

## **WHAT ABOUT THE ASSESSED VALUES OF PROPERTIES IN NORTH HIGHLINE-**

The property values dropped by 17.5% in North Highline in 2011 and have dropped another 12% in 2012 according to the King County Assessor.

The consultant to the City of Burien who generated the report on whether Burien could afford annexation assumed that the properties in Burien and North Highline would increase in value by 2% to 3% over the next ten year period. Based on the revenue from these property taxes, only then would the annexation be revenue neutral. However, Burien would still have a -23% financial at the end of ten years. The property values have not increased in North Highline or in Burien. Instead they have drastically decreased and Burien will not get the anticipated revenues it needs to fund annexation. It will not be able to afford the annexation and provide the services that both Burien and North Highline needs.

## **Here are the two reports from the King County Assessor on property values. A tough year for property owners in White Center**

### **Addressing the White Center Chamber of Commerce, King County Assessor Hara explains property taxes and valuation for North Highline**

By [Ty Swenson](#)-Highline Times  
09/13/2011

Starting out, King County Assessor Lloyd Hara said home and business owners who recently received a valuation postcard in the mail probably noticed it had shrunk significantly from years past. This small change, requiring some to pull out the reading glasses, saved the Dept. of Assessments \$125,000, Hara said – a necessary reduction in light of a \$2.1 million budget cut to his department.

Those who could see the valuation printed on miniaturized stock likely (and unfortunately) noticed the value of their lot and structure had diminished as well.

### **According to Hara, there has been a “very significant” drop in property value for White Center, Boulevard Park and Burien ... 17.5 percent in one year for some areas.**

“There is a very close correlation between jobs and real estate,” Hara said. “As employment improves, the real estate market will also improve.”

### **Hara said nearby West Seattle and Delridge neighborhoods to the north did not take as big a hit (- 7.2 percent), due in part to quality of school districts and proximity to downtown.**

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The final question for Hara came from Chamber President Mark Ufkes, who asked him what commercial property owners in White Center can do to increase the value of their land and buildings?

“For the most part, the amount of business you do (is the largest factor),” Hara said. “Be good business people and encourage more activity and more business here in White Center.”

And, of course, the economy.

“It comes back to jobs,” Hara concluded. “If people have jobs they will spend more money.”

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### **White Center Now Blog-September 8, 2012 Speaking to North Highline**

**COUNTY ASSESSOR LLOYD HARA:** “You’re the 4th group I’ve spoken to today,” he began, noting he has made about 500 public appearances since being elected in 2009. He says properties “in this general area” have lost value again in the latest round of assessed valuations. There’s been “a good number of foreclosures” in the area – good as in “large,” not “positive” – and he says that’s put a drag on property values. You have 60 days from the postmarked date on your assessment postcard to appeal them. He said there were 13,000 appeals the year he was elected, and now it’s down to 8,000, and he hopes that means “the values are closer to what you believe they should be.” January 1, 2012, was the valuation date for the 2013 property tax, he explained.....

**Overall, White Center-area property values dropped 12 percent for the current cycle, and Burien-area values went down 9 percent, Hara said.**