

Office Use Only
Petition: _____
Date Received: _____

## Taxpayer Petition to the WHATCOM County Board of Equalization for Review of Real Property Valuation Determination

This petition must be filed or postmarked by July 1 of the current assessment year or 30 days after the date of mailing of the change of value or other determination notice (up to 60 days in those counties that the Legislative Authority has extended the deadline). **If filing after July 1, 2023 a copy of the determination notice must be attached to this petition.**

The undersigned petitions the Board of Equalization to change the valuation of the property described below as shown on the assessment roll for **2023** for taxes payable in **2024** to the amount shown in Item No. 3(b) on this form.

**Please Complete All Items (Please Print)**

1.	<b>* Account/Parcel</b>	_____
2.	<b>* Owner</b>	_____
<b>* Mailing Address for All Correspondence Relating to Appeal:</b>		
Street address: _____		
City, State, Zip Code: _____		
May we contact you by email? <input type="checkbox"/> Yes <input type="checkbox"/> No		E-mail address: _____
Daytime Phone No: _____		Fax No: _____
Name of petitioner or authorized agent: _____		

<b>3.(a) Assessor's determination of true &amp; fair value:</b> Land ..... \$ _____ Improvement/Bldgs..... \$ _____ <b>TOTAL</b> ..... \$ _____	<b>(b) Your estimate of true &amp; fair value:</b> Land..... \$ _____ Improvement/Bldgs ... \$ _____ <b>TOTAL</b> ..... \$ _____
Date the assessor's "Change of Value Notice" or other determination notice was mailed: _____	
I request the information the assessor used in valuing my property. <input type="checkbox"/> Yes <input type="checkbox"/> No	

4.	<b>Specific reasons why you believe the assessor's value does not reflect the true and fair market value.</b>
<p><b>NOTE:</b> Under Washington law, you must prove that the assessor's value is not the true and fair market value (RCW 84.40.0301). If this petition concerns income property, please attach a statement of income and expenses for the past two years and copies of leases or rental agreements.</p> <p><b>Other issues relevant to your case:</b></p> <p>_____</p>	

5.	<b>Power of Attorney:</b> If power of attorney has been given, the taxpayer must so indicate by signing the statement below or attaching a signed power of attorney.
The person whose name appears as authorized agent has full authority to act on my behalf on all matter pertaining to this appeal.	
Signature of Petitioner (Taxpayer) _____	

**I hereby certify I have read this Petition and that it is true and correct to the best of my knowledge.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**6. The property which is the subject of this petition is (check all which apply):**

- |  |   |
|--|---|
| <input type="checkbox"/> Farm/Agricultural Land      | <input type="checkbox"/> Residential Building |
| <input type="checkbox"/> Residential Land            | <input type="checkbox"/> Commercial Building  |
| <input type="checkbox"/> Commercial Land             | <input type="checkbox"/> Industrial Building  |
| <input type="checkbox"/> Industrial Land             | <input type="checkbox"/> Mobile Home          |
| <input type="checkbox"/> Designated Forest Land      | <input type="checkbox"/> Other _____          |
| <input type="checkbox"/> Open Space/Current Use Land |   |

**7. General description of property:**

- a. Address/location: \_\_\_\_\_
- b. Lot size (acres): \_\_\_\_\_
- c. Zoning or permitted use: \_\_\_\_\_
- d. Description of building: \_\_\_\_\_
- e. View?  Yes  No
- f. Waterfront?  Yes  No

**8. Purchase price of property: \$ \_\_\_\_\_ (If purchased within last 5 years)**

Date of purchase: \_\_\_\_\_

**9. Remodeled or improved since purchase?  Yes  No** Cost \$ \_\_\_\_\_

**10. Has the property been appraised by other than the county assessor?  Yes  No**

If yes, appraisal date: \_\_\_\_\_ By whom? \_\_\_\_\_

Appraised value: \$ \_\_\_\_\_ Purpose of appraisal: \_\_\_\_\_

**Please complete all of the above items (if applicable). Information in boxes 1 – 5 must be provided to be considered a complete petition.**

You may submit additional information, either with this Petition or at least twenty-one business days prior to a hearing, to support your claim. The area below may be used for this purpose.

**11. Check the following statement that applies:**

- I intend to submit additional documentary evidence to the Board of Equalization and the assessor **no later** than twenty-one business days prior to my scheduled hearing.
- My petition is complete. I have provided all the documentary evidence that I intend to submit and I request a hearing before the Board of Equalization as soon as possible.

**Check one of the following:**  I plan to attend the hearing  I do not plan to attend the hearing

### Documentary Evidence Worksheet

**Most recent sales of comparable property (within the past 5 years):**

	Parcel No.	Address	Land Size	Sale Price	Date of Sale
a.	_____	_____	_____	_____	_____
b.	_____	_____	_____	_____	_____
c.	_____	_____	_____	_____	_____
d.	_____	_____	_____	_____	_____

Information regarding sales of comparable properties may be obtained through personal research, local realtors, appraisers, or at the county assessor's office.

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact the county board of equalization where your property is located.

## **Instructions for Petition to the County Board of Equalization for Review of Real Property Valuation Determination**

All information in boxes 1 – 5 must be completed (if applicable). **The petition must be signed and dated.** Without this information, your Petition for Review **will not be considered complete.**

1. Your account or parcel number appears on your determination notice, value change notice, and tax statement. If you are appealing multiple parcels, you must submit separate petitions for each parcel.
2. Self-explanatory.
3. You may appeal the **assessed** value of the property. The assessed value is based on the true and fair value of the property. Check the box if you are requesting the information the assessor used to value the property.

### **Appeal of Assessed Value**

To successfully appeal the Assessed Value of the property, you must show by clear, cogent, and convincing evidence the value established by the assessor is incorrect. In Section 4, you must list the reasons why you believe the Assessed Value is incorrect.

4. List the specific reasons for the appeal. Statements that simply indicate the assessor's valuation is too high or the amount of tax is excessive are not sufficient (WAC 458-14-056). The reasons must specifically indicate why you believe the assessed value does not represent the true and fair value of the property.

Note any other issues you believe are relevant to the value of your property. If your appeal concerns a comparison of your assessment relative to assessments of other properties, the Board may determine if all of the properties are assessed at their true and fair value. The Board is limited to determining the market value of property. Therefore, any adjustment to the assessed value of your property or other properties must be based on evidence of the true and fair value of the property.

5. Indicate if you are acting under a written Power of Attorney. This section need not be completed if the agent is an attorney-at-law.

**Sign and date the petition.**

- 6.–10. Self-explanatory.

Additional information to support your estimate of value may be provided either with this petition or prior to twenty-one business days before the hearing. You must also provide a copy of any additional information to the assessor.

The petition must be filed or postmarked by

July 1 of the current assessment year or 30 days after the date of mailing of the change of value or other determination notice (up to 60 days in those counties that the Legislative Authority has extended the deadline). **If filing after July 1 a copy of the determination notice must be attached to this petition.**

One original signed petition and one copy (including all attachments) should be filed with the County Board of Equalization in the county where the property is located.

## PLEASE NOTE: IMPORTANT INFORMATION REGARDING YOUR APPEAL

### WAYS TO SUBMIT YOUR APPEAL

1. **Email** both sides of your signed Taxpayer Petition including your Valuation Notice to:  
[JSchneid@co.whatcom.wa.us](mailto:JSchneid@co.whatcom.wa.us)

OR

2. **Mail or Hand Deliver** your Taxpayer Petition and any attachments to:

*Whatcom County Board of Equalization  
311 Grand Avenue, Suite 105  
Bellingham, WA 98225*

*Office hours: Monday-Friday 8:30am – 4:30pm*

### **ADDITIONAL INFORMATION/EVIDENCE: EXTREMELY IMPORTANT**

You must prove that the Assessor's determination is incorrect and prove what is correct for the Board to rule in your favor. This is why providing the Board with supporting documentation is extremely important.

#### **Examples of different types of evidence:**

- Sales information of similar properties - using sales that date close to January 1st of the assessment year. Two suggested ways to obtain comparable sales could be websites like Redfin and Zillow or a market analysis completed by a real estate agent. (All sales comparables will be adjusted to the assessment date)
- Cost estimates for repairs that need to be done to the building or land
- Official documents showing development limitation/easements
- Independent appraisals
- Photographs are very helpful
- Maps showing roads with high traffic, access limitation, etc.

Additional Information **must be submitted no later than twenty-one (21) business days** before your future hearing. **\*Additional Information that is received after the deadline will not be accepted but can be verbally read into the records at the hearing.**

### **HEARING INFORMATION**

At the hearing the taxpayer and the Assessor will have the opportunity to give oral testimony. A written decision will be issued within 45 days of the hearing. The Board's decision is appealable to the Washington State Board of Tax Appeals.

To avoid penalties and interest property taxes must be paid when they are due.

Please feel free to contact Jennifer Schneider at 360-778-5016 or email [JSchneid@co.whatcom.wa.us](mailto:JSchneid@co.whatcom.wa.us) with any further questions.