

## Washington Property Tax Updates: Did You Miss the General July 1 Deadline for Appealing Your 2011 Assessment?

Legal Alert  
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Don't despair! You still have up to three opportunities to challenge your 2011 assessment:

1. Your administrative appeal deadline may not have expired yet. Several counties continue the voluntary practice of sending notices even when the value does not change. Assessors can send value notices as late as December 1, so stay on your toes! Many larger counties allow appeals up to 60 days after the notice was mailed; others allow only 30 days.
2. Now you could also approach the assessor with information supporting a lower value. The assessor can make discretionary changes for the next couple of months while the 2011 roll is open, even if you missed the administrative appeal deadline.
3. Last chance: By April 30, 2012, send your tax payment with a letter setting forth the grounds for challenging the assessed value. By June 30, 2013, commence your refund lawsuit in superior court.

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