

Did Your Property Taxes Go Up?



The Pierce County Assessor revalues all property in Pierce County each year. If you believe your assessed value does not reflect fair market value, **your best recourse is to file a Petition for Appeal** with the Pierce County Board of Equalization **within 60 days** of the date of mailing indicated on the value change notice **or July 1** of the current assessment year, **whichever is later**.

Boards of Equalization are quasi-judicial bodies **completely independent** of the Assessor's Office, which hear property owner appeals regarding assessed valuations assigned to their property. The Board **considers matters of equalization** and determines whether or not assessed valuations exceed 100% of the property's fair market value. In their deliberations, the Board **cannot** consider matters such as personal hardship, tax levy rates, overall tax amounts, or other matters unrelated to the valuation of the property.

When the Board of Equalization **reduces** a property value established by the Assessor-Treasurer's office as a result of a property owner's appeal, the new valuation **shall take effect immediately**, subject to the parties' right to appeal the decision. If the value established by the Assessor-Treasurer's office is **increased**, the increased valuation **shall become effective thirty days after the date of service** or mailing of the notice of the adjustment unless the taxpayer or assessor files a petition to the State Board of Tax Appeals before the effective date. If a petition is filed, the increase does not take effect until the State Board of Tax Appeals disposes of the matter. Value changes apply **only to the year** in which the appeal is made and granted.

HELPFUL HINTS

Check the tax parcel number you enter on the petition. Make sure it contains **10 digits** and that it is the correct parcel for the location you are appealing. Only one (1) parcel number is allowed per petition. If you have other parcels you wish to appeal, you must submit each one on a separate petition.

The Assessor-Treasurer, by law, is presumed **to be correct** in the assessment of property. It is your responsibility **to prove** that the Assessor-Treasurer is in error. Your original petition, at the time of filing, **must contain** information supporting your estimate of value. The assessment year begins January 1, and most assessments are based on sales prior to that date.

All petitions and all attached information including photos **must be filed in duplicate** (original and one copy) with the Board of Equalization. If for some extenuating reason an original cannot be submitted, please make sure both copies are **completely legible** to avoid return of the petition.

● For more information contact the Board of Equalization

Board of Equalization
www.co.pierce.wa.us (click on Assessor-Treasurer under County Directory)
(253) 798-7415
2401 S. 35th St. #176, Tacoma



Nathaly Kolp

253.732.9535
Nathaly@NathalyKolp.com
www.NathalyKolp.com



33313 1st Way South
Federal Way, WA 98003