

Property Tax Appeal Kit

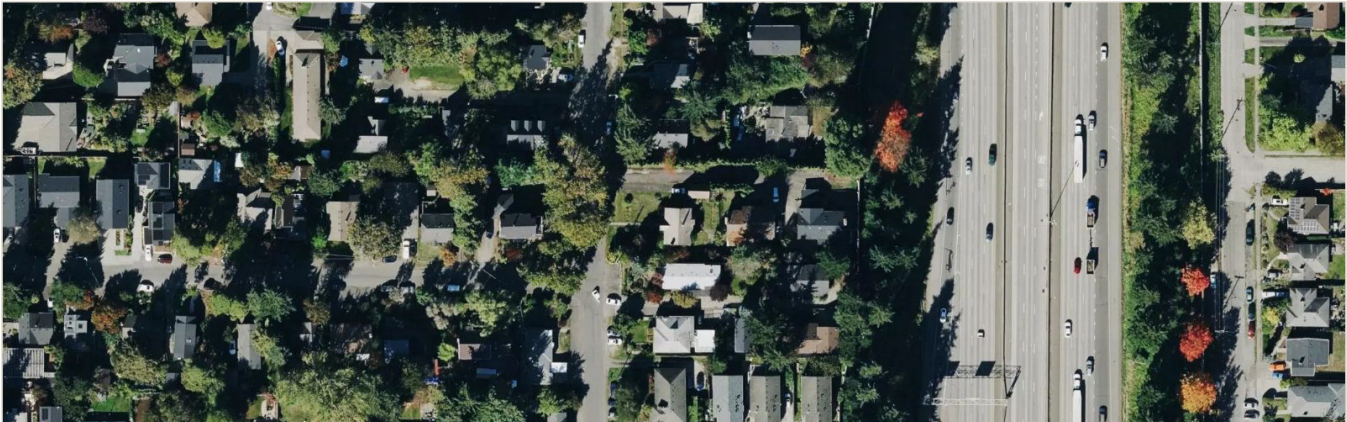
SAMPLE REPORT — GENERATED FROM LIVE RECORDS FOR A REAL SEATTLE LOT

The 2026 roll values this parcel at \$772,000.

Seattle DADU Feasibility · Prepared September 24, 2026

Feasibility estimate from public records — not a survey, engineering, legal or tax advice, and not a City of Seattle or King County determination.

Owner's Property · Licton Springs (address Withheld), Seattle, WA · PIN withheld



Imagery: © Mapbox, © OpenStreetMap, © Maxar (capture date not published)

AT A GLANCE

Parcel	withheld	★
Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Tax year being appealed	2026	★
Where you stand	no market evidence on the record points down	◇
Appraised total	\$772,000	★

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★ official record or measured figure · ◇ planning estimate to confirm with SDCI or a licensed professional · ● your own input.

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LIMITATIONS & DISCLAIMER

Report Disclaimer

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

Before you rely on this: This kit is a template and evidence pack; you may self-represent before the Board of Equalization or retain counsel. We are not licensed appraisers, tax advisers, or attorneys, and this is not an appraisal, not tax or legal advice, and not a guarantee that your valuation will be reduced. The Board of Equalization is an independent body and decides each petition on the evidence.

SECTION 1

Executive summary

King County values this parcel at \$772,000 ★ for tax year 2026. No market evidence on the record points down.

- Where you stand: no market evidence on the record points down.
- The number to argue for: the figure your own evidence supports.
- What it is worth: the market evidence here does not support a reduction, so there is no honest savings estimate to show — file only if a characteristic is wrong or you add stronger evidence.
- Your deadline: 60 days from the mailing date on your 2025 notice — the July-1 anchor has already passed, so confirm the mailing date on your notice before relying on this deadline.
- Record source: King County GIS parcel attributes (as of September 24, 2026) — this kit targets the 2026 roll (the newest the record carries); the 2027 roll is not available because the GIS mirror lags eReal Property by a year ◇.

Next step: File the draft petition free through eAppeals before your deadline. It costs nothing and takes about 20 minutes once the evidence is attached.

SECTION 2

Your filing deadline: 60 days from the mailing date on your 2025 notice

July 1, 2026 has passed, so your deadline is 60 calendar days from the mailing date printed on your 2025 Official Property Value Notice (the one that sets 2026 taxes). If that notice was mailed more than 60 days ago, the appeal window for the 2026 assessment is closed (time-barred).

A petition to the King County Board of Equalization (BOE) must be filed by July 1 of the assessment year, or within 60 calendar days of the date your Official Property Value Notice was mailed — whichever is later (RCW 84.40.038). Notices mail in waves roughly May through November, so for most people the real deadline is 60 days from their own notice.

The July 1, 2026 anchor has passed and no notice date is on file, so this 2026 appeal may already be time-barred. If the value you want to appeal is the 2026 assessment, check the mailing date on your 2025 notice immediately — if it was mailed more than 60 days ago, the window is closed and the Board cannot hear the petition.

Filing is free and you file yourself online through King County eAppeals — you do not need a lawyer or an appraiser to submit a petition.

Time-barred check: The July 1, 2026 deadline has passed; confirm the 60-day window from your 2025 notice before filing.

SECTION 3

Your assessed values at a glance

These figures come straight from King County GIS parcel attributes (as of September 24, 2026) — the same record the Board of Equalization will review.

The record reflects the 2026 roll — the newest roll available. The 2027 roll is not yet available from this source, because the GIS mirror lags eReal Property by a year (◇). When the 2027 roll is posted it will add the value of any construction that was still under way at the January 1 valuation date.

ITEM	VALUE
Parcel number	withheld
Site address	Owner's Property · Licton Springs (address Withheld), Seattle, WA
Appraised land value	\$490,000 ★
Appraised improvements value	\$282,000 ★
Appraised total value (appealed)	\$772,000 ★
Tax year	2026 ★
Valued year	n/a
Levy code	n/a
Consolidated levy rate	9.9 ◇ per \$1,000
Land sq ft	9,206 ★
Finished sq ft (house)	—
Year built	1934 ★

SECTION 4

Comparable-sale evidence

We could not assemble nearby comparable sales for this parcel — 30 of 30 neighbor assessor records could not be fetched within budget. No neighbor had an arm's-length sale (price > \$100,000) in the last 24 months.

No qualifying nearby sales were found automatically. Your own arm's-length purchase (if recent) is still market evidence, and you can pull sales yourself from King County's online sales search and attach them; the Board weighs sales, not assessments.

SECTION 5

What the Board will and will not hear

The Board of Equalization decides one question: the true and fair market value of your property. Assessment comparisons with other properties, percentage increases, the size of the tax bill, and hardship are not grounds — King County states the Board will only review matters related to market value, and a petition that merely says the value is too high is not a completed petition (WAC 458-14-056(5)).

- No arm's-length sale within the last three years is on the record (and none was entered), so a purchase-price argument is not available. A recent appraisal or a failed listing at a lower price can stand in for it.
- Without comparable sales, the market-value argument needs sales you supply.

SECTION 6

Sanity check: what is on the county's record

Assessor errors are rare but they do happen — a wrong bedroom count or square footage flows straight into the value. These are questions to verify, not claims of error.

CHARACTERISTIC	ON RECORD	WHAT TO VERIFY
Finished sq ft	—	Does the county's figure match your home?
Bedrooms	—	Count finished bedrooms only.
Baths	0 full / 0¾ / 0½ ★	Full vs ¾ vs ½ matter to the model.
Condition	n/a	A 'Fair' vs 'Good' rating moves the value.
Grade	n/a	Grade is a quality/construction class code.
Year built	1934 ★	Confirm against your deed or appraisal.
Basement	—	Unfinished basement should not be counted as living area.

- If any of these looks wrong, note it in your petition — a corrected characteristic is the strongest, simplest basis for a reduction.
- We flag possibilities as questions only; only the Assessor (or your own measurement) can confirm an error.

SECTION 7

The assessor's sketch vs the tax roll

The King County Assessor publishes a footprint sketch for the primary building, with the square footage of each floor labeled. That sketch is part of the scrape-only residue of the eReal Property record, so when the county page is unreachable (or the record came from the GIS/shards) the sketch is not embedded — open the record link to view it.

The tax roll lists null finished sq ft for the house.

Sketch not retrieved: The sketch image is not embedded (it is part of the scrape-only residue of the eReal Property record). Open the record to view it: <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=withheld>.

SECTION 8

Draft petition (fill in and file free via eAppeals)

Copy this into your eAppeals filing or print it. Fill in your name, signature and date, then attach the evidence in this kit. A petition that only says the value is too high is not a completed petition, so state the market-value reason and attach the sales (WAC 458-14-056(5)).

Requested relief: reduce the total assessed value to a figure supported by your own evidence (attach it).

DRAFT PETITION TEXT TO: King County Board of Equalization Parcel number: withheld
Property address: Owner's Property · Licton Springs (address Withheld), Seattle, WA
Assessment (tax) year appealed: 2026
Assessed total value (as listed by the Assessor): \$772,000
My opinion of the true and fair market value: [your opinion of value — a number supported by your evidence]
Reason for appeal: The value listed by the Assessor does not reflect the true and fair market value of this property. [State a corrected characteristic from the sanity check above, or attach your own sales, a recent appraisal, or a listing that failed to sell.] Your name: _____
Your signature: _____ Date: _____

SECTION 9

How to file (fee-free)

1. Gather this evidence packet plus any photos, your own comps, or a recent appraisal.
2. File online through King County eAppeals (<https://kingcounty.gov/en/dept/assessor/buildings-and-property/property-value-and-information/appealing-a-valuation/file-appeal-online>) and sign in. To check your filing date, look up your parcel at <https://blue.kingcounty.gov/assessor/eappeals/RPLookup.aspx>.
3. Start a new petition for your parcel; the pre-filled value will be the county's current assessment.
4. Enter your asserted value and paste the draft petition text above into the grounds field.
5. Upload this evidence packet and any supporting documents.
6. Submit before 60 days from the mailing date on your 2025 notice. There is no filing fee.

SECTION 10

What would change this verdict

- Your own recent purchase or a failed listing you have not entered yet — that is the single strongest market evidence the Board hears.
- Two or three more recent neighborhood sales that point lower than the assessment.
- A corrected characteristic in the county's record (wrong square footage or bedroom count).
- A recent appraisal below the assessed value.

SECTION 11

Next steps

- File before your deadline — the 60-day window is hard and a missed deadline costs a full year of savings.
- If the evidence here is thin (few comps), add two or three recent neighborhood sales from King County's online sales search.
- Want the full property picture before you invest more? Order the flagship DADU feasibility report for zoning, fees, and buildability at [/feasibility-report](#).

SECTION 12

Sources

- King County GIS parcel attributes (as of September 24, 2026) — Parcel, land, building, tax-roll and sales record for withheld
- King County Board of Appeals & Equalization — How to appeal your valuation — eAppeals filing (<https://kingcounty.gov/en/dept/assessor/buildings-and-property/property-value-and-information/appealing-a-valuation/file-appeal-online>)
- Revised Code of Washington 84.40.038 — 60-day / July 1 petition deadline
- Washington Administrative Code 458-14-056(5) — A completed petition must state the market-value reason, not merely that the value is too high
- King County Parcel_Boundary — Single-family neighbor parcels within 1,500 ft for comparable sales

NEXT STEP

The full feasibility study is the natural next step.

This report answers one focused question. The customized Seattle DADU feasibility study walks through the whole lot, chapter by chapter:

- 1 · Executive Summary
- 2 · Property Overview
- 3 · Regulatory Framework
- 4 · Site Constraints & Hazards
- 5 · Site Access
- 6 · Buildable Area Analysis
- 7 · Concept Schemes
- 8 · Government Fees: What It Costs
- 9 · Property Tax & Separate Sale (Washington)
- 10 · Permitting: How Long It Takes
- 11 · Action Items: What to Do, in Order
- 12 · References / Source Index
- 13 · Feasibility Score Methodology

Marker policy: every ★ figure carries a primary-source citation; ◇ figures are estimates to confirm with SDCI or a licensed professional.

Order the customized feasibility report at <https://seattledaduf feasibility.com/feasibility-report> — \$149.