



COWLITZ COUNTY ASSESSOR'S OFFICE

Terry McLaughlin, Assessor

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**News Release
June 22, 2017**

ANNUAL REVALUATION NOTICES

Contact Information

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The Assessor's Office will mail annual Notice of Value statements to residential and commercial property owners throughout Cowlitz County on June 26, 2017. This will notify property owners of their assessed value for use in calculating property taxes due in 2018. By statute, the assessed value is 100% of true and fair market value as of the assessment date, which is January 1, 2017.

The Assessor is required to send Notice of Value statements to those property owners whose assessed values have changed from the previous year. This year, we have opted to send notices to all property owners, whether or not there has been a change in value. In addition, there is a significant amount of new construction throughout the county yet to be valued. This process will be completed by August 31, 2017, after which time we will send a Notice of Value to those property owners with new construction value.

All properties in Cowlitz County are appraised each year. Five-sixths of the county is statistically reviewed, while one-sixth is physically inspected. Residential properties physically inspected in area #5 of the six-year revaluation plan include Castle Rock, Ostrander, Toutle, Silverlake and northeast Kelso outside city limits (Harris Street Rd, Allen Street and Mt Brynion).

Next year we will physically value area #6 of the six-year revaluation plan which includes the core area of the City of Longview from the Cowlitz River to 32nd Avenue lying south of the Weyerhaeuser tracks.

Owners may visit the Assessor's Office to verify that the land, structure, and site characteristics are correct for their property. Owners may also call (360) 577-3010, Monday through Friday, 8:30 am – 4:30 pm. If property owners are unable to contact our office or don't agree with the assessed value, they may appeal their assessed value to the Cowlitz County Board of Equalization. Petitions must be timely filed with the Clerk of the Board of Equalization no later than July 1, 2017, **or** thirty (30) days from the date of the Notice of Value statement mailing, whichever is later.

At this time, the Assessor's Office cannot determine what the property taxes will be on a particular property. Taxing district budgets must be submitted to the county no later than November 30th, and after that time, levy rates are calculated to determine what the actual taxes might be on a particular property. The amounts requested by each taxing district determine the final levy rate applied to the value on the Notice of Value.

The Assessor's Office and the Washington State Department of Revenue have prepared informational booklets explaining the property tax system, levy rates, exemptions, and the constitutional one percent limit on the levies. Copies are available at the Assessor's Office or on the web at <http://www.dor.wa.gov>. A simple explanation of appeal procedures and exemption programs can be found on the Assessor's Notice of Value.

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