

ANNUAL REVALUATION

Frequently Asked Questions

CHELAN COUNTY ASSESSOR

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Why did Chelan County change from revaluing property every four years to revaluing on an annual basis?

What about the properties in the areas that are not inspected, how are they revalued?

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Q: Why did Chelan County change from revaluing property every four years to revaluing on an annual basis?

A: In 2009, the Washington State legislature passed a law requiring that all counties value property on an annual basis by January 1, 2014 (**SSB 5368**). Chelan County made the decision in 2008 to convert our old and outdated appraisal software to **True Automation's PACS** Appraisal software. The installment of the PACS interfaces well with online applications and the ability to adopt the annual update process.

Q: What is the difference between revaluation and inspection?

A: **Revaluation** is a change in assessed value based on a new appraisal or mass appraisal methodology using current market data and occurs on an annual basis. **Inspection** is when one of our appraisers physically inspects the property and updates property characteristic including square feet and condition. Chelan County is divided into four inspection cycle areas.

| Cycle | Location | Last Inspection Year | Next Inspection Year |
|-------|--|----------------------|----------------------|
| 1 | Stemilt Basin, South Wenatchee, Monitor and Cashmere | 2017 | 2021 |
| 2 | Wenatchee, Sunnyslope and Entiat | 2014 | 2018 |
| 3 | Blewett Pass, Leavenworth, Plain and Lake Wenatchee | 2015 | 2019 |
| 4 | Lake Chelan, Manson and Stehekin | 2016 | 2020 |

Q: How often is my property inspected?

A: An appraiser from our office will conduct a routine inspection of your property once every four years. If you add any new construction to your property at any time then the property will be inspected after the completion of the new construction. Our appraisers conduct new construction inspections during the months of June and July every year. They may also inspect the property to verify property characteristics or information about a sale of the property.

Q: How will I know if an appraiser has inspected my property?

A: All of our appraisers will leave a business card with their contact information and the reason for their visit on your front door. At the completion of any reassessment, property owners are notified if the value changes by a **Notice of Value**, mailed to the taxpayer.

Q: What about the properties in the areas that are not inspected, how are they revalued?

A: Properties that are located outside of the inspection cycle area will be adjusted annually by way of statistical analysis, if indicated by changes in the marketplace; or if new construction or a change in boundaries occurs. Properties are statistically updated using adjustments derived from analysis of recent comparable market sales. This sales analysis will dictate statistical adjustments in different classifications of properties by type and location. Every property will be statistically reviewed every year.

Q: What are the benefits of annual revaluation?

A: Revaluating properties on an annual basis establishes uniformity, equity and predictability with your assessed property value.

- Uniformity: *Property is assessed every year according to current market data.* All property is reviewed every year to determine the current market value for tax purposes. Prior to annual revaluation we were only updating a quarter of the properties per year. The remaining areas were not revalued and did not reflect the current market conditions.
- Equity: *The tax responsibility is distributed more equitably.* The assessed value of your property determines the share of the property taxes for which you will be responsible. Annual revaluation means that all properties are reviewed annually, so all property owners pay a more equitable share in each tax year. This is particularly important for the State school levy and other countywide levies.
- Predictability: *Taxpayers and taxing districts know what to expect.* Annual revaluation reduces large fluctuations in assessed values that sometimes result from a multi-year cycle. As a result, changes in assessed valuation as well as changes in property tax may be more predictable, stable and gradual.

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