

## Website Directory

### ONE PATH TO YOUR PROPERTY RECORDS

[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: eReal Property System (house icon), enter your parcel number. Above the Parcel Data, the Other Resources window allows you to scroll to links for your area report, glossary of terms, characteristic corrections, tax bill, excise tax affidavits and parcel map

### PROPERTY ACCOUNT/PARCEL NUMBERS

[www.metrokc.gov/onlineservices.htm](http://www.metrokc.gov/onlineservices.htm)  
Click: Assessor Property Characteristics Report  
Search by parcel number or address. For condominiums and raw land, call 206-296-7300

### REAL PROPERTY TAX BILLS AND PAYMENT RECORDS

[www.metrokc.gov/taxes.htm](http://www.metrokc.gov/taxes.htm)  
Click: Search for your property tax information  
For frequently asked questions: Click: Tax Info FAQ

### EXEMPTIONS AND DEFERRAL INFORMATION

[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: Exemptions  
Includes information on Senior, Home Improvement, Open Space and Timberland Exemptions

### PROPERTY CHARACTERISTICS AND VALUE HISTORY

[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: eReal Property System (house icon)

### ASSESSOR'S VALUATION PROCESS

[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: Area Report Summaries  
Click: How to read and understand Residential Area Reports, then return to View a Report

### COMPARABLE SALES

[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: eSales Search System

### GENERAL ASSESSMENT INFORMATION

[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: Common Questions

### APPEAL PETITIONS AND PROCEDURES

[www.metrokc.gov/appeals](http://www.metrokc.gov/appeals)  
Click: Real Property Petition Form to download forms  
Click: Appeals to the Board of Equalization for answers to frequently asked questions

### MAPPING A PARCEL

[www.metrokc.gov/gis/mapportal/index.htm](http://www.metrokc.gov/gis/mapportal/index.htm)  
Click: Parcel Viewer  
Search by Parcel Number, Street Address, Street Intersection

### DEEDS, LIENS, EASEMENTS, EXCISE TAX AFFIDAVITS

[www.metrokc.gov/recelec/records](http://www.metrokc.gov/recelec/records)  
Click: Records Search

### STATE BOARD OF TAX APPEALS APPEAL PETITIONS AND PROCEDURES

<http://bta.state.wa.us>

### WA STATE DEPARTMENT OF REVENUE

<http://dor.wa.gov>  
Links to state laws and other essential information about property taxes

## County Telephone Numbers

Tax Advisor Office	206-296-5202
Board of Equalization	206-296-3496
<b>ASSESSOR'S OFFICE</b>	
Public Information	206-296-7300
<b>Exemptions:</b>	
Senior Citizen & Disabled	206-296-3920
Home Improvement	206-205-0656
Farm/Forest/Open Space	206-296-3969
Destroyed Property	206-296-5154
<b>NATURAL RESOURCES</b>	
<b>Exemptions:</b>	
Public Benefit Rating System/ Timber/Open Space	206-205-5170
<b>RECORDER'S OFFICE</b>	
Deeds/Liens/Easements Excise Tax Affidavits	206-296-1570
<b>TREASURY</b>	
Automated Tax Information	206-296-0923
Property Tax Billing	206-296-3850
Property Tax Foreclosure	206-296-4184
Property Tax Refund	206-296-3413
TTY (for hearing impaired)	206-296-0100
<b>WASHINGTON STATE</b>	
State Board of Tax Appeals	360-753-5446
State Department of Revenue	360-570-5900
	800-647-7706

*If you are calling long distance, call the county's toll free number, 1-800-325-6165. Enter the last five digits of the agency number as the extension.*

Alternate formats available upon request.

King County Administration Building  
500 Fourth Avenue • Room 540 • Seattle, WA 98104  
206.296.5202 • 1.800.325.6165 ext. 6-5202  
206.296.3452 TTY • 206.205.0770 Fax  
[www.metrokc.gov/taxadvisor](http://www.metrokc.gov/taxadvisor)  
[taxadvisor@metrokc.gov](mailto:taxadvisor@metrokc.gov)



King County Office of  
Citizen Complaints

Tax Advisor Office

Appeal Assistance  
Property Tax Information  
Comparable Sales Search



King County

An independent agency of the  
Metropolitan King County Council

## What is the King County Tax Advisor Office?

The King County Tax Advisor Office provides taxpayers with advice and assistance for property tax related matters including appeals. The Tax Advisor Office is a division of the King County Office of Citizen Complaints – Ombudsman. The Tax Advisor Office is independent of the Assessor’s Office in accordance with state law. (RCW 84.48.140).

## What assistance does the Tax Advisor Office provide?

Tax Advisor Office staff is familiar with appraisal and assessment practices, tax calculation and billing procedures, state and county property tax laws, and local and state appeal processes.

We serve the public by:

- Answering questions about taxes, value notices, appeals, exemptions and levy rates;
- Searching for comparable sales for taxpayers who are evaluating their assessments;
- Guiding taxpayers who are doing independent research;
- Working with the King County Department of Assessments, King County Treasury, King County Board of Equalization, Washington State Board of Tax Appeals and the Washington State Department of Revenue to resolve taxpayer concerns.

## What the Tax Advisor Office staff cannot do.

We cannot reduce your assessed value, lower your tax bill or access the Assessor’s database to change your property characteristics. We can advise you on what you need to do to correct data errors, help you with the appeal process, help you understand what information is relevant and where to find it, know who to talk to and how to most effectively present your case.

## Here’s how to contact the Tax Advisor Office.

The Tax Advisor Office  
King County Administration Building  
500 Fourth Avenue, Room 540  
Seattle, WA 98104

Telephone: 206-296-5202  
TTY: 206-296-3452  
Email: [taxadvisor@metrokc.gov](mailto:taxadvisor@metrokc.gov)

Our office hours are:  
Monday-Friday  
8:30 a.m. - 4:30 p.m.

Call, write, email, fax or visit our office. We are available by appointment or on a first come/first served basis.

Tax Advisor Office staff is available to meet with community groups.

## How To Appeal Your Value

If you own property in King County, you will receive an annual Official Property Value Notice. The notice indicates your new assessed value. This value is the basis for the property taxes you will pay next year.

### THE ASSESSED VALUE ON YOUR NOTICE SHOULD REFLECT MARKET VALUE.

State law requires the Assessor to appraise properties at 100% of market value [RCW 84.40.030]. The Assessor uses two or more years of sales data to derive values. The Assessor’s Area Report (available online) lists the sales the Assessor used to assign value in your area.

### READ BOTH SIDES OF YOUR NOTICE.

On the back of your notice is information about who to call for questions, options for tax relief, and how to start an appeal of your value if you think it is incorrect.

### CONSIDER AN APPEAL IF SIMILAR PROPERTIES SOLD FOR LESS

Comparable sales are properties of a similar quality, living area, age and, if applicable, view or waterfront. List the sales that support your request for a value reduction on the petition worksheet. Also note any errors in the description of your property. Provide other documentation such as pictures, repair bids or geology reports if there are structural or site problems that could reduce your market value.

**IMPORTANT!** Your deadline to file an appeal is sixty (60) days from the mail date shown on the notice (in most cases).

## Did You Know?

**YOU CAN GET KING COUNTY PROPERTY TAX INFORMATION 24 HOURS A DAY.**

You can request a tax bill, review your payment history, check your property characteristics, look at property sales, e-mail the assessor, and print appeal forms online at [www.metrokc.gov](http://www.metrokc.gov) (see Website Directory for links).

**YOU DON’T NEED A COPY OF YOUR TAX BILL TO PAY YOUR TAXES.**

Call or go online to get the exact amount due. Write your parcel account number on the check and postmark it by the due dates, April 30 and October 31. You must pay the exact amount by the due dates to avoid penalties and interest even if you don’t get a bill.

**YOU CAN’T APPEAL YOUR TAX BILL, BUT YOU CAN APPEAL YOUR ASSESSED VALUE.**

Generally, this must be done within 60 days of the mail date on the Official Property Value Notice.

**SENIORS AND DISABLED PERSONS MAY QUALIFY FOR LOWER TAX BILLS**

If you are over 61 or you are disabled, and your income is limited, call for an application: 206-296-5202.

**YOU MAY BE ABLE TO REDUCE YOUR TAXES WHEN YOU REMODEL YOUR HOME.**

You must apply prior to the completion of the work. The exemption may reduce the taxable value of the improvement for three years.

**If you have open space, timber or farmland,** you can reduce your taxes if you qualify for an exemption.