



2017 Assessor's Report



NEW ONLINE SERVICE

In 2016, we tested our first significant online tax payer information submittal portals. Until then, most of our online services simply provided information to the public. With the introduction of our business personal property portal, business owners now can submit their personal property listings directly to us. After review, online submissions are imported to our assessment system with minimal data entry by staff, which speeds the process and reduces the potential for error. Once in our system, the data can be pushed back to the business owners every year for additions or deletions. The new portal can be accessed at <https://www.clark.wa.gov/assessor/business-personal-property>.

DID YOU KNOW? NEW CONSTRUCTION

One of our most frequently asked questions is, "How does new construction impact our property taxes?" Each year, a tax district can increase its levy amount by 1 percent plus new construction. Because new construction allows tax districts to increase their highest lawful levy, making sure new construction gets on the tax roll is important.

Adding new construction to our tax rolls helps reduce the burden on taxpayers because the levy total is spread across more properties.

The Assessor has until Aug. 31 to add new construction to the tax roll.



A short message from Assessor Peter Van Nortwick

2016 was a year of growth in the Assessor's Office. We brought on three new appraisers to ensure we continue to fulfill our state mandates and add new construction to the tax roll. New construction is our most labor-intensive activity, and with the amount of new construction, we needed additional resources in the field verifying new construction characteristics. In addition, the higher income threshold for low-income senior citizen exemptions created a significant increase in new applications. Despite adding three appraisers, we still are below 2010 staffing levels.

VERIFY YOUR PROPERTY ONLINE

Your assessed value is based on the characteristics of your property recorded in our assessment system. To verify your property characteristics, you can visit our Property Information Center at <http://gis.clark.wa.gov/gishome/property>.

If you find any significant errors in your property record on file, please contact our appraisal team at the general email address below.



We welcome the Board of Equalization to our 2017 Assessor's Report. The BOE hears appeals of assessed values, and plays a valuable role in the assessment process.

BOE is separate from the Assessor's Office. It is not bound by the Uniform Standards of Professional Appraisal Practices and does not use the same mass appraisal techniques required by the Assessor's Office.

CLARK COUNTY BOARD OF EQUALIZATION

Appealing to the Board of Equalization

If you have concerns about the assessed value of your property and believe you can provide documentation that indicates a different value, you should appeal your assessment. An appeal is your legal right under RCW 84.40.038 and WAC 458-14-056. Filing an appeal is free.

Appeal forms may be found at

clark.wa.gov/general-services/board-of-equalization. You also can request a form by calling 360.397.2337 or emailing boe@clark.wa.gov.

Please be sure to submit your appeal within 60 days from the date on your Notice of Value.

Historically, more than 50 percent of appeals have a favorable outcome for the taxpayer, either from talking with the Assessor's Office or a BOE hearing.

If you have questions, please do not hesitate to call or visit our office.

Clark County Board of Equalization

P.O. Box 5000
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000

360.397.2337
boe@clark.wa.gov

CONTACT INFORMATION

Assessor's Office

1300 Franklin Street, second floor
Joint Lobby, 360.397.2391
Public Records: 360.397.2092 ext. 4846
www.clark.wa.gov/assessor

Assessor email addresses

General: assessor@clark.wa.gov
Senior citizens or disabled: taxreduction@clark.wa.gov
Current use: current.use@clark.wa.gov