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# PRESS RELEASE

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FOR IMMEDIATE RELEASE  
DATE: 10/19/09

PUBLICATION: ELLENSBURG DAILY RECORD AND  
NORTHERN KITTITAS COUNTY TRIBUNE

**SUBJECT: CHANGE OF VALUE NOTICES – 2009 ASSESSMENT FOR 2010 TAX**

The Assessor's Office is close to completing the revaluation of one-fourth of Kittitas County which will result in over 10,000 Change of Value Notices being mailed in mid-November. Currently being appraised are portions of rural areas in the Upper and Lower County. Property owners who have added new construction to their property will also be receiving Change of Value Notices. In order to facilitate timely receipt of your Value Change Notice, you should check the Assessor's website at [www.co.kittitas.wa.us/assessor/property](http://www.co.kittitas.wa.us/assessor/property).

I am aware of concerns regarding the downturn in the real estate market and I want to alert taxpayers as to what changes have occurred **since their property was last appraised in 2005**. The prior assessment was in 2005 because of the four-year revaluation cycle.

Sales recorded in Kittitas County show that *from the last time the current revaluation area was appraised as of January 1, 2005*, the market increased each year until mid-year 2008. At that point the market started declining. However, as of January 1, 2009 the market had not declined to the 2005 level. This means that most properties will experience an increase in value from the 2005 value. For most areas, the increase from 2005 is between 30 and 40 percent. Small acreage parcels will see a higher percent change from 2005. The majority of the increase will be attributed to land value while building value will typically increase very little.

RCW 84.40.030 mandates the Kittitas County Assessor's Office appraise properties at 100 percent of market value. Also, according to state law, the new assessed values listed reflect the market value of each property as of January 1, 2009. **Therefore, changes that occur in the real estate market after January 1, 2009 cannot be reflected in the new values.**

Information regarding appeals to the Board of Equalization will be included with the Change of Value Notice. Instructions on filing an appeal are available on the Board of Equalization website at [www.co.kittitas.wa.us/boc/boe](http://www.co.kittitas.wa.us/boc/boe).

As a reminder, taxpayers sixty-one and older or those disabled from gainful employment whose income is under \$35,000 per year may qualify for a Senior Citizen/Disabled Persons Property Tax Exemption on their primary residence. For questions on any Assessor's Office function, please call 962-7501.