



THURSTON COUNTY ASSESSOR'S OFFICE

2021 PROPERTY VALUATION FACT SHEET

BASIS FOR REVALUATION

The Assessor's Office is legally responsible for:

- Revaluing real property annually to market value
- Physically inspecting one-sixth of the real property parcels each year
- Maintaining a database of real property records

Changes in valuation for the Thurston County Assessment Roll were the result of:

- Increases in residential & commercial sale prices
- New construction & subdivision of land
- Condition and characteristic changes discovered during the inspections

IMPORTANT DATES FOR 2020 REVALUATION

Effective Assessed Value	January 1, 2021
Value Change Notices Mailed	Monday, August 23, 2021
Appeal Deadline	Friday, October 22, 2021
2021 Property Tax Rates Set	December 31, 2021
2021 Property Taxes Due	April 30 and October 31, 2022

Assessments are based on the full market value of property as of January 1, 2021 for property taxes payable in 2022. Market Value is based on property sales trended to January 1, 2021. Market activity occurring during 2016 to 2021 will show up in the 2021 Revaluation for property taxes due in 2022.



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2021 RESULTS OF COUNTYWIDE REVALUATION

Median* Change in Residential Assessed Values (excluding new construction):

Overall Change	20.1%
Single Family Homes	20.0%
Condominiums	17.9%
Manufactured Homes in Courts	31.8%
Manufactured Homes & Land	24.0%
Vacant Land	19.2%

Median* Change in Commercial Assessed Values (including new construction):

Overall Change	1.27%
Apartments	0.98%
Multi-family (Duplexes, Triplex)	2.76%
Retail	7.05%
Restaurants	5.17%
Services	5.55%
Offices	0.23%
Lodging	9.63%
Warehouses	1.14%
Industrial	6.50%
Vacant Land	-2.98%

**Median* – a statistic meaning in the middle - with half above and half below a given number. Therefore, some owners will have a greater change in value and some owners will have a change that is less than the median.

OPTIONS FOR PROPERTY OWNERS

At the Assessors request, Thurston County Board of Commissioners extended the period for filing appeals from 30 to 60 days in the interest of giving taxpayers more time to resolve value related questions directly with the Assessor's Office.

Visit our office, call, or email, (360) 867-2200, ValueInquiry@co.thurston.wa.us, 8:00am to 5:00pm Monday-Friday or check for information on our website at www.co.thurston.wa.us/assessor. During this period of COVID-19 it is preferable to set an appointment for your visit.

APPEAL QUESTIONS - Contact the Board of Equalization: Call (360) 786-5135 or Email: elderr@co.thurston.wa.us
Appeal deadline is October 22, 2021. Petitions forms are available from the Boards website at www.co.thurston.wa.us/boe.