



STATE OF WASHINGTON
DEPARTMENT OF REVENUE

P.O. Box 47450 • Olympia, Washington 98504-7450 • (360) 753-5540 • FAX (360) 586-5543

July 26, 1995

The Honorable Scott Noble
King County Assessor
County Administration Building, Room 708
500 Fourth Avenue
Seattle, Washington 98104

Dear Mr. Noble:

I have completed the review of your proposed revaluation plan and approve it for the 1995-2000 revaluation period.

Approval of your revaluation plan is based on the following assumptions and subject to the listed conditions:

Assumptions

- 1) The 1995 assessment year will be used for development and integration of new hardware and software systems to be employed in the mass appraisal of residential and commercial properties. During this interim period, your office will direct its activities to: (1) systems development, testing, and implementation; (2) records conversion; and (3) staff training.
- 2) The new computer equipment and systems outlined in your technology plan will be acquired, installed, tested and in operation prior to the start of the 1996 assessment year.
- 3) Physical inspections shall meet the requirements of RCW 84.41.041, WAC 458-12-326, and WAC 458-12-339. The quality and comprehensiveness of your physical inspections should be such that: (1) all taxable property is listed, (2) adequate data from which to make accurate valuations is collected, (3) changes in physical characteristics which would affect value are recorded, and (4) properties are considered in their entirety including consideration for internal and external influences which might effect value.

Note, physical inspection level #4, "general neighborhood inspection", as outlined in your proposed plan does not meet the standard necessary to comply with state law.

- 4) Appraisal, assessment, and administrative software and hardware systems will be maintained by in-house personnel who possess sufficient experience in servicing operating systems within a mass appraisal environment.

Conditions

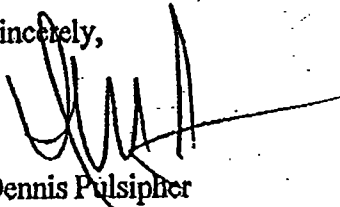
- 1) Identify and place all new construction on the assessment roll for 1995.
- 2) Provide for the annual revaluation of all properties beginning in 1996.
- 3) Complete inspection of 100% of the parcels by the end of the inspection cycle.
- 4) Provide for adequate support and maintenance of your hardware and software systems such that both the integrity of your statistical modeling capabilities and the ability to annually update all properties is maintained.
- 5) Notification of the Department if problems arise which could substantively limit the implementation and successful completion of your plan.
- 6) Submission to the Department of your appraisal procedures or operations manual once it has been developed.

Please note, failure to maintain these conditions would necessitate a review by the Department to determine the appropriateness of maintaining an annual revaluation cycle.

Last, the Department's approval of your plan does not constitute approval or disapproval of your adoption of USPAP standards.

We support your efforts towards valuing property on a uniform and equitable basis and wish you the best of luck in your transition to annual revaluation. If you have any questions or if I can be of any assistance, please call me at (360) 664-3173.

Sincerely,



Dennis Pulsipher
Property Tax Specialist, Revaluation Program
Property Tax Division

DP:kal

cc: Sandy Guilfoil