



# COMMUNITY MEETING

Thursday, May 15th

**SOUTH WENATCHEE AREA, CYCLE 1**

*Wenatchee Community Center*

*Deanna Walter, Chelan County Assessor*





# AGENDA

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

*Deanna Walter, Chelan County Assessor*





## ASSESSED VALUES UPDATED ANNUALLY

- More sensitive to market changes
- Based on previous year sales
  - *(e.g. 2014 assessed value is based on 2013 sales)*
- Land is valued as if vacant
- Cost to build structures (reconstruction 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





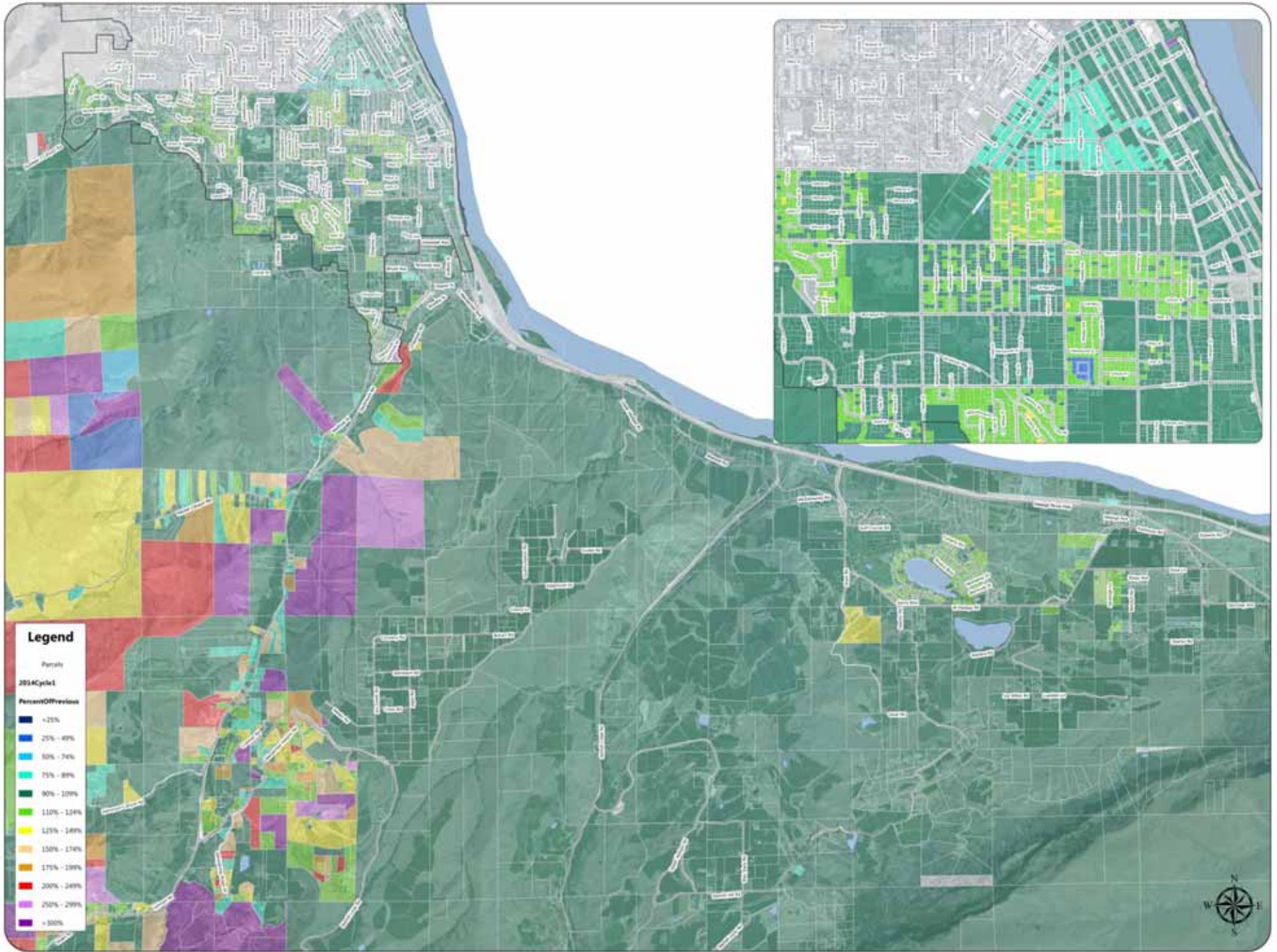
# SUBSTANTIAL VALUE CHANGES

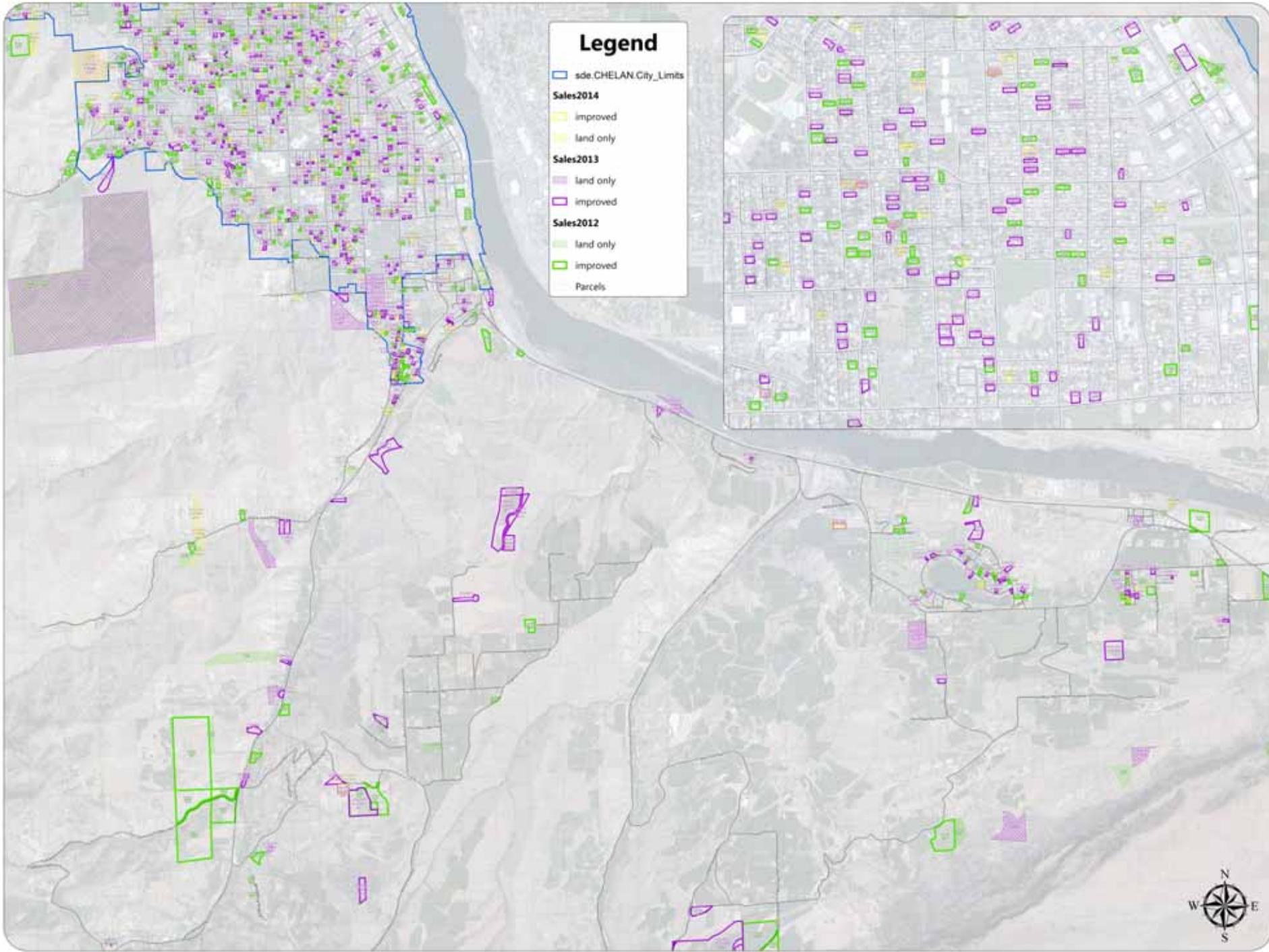
Usually occur as a result of:

- New construction on property
- Coming in 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, etc.
- "Hot" market area













CHELAN COUNTY ASSESSOR'S OFFICE  
**WELCOME**



Deanna Walter, Assessor

**Featured**

Chelan County is now annually updating all properties according to market sales, and continues to do physical inspections of every property on a 4-year cycle.

**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 a detailed parcel map showing all parcels within the County.

These annual valuations reflect the market value estimate for the specified property as of January 1 of the assessment year. Except with respect to new construction (inspected every June & July), the January 1 assessed value is used as the basis for calculating the property taxes that are to be levied and paid in the following tax year. Washington State law requires property to be assessed at 100% of market value.

Your property taxes fund state and county services, including roads, transit, schools, libraries, parks, hospitals, fire and rescue, law enforcement, environmental and social services. Information such as parcel numbers, ownership, tax codes, and assessed valuations for all property within the county can be obtained on-line through the [property search](#) of the Assessor's web site, or by calling the assessor's office during business hours.

**Quick Links**

- [Document Search](#)
- [Parcel Search](#)
- [Property Tax Summary Reports](#)
- [Homeowners Guide](#)
- [Go Paperless](#)
- [Exemptions for Senior Citizens/ Disabled Persons](#)
- [Request for Property Valuation Review](#)
- [Address Change Request Form](#)

**Map Links**

- [Online Mapping](#)
- [Online Mapping Help](#)

**Archived Historical**

- [Plats](#)
- [Sections](#)

**Assessor  
FTP Site**

**Upcoming Meetings & Events**

- [2014 Community Meetings](#)
- [2014 Senior Exemption Events](#)

**MONTHLY SALES  
REPORTS**

Browser window showing the Chelan County GIS application. The address bar displays <http://atlas2013.co.chelan.wa.us/flexviewers/ChelanCountyGIS/>. The page title is "Chelan County GIS".

The application interface includes a navigation toolbar on the left with zoom and pan controls. A "Legend" button is located below the navigation toolbar. The main map area displays a geographical map of Chelan County with various layers overlaid, including roads (red lines), water bodies (blue lines), and city limits (black outlines). Labels on the map include "Chelan", "Embit", "Leavenworth", "Cashmere", and "Wenatchee".

Two panels are open on the left side:

- Layers Available**: A panel titled "Layer Visibility" with a list of layers and their visibility status:
  - ChelanCountyGIS
  - Cadastral
  - Contour Lines - 20ft.
  - Address Points
  - Highways
  - Roads
  - City Limits
  - Condo Common Areas
  - Sales Data
- Property Search**: A search panel with a dropdown menu set to "Parcel Number Search". Below the dropdown is a text input field containing "Search by Parcel Number ( example: 232016440050 )". At the bottom are "Search" and "Clear" buttons.

http://63.135.55.83/PropertyAccess/?cid=91

Chelan County Assessor

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, use the "Sales Search" or "Map Search" above.

Search Type:
 

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

Property ID:  ,xxxxxx

Geographic ID:  Geo Parcel Number

Results Display

Appraisal Year for Tax Year: 2014 - 2015 - Values not available

Search | Advanced >> | Help

Website version: 9.0.32.2200 Database last updated on: 4/10/2014 3:41 AM © 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

http://63.135.55.83/PropertyAccess/SearchResults.aspx?cid=91

Chelan County Assessor

Chelan County Assessor & Treasurer

Property Search | Sales Search | Map Search | Map Administration

**Property Search Results > 1 - 1 of 1 for Year 2013 - 2014** 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"/> 12345	9902795	Mobile Home	800 - W 246	530 CRAWFORD ST 21 WENATCHEE, WA 98801	LAHD ALYCE K	\$11,874	<a href="#">View Details</a>	<a href="#">View Map</a>

Page: 1

[View Selected on Map](#)

Website version: 9.0.32.2200 Database last updated on: 4/10/2014 3:41 AM © 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

[Property Search Results](#) > 12345 LAHD ALYCE K for Year 2013 - 2014

New Search

Details Map

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

Expand All

▼ Property

Account

Property ID:	12345	Legal Description:	CASCADIA MOBILE HOME PARK SPACE 21 83 HOMET 66X14
Geographic ID:	9902795	Agent Code:	
Type:	Mobile Home	Land Use Code:	11
Tax Area:	800 - W 246	DFL:	N
Open Space:	N	Remodel Property:	N
Historic Property:	N	Section:	
Multi-Family Redevelopment:	N	Legal Acres:	
Township:			
Range:			

Location

Address:	530 CRAWFORD ST 21 WENATCHEE, WA 98801	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	LAHD ALYCE K	Owner ID:	83394
Mailing Address:	530 CRAWFORD AVE UNIT 17 WENATCHEE, WA 98801-3689	% Ownership:	%

[Exemptions:](#)

▼ Taxes and Assessment Details

Property Tax Information as of 05/13/2014

Amount Due if Paid on:

**NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2014	1877	\$69.45	\$69.41	\$0.00	\$0.00	\$138.86	\$0.00
▶ Statement Details							
2013	1935	\$76.85	\$76.83	\$0.00	\$0.00	\$153.68	\$0.00

▶ Values

▶ Taxing Jurisdiction

▶ Improvement / Building

▶ Sketch

▶ Property Image

▶ Land

▶ Roll Value History

▶ Deed and Sales History

▶ Payout Agreement



# CONTACT INFORMATION

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

