Who we are and what we do

We understand state property tax laws, assessment practices, appeal rules and appeal evidence preparation. We can answer questions about assessments, exemptions, taxes, levy rates and appeals.

We can research comparable sales for taxpayers, and we will cooperate with the Department of Assessments, the Treasury, the Board of Equalization, and the Washington State Department of Revenue to research and resolve taxpayer problems.

ASSISTANCE FOR ASSESSMENT APPEALS:
The Assessor is required to value your property at 100% of market value. An Official Value Notice is mailed to you every year. If you disagree with the value, you can appeal. If you want to appeal your assessment, you must file a petition with the Board of Equalization within 60 days of the mail date of the Notice.

You cannot appeal your tax bill!

CHARACTERISTICS USED FOR VALUATIONS:
Location and size of your parcel, zoning, presence or absence of views, steep slope development issues, wetlands, traffic noise, covenants and restrictions that may impact use. All land is valued as though vacant and available for highest and best use.

Improvements will consider such things as building age, quality (grade), condition and size, interior finish materials, accessory improvements (garage, shop, sheds, other structures, etc.)

When you appeal your assessment, you are appealing your total assessment value and not how this value is distributed between land and buildings. However, please review all land data characteristics for accuracy.

Website Directory

King County has several websites where you can learn more about your property, the assessment and appeal process, and property taxes. All of these links can be accessed at:

http://www.kingcounty.gov/property.aspx

The Property page provides links to property tax information, recorded documents, advanced mapping tools, and links to the Assessor’s webpage (on the right, under “Related Agencies”) where you can research your property characteristics (eRealProperty), comparable sales for your appeal (eSales) or Area Reports (under the left blue menu) for general assessment information about your neighborhood.

You will need your parcel number for most of these sites. You can obtain your parcel number from an old bill or you can look it up using the iMap application (under Mapping). When the King County map has finished loading, select Property Search in left tool bar and enter your street address or the main street address for condominiums or commercial property.

You can access local and state petitions for appeals by selecting the link for Disputing Property Assessments under the Assessments subtile.

County Telephone Numbers

TAX ADVISOR OFFICE  206-205-6330
Mon-Fri 8:30-4:30, Walk-ins welcome
Board of Equalization  206-296-3496
Board of Tax Appeals  1-866-788-5446
DEPARTMENT OF ASSESSMENTS
Public Information  206-296-7300
Real Property Information  206-296-7300
Personal Property Information  206-296-5126
Commercial Property Information  206-296-5144
Senior Citizen/Disability  206-296-3920
Home Improvement  206-205-0656
PFRS/Timber/Open Space  206-205-5170
Current Use/ Farmland/Open Space  206-205-3969
DEPARTMENT OF FINANCE/TREASURY
Recorded Tax Payment Information  206-296-0923
Property Tax Payments  206-296-3850
Tax Foreclosure  206-296-4184
Property Tax Refund  206-296-3413
TTY (hearing impaired)  711
RECORDEr’s OFFICE  206-296-1570
OFFICE OF CITIZEN COMPLAINTS-OMBUDSMAN  206-205-6338
King County Council  206-296-1000
Call The County Toll Free  1-800-325-6865

The Office of Citizen Complaints - Ombudsman

Tax Advisor Office

Appeal Assistance
Property Tax Information
Comparable Sales Search

Alternate formats available upon request.

King County Courthouse
516 Third Avenue • Room 1236 • Seattle, WA 98104
206-205-6330 • 1-800-325-6865 ext. 5-6330
206-205-6338 TTY • 206-296-0948 Fax
www.kingcounty.gov/taxadvisor
taxadvisor@kingcounty.gov

Office of Citizen Complaints — Tax Advisor
What data are used for Property Tax Assessments?
Market sales are used to develop value models. Only open market, “arm’s length transactions” are used. Property is assessed at its most probable market value as of January 1st of each and every year. This value will appear on your Official Value Notice that is mailed in summer for the tax bill you will receive the following February.

What is meant by “Arm’s Length Transaction?”
An arm’s length transaction: is cash or cash equivalent in a competitive market with reasonable exposure under conditions requisite to a fair sale with a willing buyer and a willing seller each acting prudently, knowledgeably and for self-interest, and assuming that neither is under undue duress.

Sales Verification: Physical Inspection Areas
(About 1/6 of all properties):
Beginning in September of each year, assessment appraisers verify sales to ensure market value data is accurate. Site visits are made and photographs may be taken. Sales records are reviewed. Buyers and sellers may be interviewed. The assessment database is corrected or updated as needed for these parcels. All of the information used to create the assessment model is available online.

Annual update areas: (About 5/6 of all properties, those not physically inspected):
Most properties are revalued each year by developing statistical adjustments to existing models using market sales information. An annual update does not involve an on-site visit to area properties. Reports for updates are also available on the Assessor’s website: www.kingcounty.gov/assessor.

Property taxes in a calendar year:
January  Tax roll goes to the County Treasurer.
February  Tax bills are mailed by February 15th.
March
April  First half payment is due April 30th.
May
June  Throughout the summer months new Official Valuation Notices are mailed to property owners for the next tax bill.
July  Owners have 60 days to appeal the new assessed value shown.
August  September
October  Second Payment Due October 31st.
November
December

Appealing your Tax Assessment:
You can appeal your property tax assessment if you file your appeal within 60 days from the date shown on your Official Property Tax Value Notice. Tax appeals can be based on comparable sales of similar properties or based on how your property data is listed on the tax roll. Tax appeals cannot be based on the way other properties are assessed. After 60 days, permission to be appeal must be granted by the Board based on clearly defined reasons. Call for more information.

The appeal process can take quite a long time. Be sure you pay your taxes on time; if you win your appeal, your tax bill will be adjusted and you may get a refund.

The Tax Advisor Office is a public service. Please call our office for more information.