Department of Revenue
Washington State

"Working together to fund Washington's future"

Revaluation & Mass Appraisal

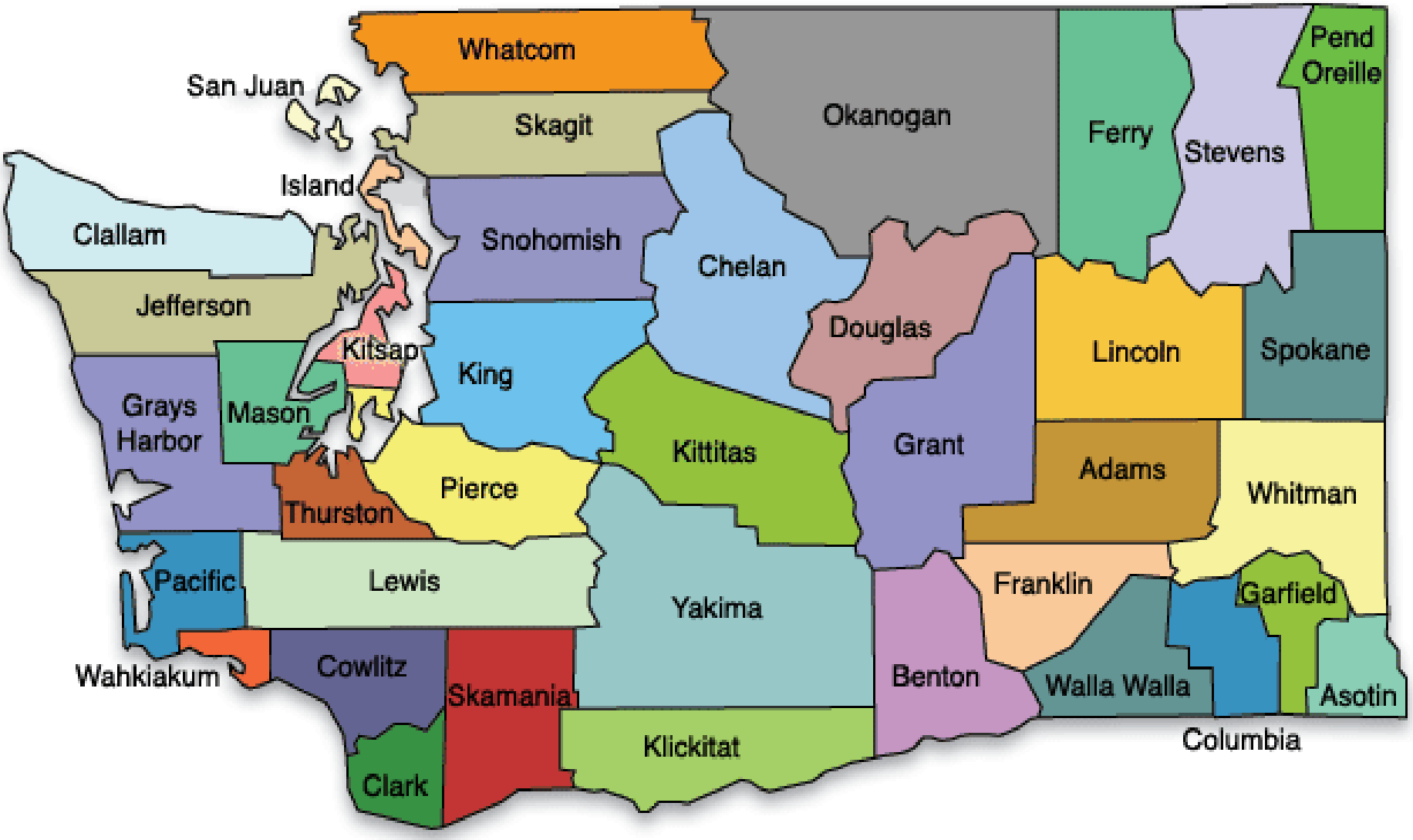
Marilyn O'Connell
Revaluation Specialist
Department of Revenue Property Tax Division
County Performance & Administration Program

Basis of Valuation

Revaluation Requirements

Revaluation Plan

Transition to Annual Valuation



Why Annual Revaluation?

2023 CALENDAR

JANUARY 2023						
M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY 2023						
M	T	W	T	F	S	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28					

MARCH 2023						
M	T	W	T	F	S	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL 2023						
M	T	W	T	F	S	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY 2023						
M	T	W	T	F	S	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE 2023						
M	T	W	T	F	S	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY 2023						
M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST 2023						
M	T	W	T	F	S	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER 2023						
M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER 2023						
M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER 2023						
M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER 2023						
M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

CalendarQuickly.com

Department of Revenue Washington State

Mass Appraisal

Why Mass Appraisal?

Single Property Appraisal vs. Mass Appraisal

Single Property Appraisal

Uniform Residential Appraisal Report

1076646
File # 126-17

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 109,900 to $ 329,900 .

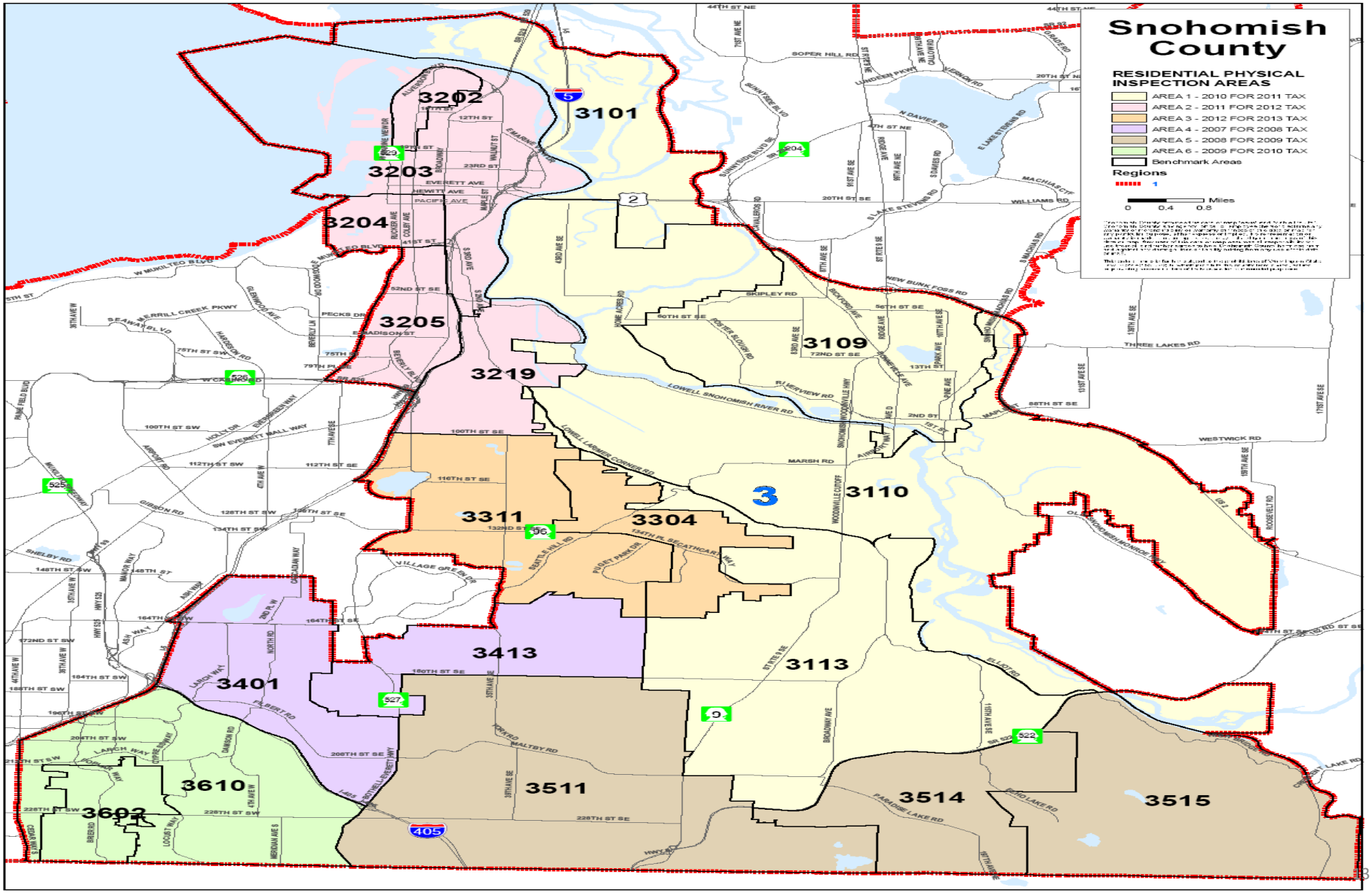
There are 68 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 165,000 to $ 345,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	310 X St SW Tumwater, WA 98501	1005 Lake Terrace Dr SW Tumwater, WA 98512		230 Z St SE Tumwater, WA 98501		3229 Maringo Rd SE Olympia, WA 98501	
Proximity to Subject		0.95 miles NW		0.35 miles SE		1.94 miles NE	
Sale Price	$ 0		$ 279,900		$ 267,000		$ 330,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 172.88 sq.ft.		$ 111.06 sq.ft.		$ 193.10 sq.ft.	
Data Source(s)		NWMLS# 1033125;DOM 4		NWMLS# 1016773;DOM 3		NWMLS# 1012111;DOM 75	
Verification Source(s)		COUNTY REC/NWMLS/VISUAL		COUNTY REC/NWMLS/VISUAL		COUNTY REC/NWMLS/VISUAL	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth FHA;0		ArmLth VA;0		ArmLth Conv;0	
Date of Sale/Time		s10/16;c09/16		s10/16;c08/16		s12/16;c10/16	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	8328 sf	12960 sf	0	8546 sf	0	6049 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.5;Traditiona	DT1.0;Traditiona	0	DT1.0;Traditiona	0	DT1.5;Traditiona	
Quality of Construction	Q5	Q5		Q5		Q5	
Actual Age	62	55	0	63	0	77	+10,800
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 2.0	7 / 3 / 2.0		7 / 4 / 2.0	-7,500	7 / 3 / 2.0	
Gross Living Area	1,959 sq.ft.	1,619 sq.ft.	+14,300	2,404 sq.ft.	-18,700	1,709 sq.ft.	+10,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		747sf0sfwu	-13,400
Functional Utility	GOOD	GOOD		GOOD		GOOD	
Heating/Cooling	WFA / NO	WFA / HP	-1,500	WFA / AC	-1,500	WFA / NO	
Energy Efficient Items	INS WINDOWS	INS WINDOWS		INS WINDOWS		INS WINDOWS	
Garage/Carport	1ga3dw	2ga4dw	-5,000	1gd4dw	0	1ga3dw	
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO		PORCH/PATIO		PORCH/PATIO	
AMENITIES	1 FPL	1 FPL		1 FPL		1 FPL	
AMENITIES	REAR FENCE	REAR FENCE		REAR FENCE		REAR FENCE	
RECORDING #S	0	4531117	0	4526806	0	4538914	0
Net Adjustment (Total)		☒ + ☐ -	$ 7,800	☐ + ☒ -	$ -27,700	☒ + ☐ -	$ 7,900
Adjusted Sale Price of Comparables		Net Adj. 2.8 % Gross Adj. 7.4 %	$ 287,700	Net Adj. 10.4 % Gross Adj. 10.4 %	$ 239,300	Net Adj. 2.4 % Gross Adj. 10.5 %	$ 337,900

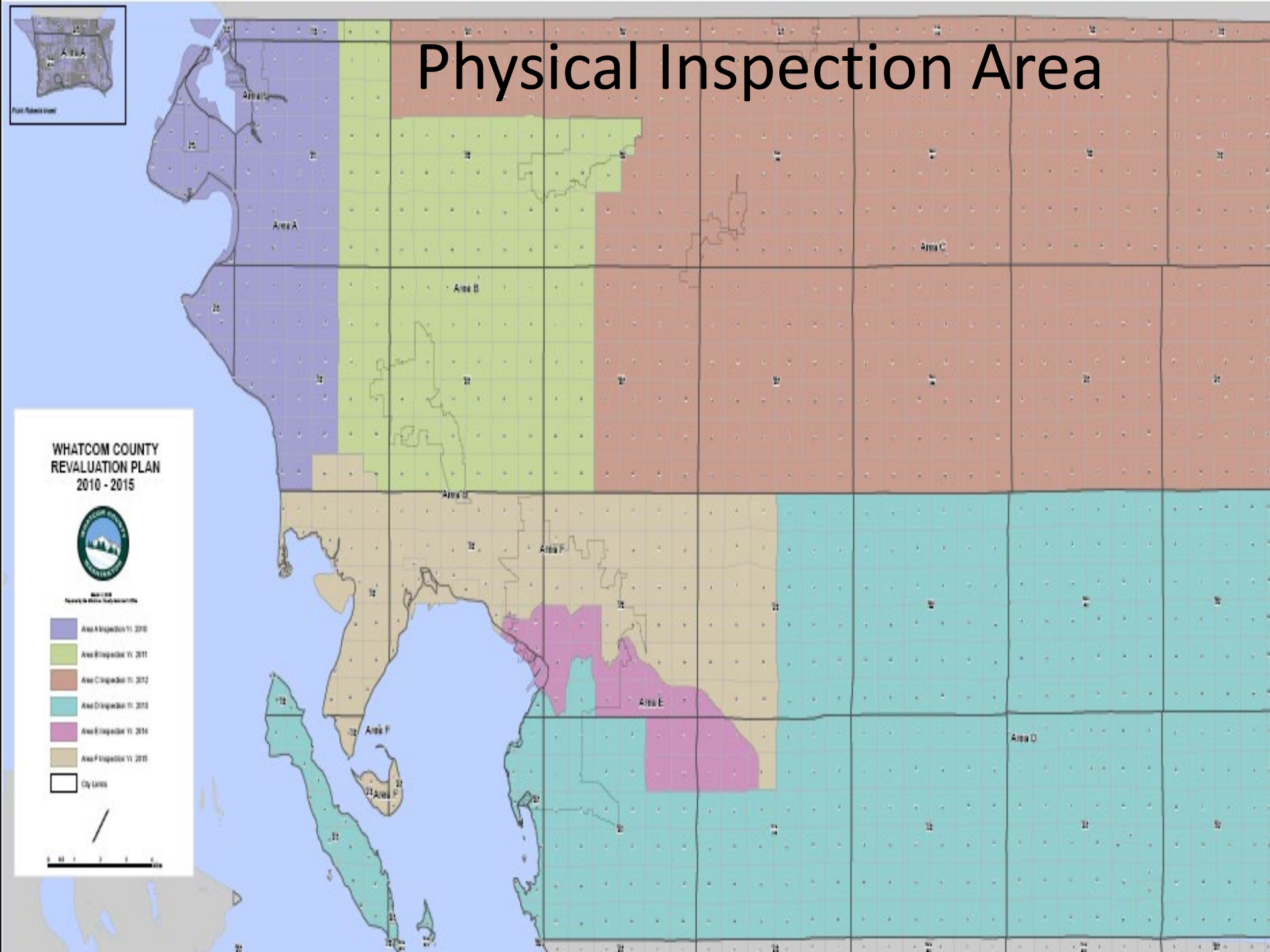
Assessor’s Objectives Do Not Change

Revaluation Area

Physical Inspection Areas



Physical Inspection Area



Identify Market Areas

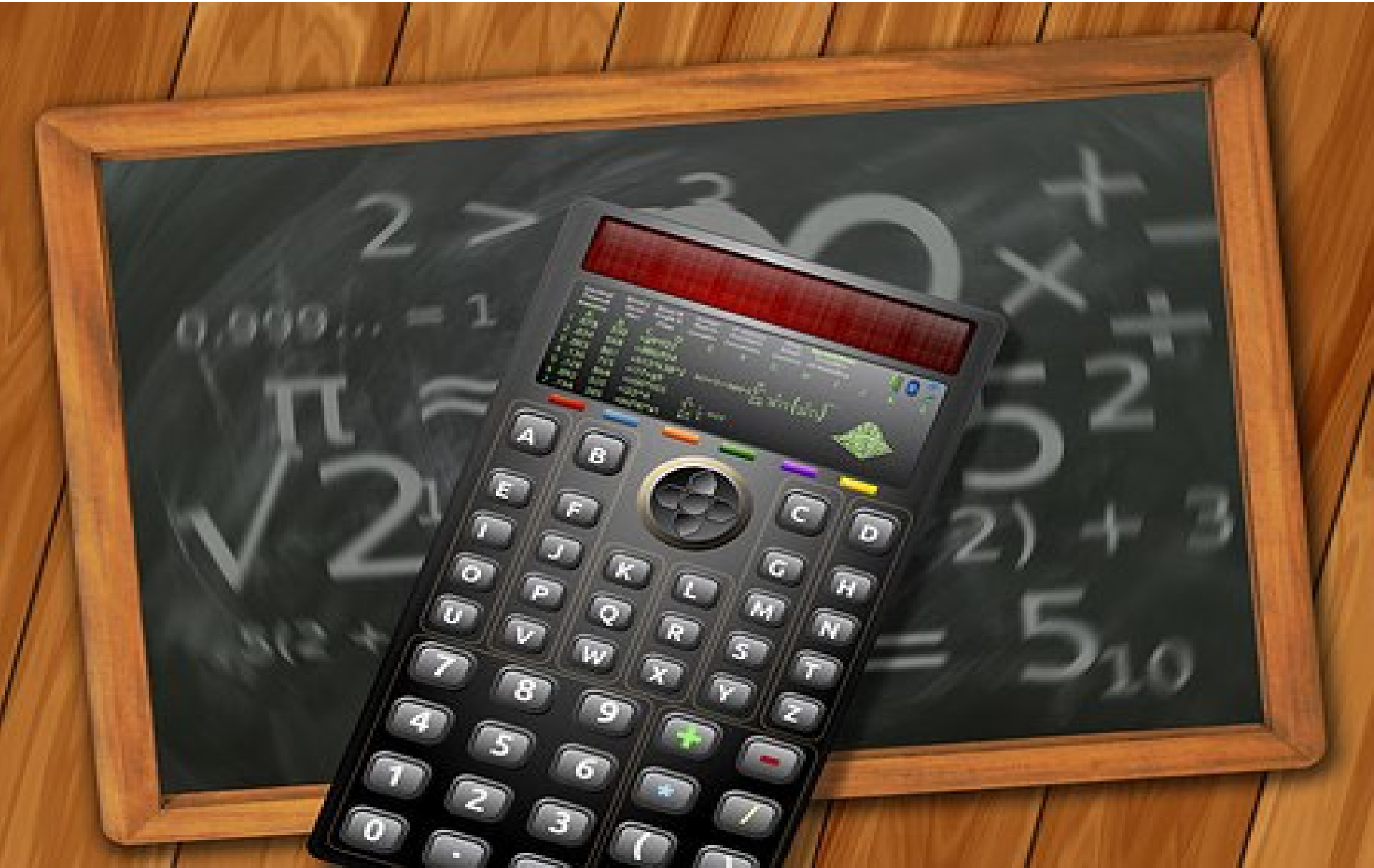
Accurate, Complete, and Consistent Data

Validation of Sales

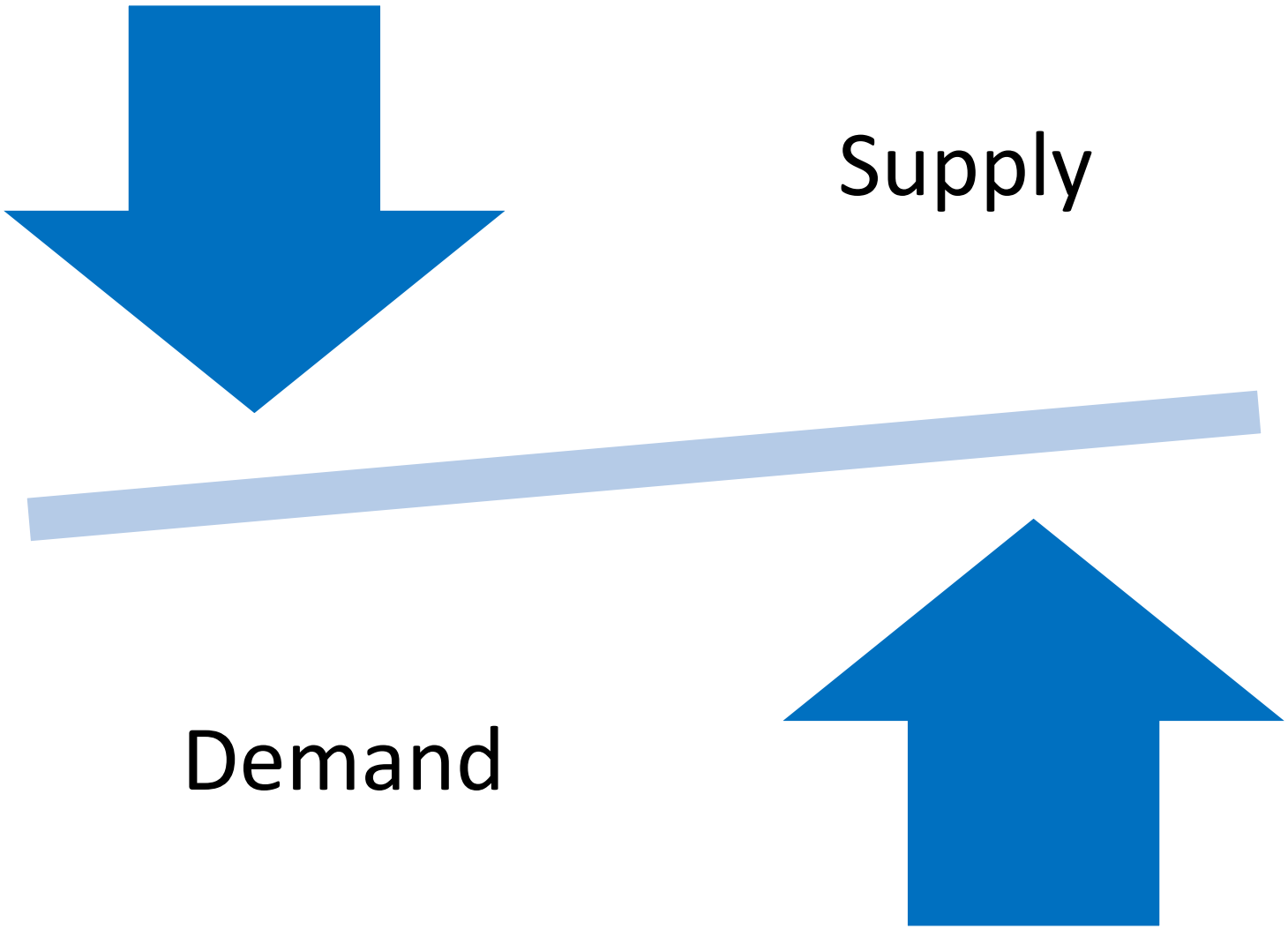
Sales Verification

After
Google Street View

Use of Mass Appraisal Models



A model is a representation of how something works



Valuation Models

Developing the Valuation Model

Land Valuation

Specification of Improvement Model

Size of Improvement

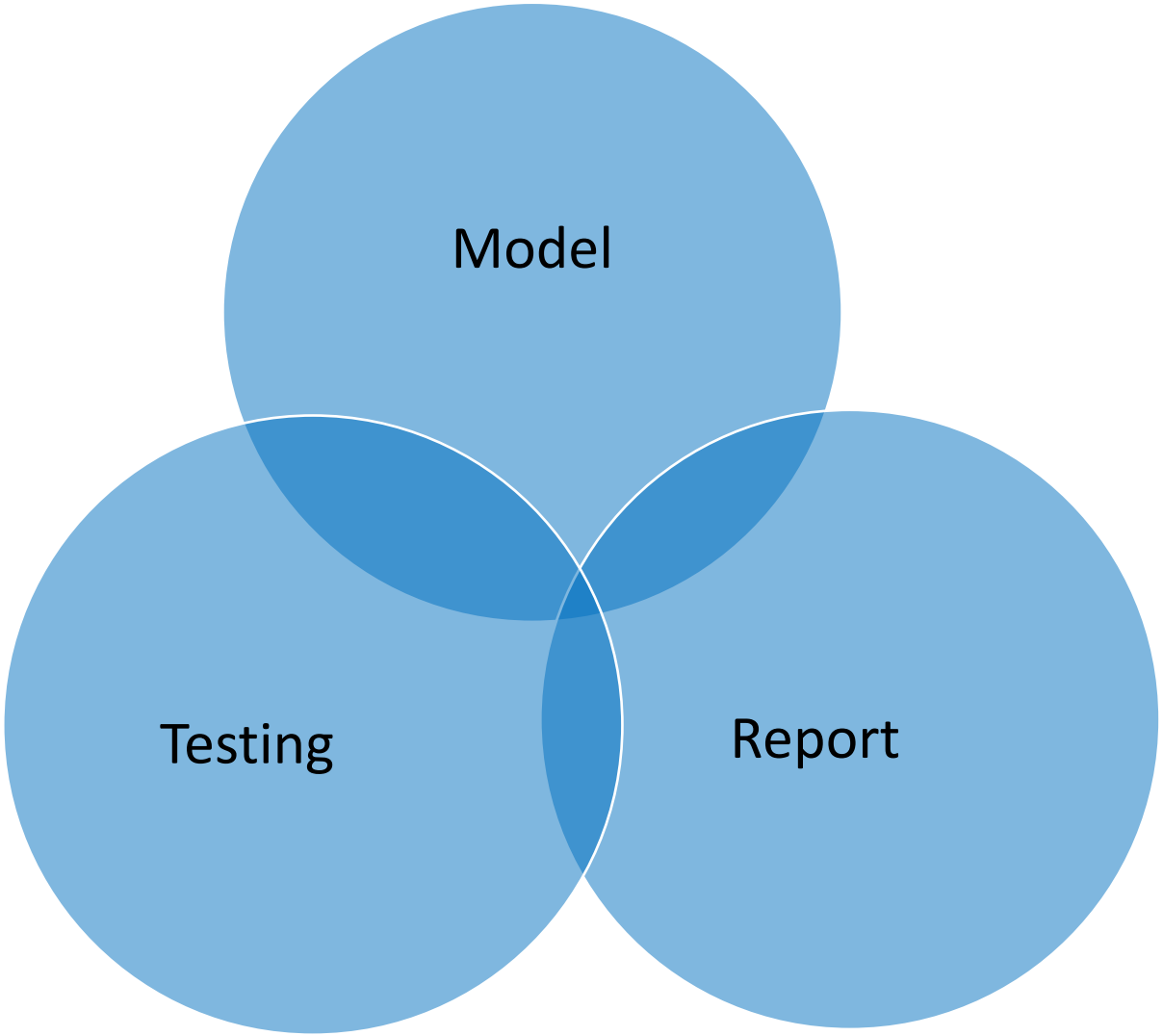
Quality of Construction

Condition

Total Value of a Property

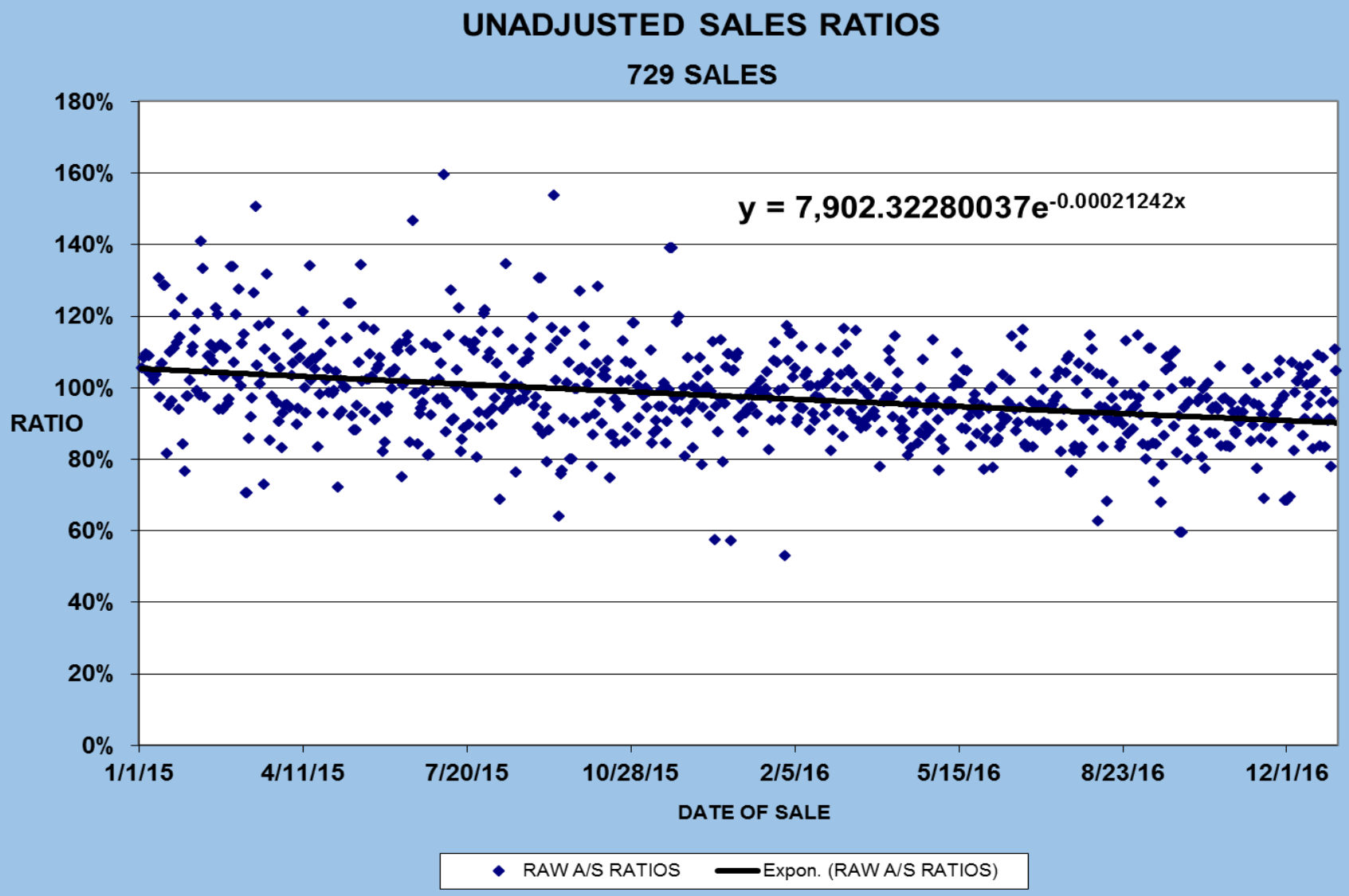
Plus

Process for properties in a valuation area or neighborhood.



Challenges in Developing Models

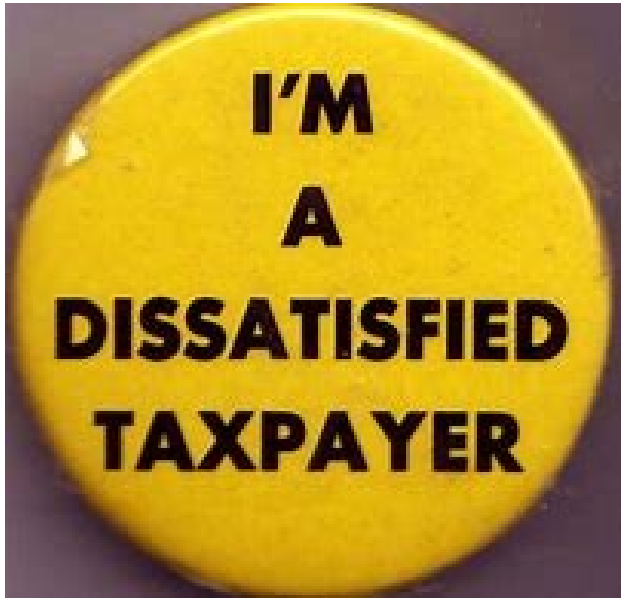
Statistical Updates



Uniformity and Level of Assessment

Mass Appraisal Reports

Use of Mass Appraisal Reports



Any Questions?