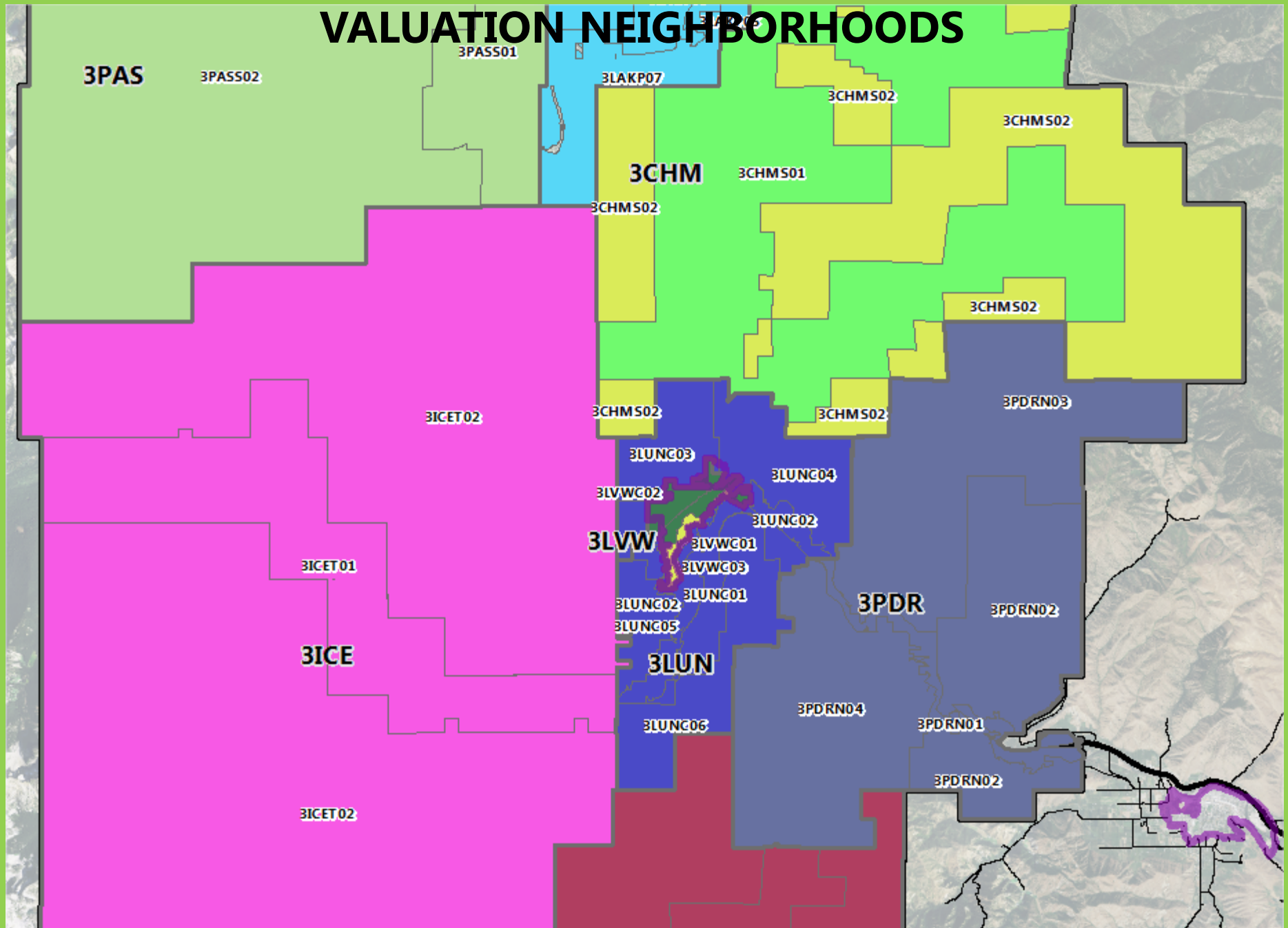
3PDR

3BLT

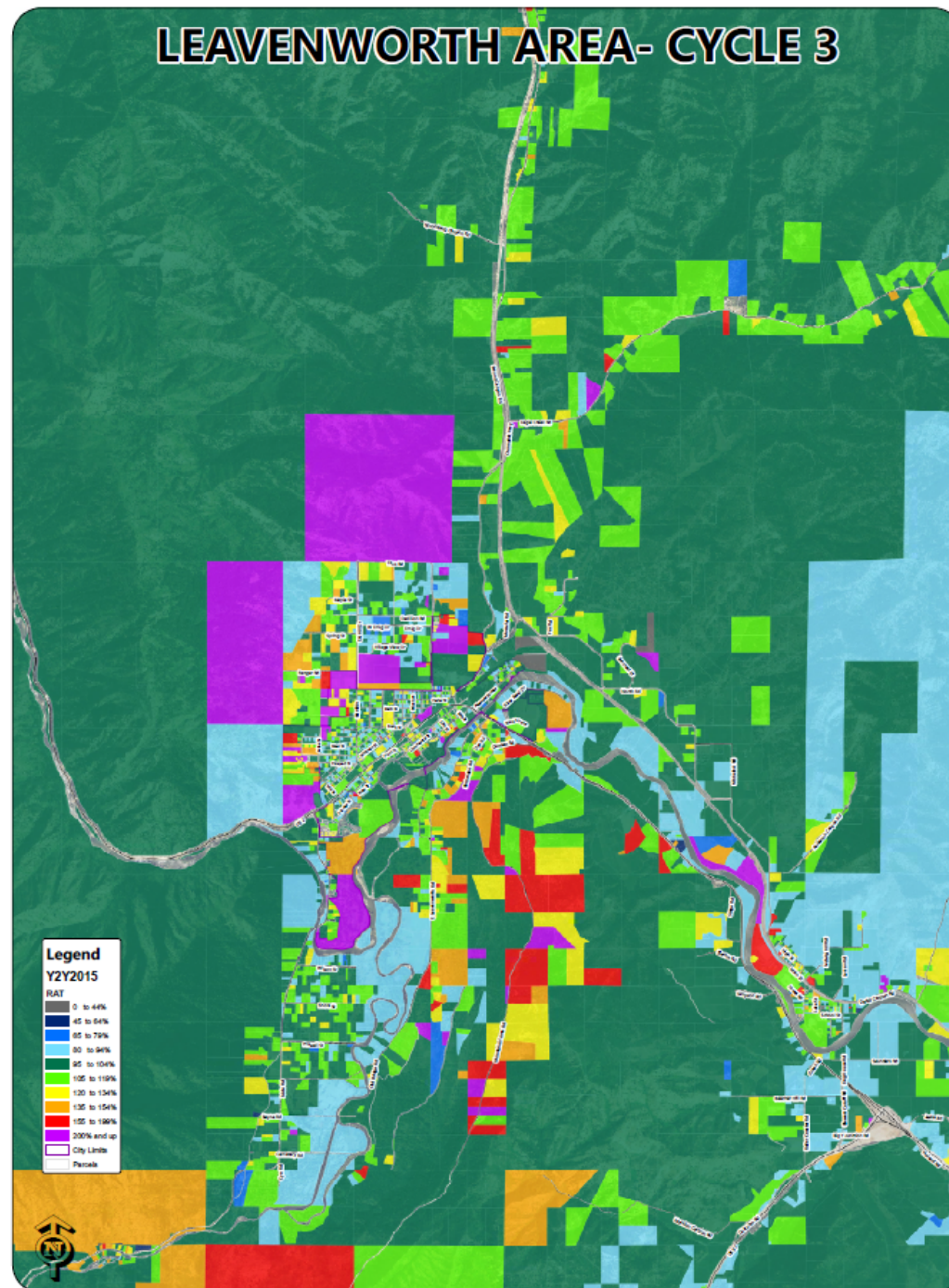




# VALUATION NEIGHBORHOODS

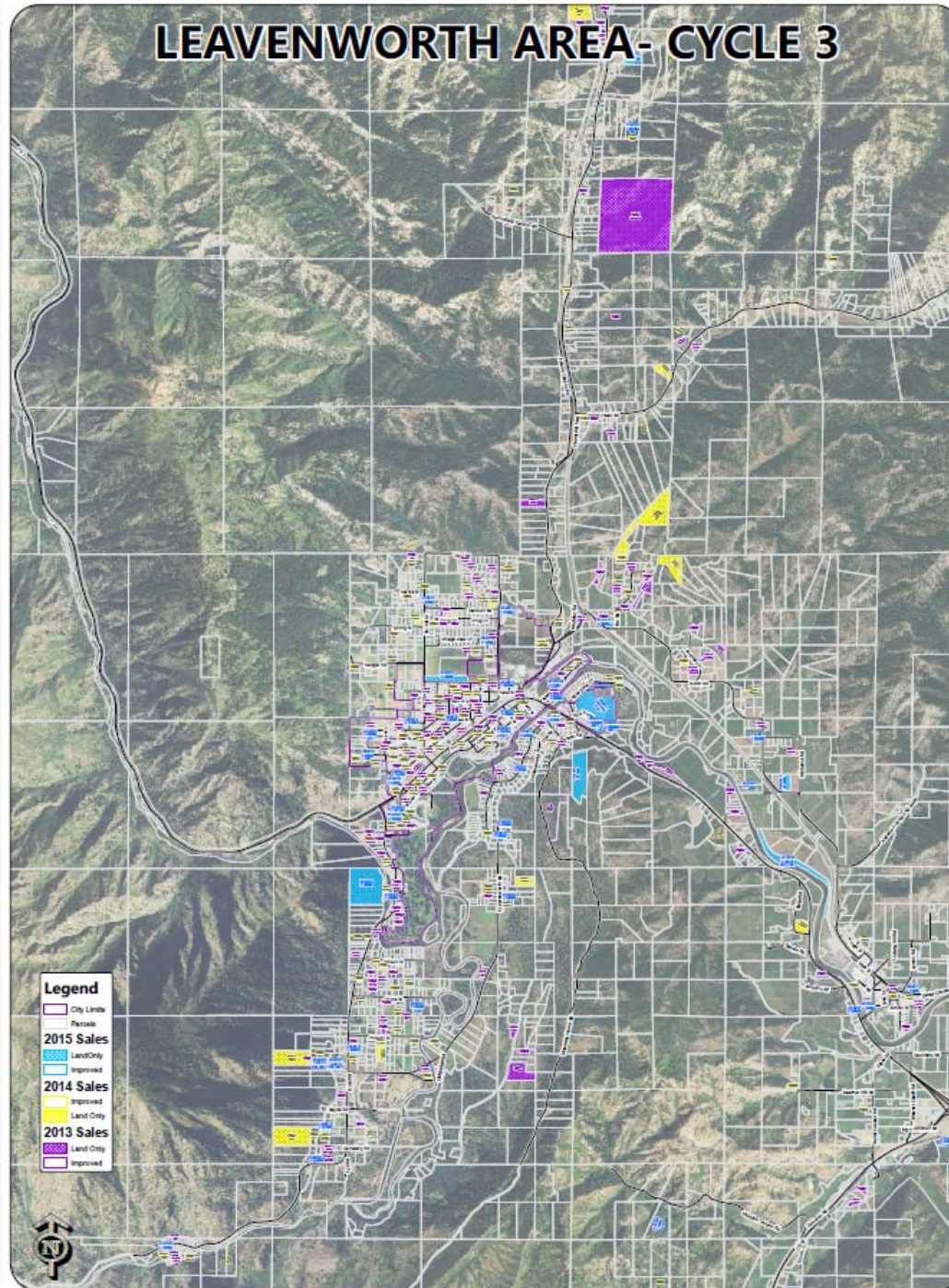


# LEAVENWORTH AREA- CYCLE 3





## LEAVENWORTH AREA- CYCLE 3





## 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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Home

Parcel and Sale Search

Monthly Sales Reports

Property Tax Summary Reports

Maps

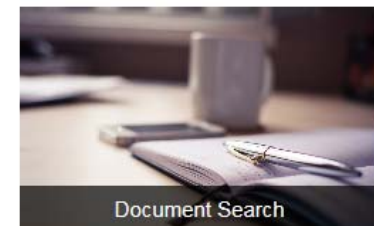
Tax and Assessments



GIS Mapping / Historical Plats / Historical Section



Parcels and Sale Search



Document Search





## 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: xxxxxx

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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Select a search type, then enter one  
To search for sales or by the m

Search Type:

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

## Property Search Results &gt; 1 - 1 of 1 for Year 2014 - 2015

[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	800 - W 246	400 DOUGLAS ST 201 WENATCHEE, WA 98801	CHELAN COUNTY	\$60,000	<a href="#">View Details</a>	<a href="#">View Map</a>

Page: 1

Property Search Results > 54201 CHELAN COUNTY for Year 2014 - 2015[New Search](#)[Details](#) | [Map](#)

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

[Expand All](#)

▶ Property

▶ Taxes and Assessment Details

▶ Values

▶ Taxing Jurisdiction

▶ Improvement / Building

▶ Sketch

▶ Property Image

▶ Land

▶ Roll Value History

▶ Deed and Sales History

▶ Payout Agreement



# **CONTACT INFORMATION**

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

**509.667.6365**

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

