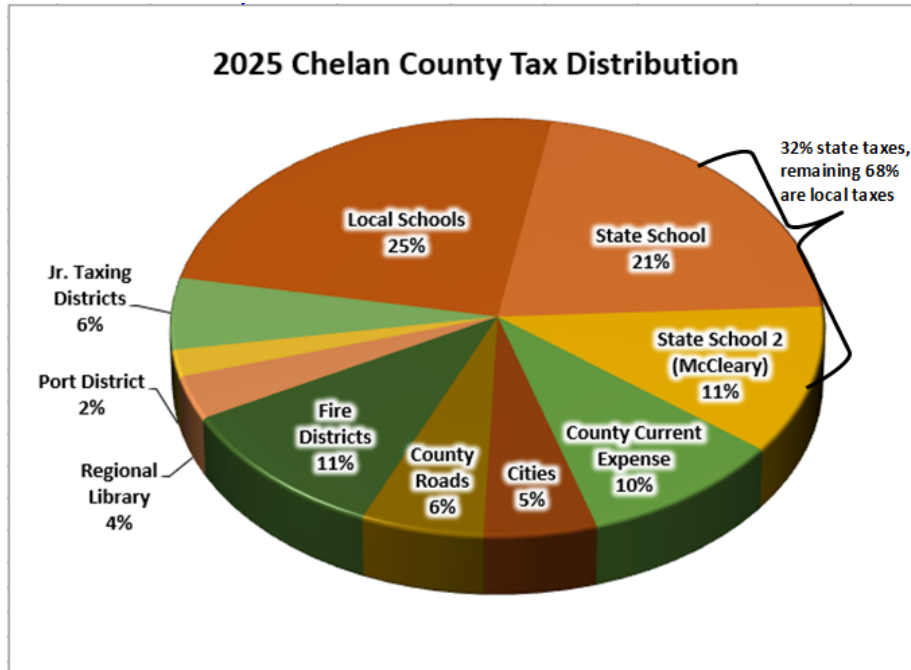


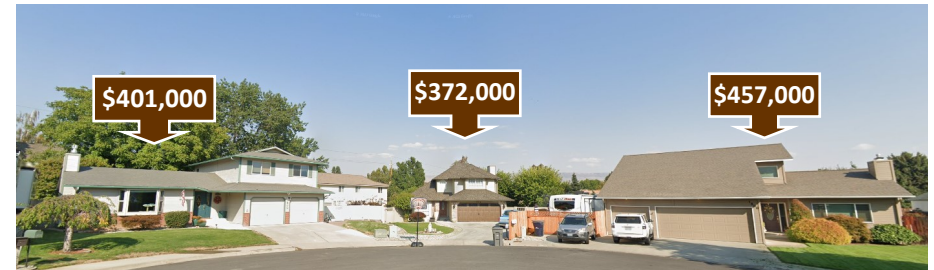
# Where do our property taxes go?



Tax District	2025 Taxes
State School	\$35,660,293
State School 2 (McCleary)	\$18,996,042
County Current Expense	\$16,122,452
Cities	\$8,886,322
County Roads	\$9,608,831
Fire Districts	\$17,703,040
Regional Library	\$5,491,333
Port District	\$3,414,214
Jr. Taxing Districts	\$9,236,133
Schools	\$41,205,100
<b>TOTAL:</b>	<b>\$166,395,760</b>

# Chelan County Assessor

Wes Cornelius, Assessor



## What we do

Our office is responsible for determining the value of all taxable real and personal property in the county on a fair and equitable basis, along with maintaining accurate and accessible property information, providing timely and accurate assessments for tax purposes, and providing a detailed parcel map showing all parcels within the county. The Assessor's Office updates all property values annually according to market sales and continues to do physical inspections of every property on a 4-year cycle.



Information such as parcel and sales, ownership, GIS maps, monthly sales reports, exemptions, and assessed valuations for all property within the county can be obtained online through the assessor's website at [www.co.chelan.wa.us/assessor](http://www.co.chelan.wa.us/assessor) or by calling the assessor's office at (509) 667-6365 during business hours (Monday through Friday, 8 a.m. to 5 p.m., with the exception of holidays).

## Why we do it

The assessor is required by state law to appraise real property at 100% of its true and fair market value and to statistically update assessed values annually according to the highest and best use of the property, unless the use of the property qualifies for a special exemption program and is approved for such use by either the assessor or the state department of revenue. Assessed values are affected by the local real estate market, and the real estate market is directly influenced by supply and demand. There is no limit on how much assessed property value can increase or decrease annually. Although you may not have made any improvements to your home, your value continues to follow the market activity in your neighborhood. 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 (market area) in order to bring the assessed value closer to sales prices.

## A word about your 2025 property taxes

The assessor is required by state law to appraise all real property at 100% of its true and fair market value and to statistically update assessed values annually according to the highest and best use of the property, unless the use of the property qualifies for a special exemption program and is approved for such use by either the assessor or the state department of revenue. Assessed values are affected by the local real estate market, and the real estate market is directly influenced by supply and demand. There is no limit on how much assessed property value can increase or decrease annually.

One thing to keep in mind as you look at the assessed value on your 2025 property tax statement from the County Treasurer is that our assessment process is always a year behind. The amount of taxes you pay in 2025 is based on the assessed value as of January 1, 2024. This is the assessed value that was on the Notice of Value mailed out from our office on July 5, 2024. The 2024 assessment value is derived by analyzing what we call "arm's length" real estate sales from 2023 and the first quarter of 2024.

## 2025 Community Meetings

Do you ever wonder how the assessor appraises your property and determines the fair market value for property tax assessment? Join Wes Cornelius, Chelan County Assessor, and his staff at one of the four community meetings that have been scheduled throughout the county this spring to discover how the assessment process works.

### MARCH

Entiat &  
North Wenatchee  
Wednesday  
**MARCH 26th**  
6pm-7pm  
Entiat Grange Hall

### APRIL

Leavenworth &  
Lake Wenatchee  
Wednesday  
**APRIL 23rd**  
6pm-7pm  
Lake Wenatchee FD #9

### MAY

Chelan &  
Manson  
Wednesday  
**MAY 21st**  
6pm-7pm  
Manson Grange Hall

### JUNE

Cashmere & South  
Wenatchee/Malaga  
Wednesday  
**JUNE 18th**  
6pm-7pm  
Cashmere City Hall

**Make sure to check out our Frequently Asked Questions (FAQ) section on our website at**

**<https://www.co.chelan.wa.us/assessor>**

**for more great information on all that we do in the assessor's office.**