

Additional information

Grays Harbor County Assessor

You may contact the Grays Harbor County Assessor's office to review your property valuation at any time during the year. You should talk to the appraiser that set the value on your property. Agreements can often be reached prior to filing an appeal with the Board of Equalization.

Grays Harbor County Assessor's Office
100 W Broadway, Suite 21
Montesano, WA 98563

(360) 249-4121

Washington State Dept. of Revenue

The Washington State Department of Revenue website provides extensive information on property taxes including links to publications, forms and applicable laws. You can visit this website at:

[http://dor.wa.gov/content/
findtaxesandrates/propertytax/](http://dor.wa.gov/content/findtaxesandrates/propertytax/)

A helpful guide entitled "Appealing your Property Tax Valuation to the County Board of Equalization" can be found in the publications section of this website.

Remember

- To file an appeal of the Assessor's valuation of your property, you must complete an appeal petition form with the Grays Harbor County Board of Equalization. A letter or telephone call will not be accepted as a substitute for the appeal petition form.
- The deadline for filing an appeal is July 1st or within 30 days of the date that the Change of Value Notices were mailed by the Assessor's Office, whichever date is later.
- There is no charge for filing an appeal and an attorney is not required.
- A completed petition must include specific reasons why you believe that the Assessor's Office is incorrect. Evidence should include sales of similar property that reflect a lower value for your property; a recent appraisal of your property; or excessive deterioration of your property. Statements that the assessor's value is too high or property taxes are excessive are not sufficient. You should be specific as to why the assessed value does not reflect market value.
- You may note other issues relevant to your appeal. Comparison of your assessment to assessment of other properties, percentage of assessment increase, or other issues of uniformity may be addressed. However, this information will not be used as clear, cogent or convincing evidence in deciding your case.

Grays Harbor County Board of Equalization



310 W. Spruce Street
P.O. Box 568
Montesano, WA 98563
(360) 249-5400

The appeal process

If you have any questions or concerns regarding your property valuation, you may contact the Grays Harbor County Assessor's Office. Property owners can often settle disagreements at this level without filing a formal appeal. If an agreement cannot be reached with the Assessor's Office, a written appeal may be filed with the Grays Harbor County Board of Equalization. The completed petition must be filed by July 1st of the assessment year or within 30 days of the date that change of value notices were mailed, whichever date is later. Appeal forms can be obtained by contacting the Assessor's Office or the Clerk of the Board of Equalization.

The appeal process is informal and does not require an attorney. Washington State law does require that the appellant submit clear, cogent and convincing evidence that the appraised value does not reflect market value. Evidence should include sales of comparable properties in the area, or information on conditions of the property not known to the assessor. If the appellant is not satisfied with the determination made by the Board of Equalization, an appeal can be made to the Washington State Board of Tax Appeals.

About the Board of Equalization

Mission

The Grays Harbor County Board of Equalization is an independent body of private citizens that hears and decides appeals related to property valuation and other determinations by the Grays Harbor County Assessor. Appointed by the County Commissioners, the Board is established by the laws of Washington State and governed by the Washington State Department of Revenue. The Board of Equalization is committed to ensuring that adequate guidance and information is available to taxpayers in preparing a proper appeal.

Services

The Board provides impartial and economical adjudication for appealing the following determinations of the Grays Harbor County Assessor:

- Changes in real and personal property values [RCW 84.48.010]
- Determinations of senior citizen/disabled persons exemptions [RCW 84.36.385]
- Determinations of home improvement exemptions [RCW 84.36.400]
- Determinations regarding historic property [RCW 84.26.130]
- Determinations of forest land classification [RCW 84.33]
- Determinations of current use classifications [RCW 84.34]
- Determinations regarding destroyed property [RCW 84.70.010]
- Claims for either real or personal property tax exemptions [RCW 84.36.010]

Board membership

The Grays Harbor County Board of Equalization consists of three members representing each district within the county, and a clerk. All are appointed by the County Commissioners.

The board includes:

- Steve Steinman, member
Aberdeen - District 2
- Duane Carter, Chairman
Montesano - District 1
- Caroline Perry
Hoquiam - District 3
- Jill Vance, Clerk of the Board

Contacting the Board

If you need information, forms, or have any questions please contact the Clerk of the Board of Equalization:
Jill Vance, Clerk of the Board
Grays Harbor County Board of Equalization
310 W. Spruce St. / P.O. Box 568
Montesano, WA 98563
(360) 249-5400
email: jvance@co.grays-harbor.wa.us