



Washington Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Washington lets you appeal. Use this checklist to file correctly and on time.

Washington at a glance

Appeal deadline	July 1, or 30 days after the notice of value was mailed — whichever is later (County Board of Equalization)
Effective tax rate	0.75% (about \$4,556/yr on a \$564,600 home)
Assessment basis	100% of true and fair market value
Appeals heard by	County Board of Equalization !' State Board of Tax Appeals !' Superior Court

RCW 84.40.038: the window is July 1 OR 30 days after the assessor mailed or e-transmitted the notice of value, whichever falls later — so a late notice extends your deadline. A county legislative authority may adopt a longer limit of up to 60 days (fixed for 3 years), and the Board of Equalization may waive the deadline for good cause. Confirm your county's rule before assuming you are out of time. Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (by April 30)
- ☐ File appeal with County Board of Equalization by July 1
- ☐ Attend Board hearing
- ☐ Appeal to State Board of Tax Appeals (BTA) within 30 days of County Board decision
- ☐ Further appeal to Superior Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** No traditional homestead; Senior/Disabled Exemption available
- **Senior / other relief:** Senior/Disabled Exemption: income-based reduction for 61+; income thresholds vary by county (set as a percentage of county median household income — see WA DOR income threshold tables)

- **I-747 Levy Limit cap:** Annual increase in regular property tax levies limited to 1% or inflation (whichever is lower)

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

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