

Assessor report example

Continue

2 IT SYSTEM CHARACTERIZATION

System Inventory and Definition	
I. IT System Identification and Ownership	
IT System ID	IT System Name
Owned By	System Administrator
Physical Location	
Major Business Function	
System Owner	System Administrator
Phone Number	Phone Number
Data Owner(s)	Data Custodian(s)
Phone Number(s)	Phone Number(s)
Other Relevant Information	
II. IT System Boundary and Components	
IT System Description and Components	Hardware Components
	Software Components
	Intended Interface
IT System Interfaces	End User Interfaces
	Administrative Interfaces
	Database Connectivity or Other Connections
IT System Boundary	Data Boundary
	Physical/Hardware Boundary
	Support Boundary
III. IT System Operability and Agreements	
External Agency or Hosting Vendor	IT System Name
	IT System ID
	IT System Owner
	Interoperability Security Agreement Terms and Conditions
IV. IT System and Data Security	

Risk No.	Risk Summary	Risk Likelihood Evaluation	Risk Likelihood Rating
	software could result in compromise of confidentiality and integrity of data.	application is well documented and followed whenever a production application is changed. Customer testing and sign-off are required before a new version of the application is moved to production. This testing involves the review of all related portions of the application. The technical and functional tests for system monitor files and releases for issues which could lead to exploits of the system.	
9	Loss of key person could result in system downtime if a software issue occurred, or the inability to enhance or maintain system functionality.	It is always possible for key staff to leave the University. This could be mitigated or reduced if staff. Systems support staff is cross trained on all support systems to provide redundancy.	Low
10	Loss of documentation, software, or data could result in data compromise and temporary disruption in service.	All software and data are backed up and stored on a daily basis. All documentation and baseline versions of the software are available from the vendor through a download process.	Low
11	Capture of clear text data could result in identity theft and/or system access control issues.	Security awareness training and the acceptable usage policy stress the need to properly secure the corporate data. All data has been properly classified and the classifications made available to appropriate personnel. All data exchange processes are reviewed to assure no data is being transmitted in clear text.	Low
12	Disclosure of sensitive personal information could result in identity theft and/or system access control issues.	Because of staff education and effective monitoring the possibility of personal information disclosure is low. Effective security awareness training, the use of the acceptable usage statement and consistent reminders to staff through electronic means will continue to reinforce this message. From effective controls and training ensure that a person with appropriate access from doing something which is wrong. For that reason, this must be considered a medium risk.	Moderate
13	Data corruption or loss, or implementation of applications with errors could result from improper or incomplete testing of system or application changes.	The review and implementation process for the system and application changes is well documented and followed whenever a production application is changed. Customer testing and sign-off are required before a new version of the application is moved to production. This testing involves the review of all related portions of the application. The technical and functional tests for the system monitor patches and releases for issues which could lead to exploits of the system.	Low

Table I documents the ratings used to evaluate the impact of risks.

Table I: Risk Impact Rating Definitions

Magnitude of Impact	Impact Definition
High	Occurrence of the risk: (1) may result in human death or serious injury; (2) may result in the loss of major COV tangible assets, resources or sensitive data; or (3) may significantly harm, or impede the COV's mission, reputation or interest.
Moderate	Occurrence of the risk: (1) may result in human injury; (2) may result in the costly loss of COV tangible assets or resources; or (3) may violate, harm, or impede the COV's mission, reputation or interest.
Low	Occurrence of the risk: (1) may result in the loss of some tangible COV assets or resources or (2) may noticeably affect the COV's mission, reputation or interest.

Table J documents the results of the impact analysis, including the estimated impact for each risk identified in Table D and the impact rating assigned to the risk.

Table J: Risk Impact Analysis

Risk No.	Risk Summary	Risk Impact	Risk Impact Rating
1	Exploitation of flaws in application software could result in compromise of confidentiality and integrity of corporate data.	Unauthorized disclosure or modification of data.	High
2	Exploitation of flaws in operating system software could result in compromise of confidentiality and integrity of corporate data.	Unauthorized disclosure or modification of data.	High
3	Remote access currently not in place, unauthorized access could result in compromise of confidentiality and integrity of <output> data.	Unauthorized disclosure or modification of data.	High
4	Multiple firewall failures would have to occur in order for this even to happen, resulting in compromise of confidentiality and integrity of corporate data.	Unauthorized disclosure or modification of data.	High
5	Loss or theft of data from server could result in compromise of confidentiality and integrity of corporate data.	Unauthorized disclosure or modification of data.	High
6	Hardware Issues/Equipment Failure or loss	Confidentiality and integrity of corporate data could be compromised.	Low
7	Single Point of Failure	Inability to access the system.	Low
8	Power Systems Administration Practices External to Information systems and Database Administration	Confidentiality and integrity of the data could be compromised.	Low
9	Key Person Dependency	Inability to adequately support the system.	Low
10	Loss of Critical Documentation, Data or Software	Confidentiality and integrity of corporate data could be compromised.	Low

PERFORMANCE APPRAISAL REPORT
for
Group 'A' & Group 'B' Officers of Govt. of Orissa.

Report for the financial year _____
(Period from _____ to _____)

PERSONAL DATA	
PART-I (To be filled in by the Approver)	
1. Full Name of the Officer:	_____
2. Date of Birth:	_____
3. Service to which the Officer belongs:	_____
4. Group to which the Officer belongs(A or B):	_____
5. Designation during the period of Report:	_____
6. Office to which posted with Head Quarters:	_____
7. Period(s) of absence (on leave, training etc., if 30 days or more). Please mention date(s):	_____
8. Name & Designation of the Reporting Authority and period worked under him/her :	_____
	From _____ to _____
9. Name & Designation of the Reviewing Authority and period worked under him/her :	_____
	From _____ to _____
10. Name & Designation of the Accepting Authority and period worked under him/her :	_____
	From _____ to _____
	Signature of the Approver

Employee Appraisal Report

Name: _____ Date: _____
 Position: _____ Supervisor: _____

1=DOES NOT MEET EXPECTATIONS
 2=DOES NOT ALWAYS ACHIEVE EXPECTATIONS
 3=MEETS ALL EXPECTATIONS OF JOB
 4=FREQUENTLY EXCEEDS EXPECTATIONS
 5=CONSISTENTLY EXCEEDS EXPECTATIONS

Goal Setting/Achievement	1	2	3	4	5	Total	Average
Defines aggressive, attainable goals						0.0	
Achieves goals effectively and consistently						0.0	
Sets priorities for effective goal attainment						0.0	0.0
Initiates two-way communication						0.0	
Strives for self-improvement						0.0	
Comments:							

Work Effort	1	2	3	4	5	Total	Average
Works on own initiative						0.0	
Completes work on time						0.0	
Produces quality work efficiently						0.0	
Knowledge of job & essential factors of related						0.0	0.0
Minimal supervision required						0.0	
Attendance and punctuality						0.0	
Completes assignments when required						0.0	
Comments:							

General Performance Traits	1	2	3	4	5	Total	Average
Use of good judgment in arriving at decisions						0.0	
Imagination/Creativity/Resourcefulness						0.0	
Takes initiative						0.0	
Conveys appropriate self-confidence						0.0	0.0
Oral communication skills						0.0	
Written communication skills						0.0	
Knowledge of company policies/procedures						0.0	
Personal behavior						0.0	
Comments:							

Response Under Stress	1	2	3	4	5	Total	Average
Maintains effectiveness under pressure						0.0	
Acts decisively & logically under pressure						0.0	
Successfully handles various tasks under pressure						0.0	0.0
Responds positively to changing circumstances						0.0	
Comments:							

Dofe expedition assessor report example. D of e skills assessor's report example. Pip assessor report example. Duke of edinburgh assessor report examples. Disability assessor report example. Duke of ed assessor report example. Dofe physical assessor's report example. Dofe assessor report example.

We proudly display this logo, recognizing our office having received the Certificate of Excellence in Assessment Administration. This International Association of Assessor Officials (IAAO) honor states: "The International Association of Assessing Officers hereby recognizes the Thurston County, Washington Assessor's Office for their outstanding achievement of meeting the requirements for the Certificate of Excellence in Assessment Administration. "Granting the recognition indicates their demonstration of the highest levels of managerial excellence and consistent utilization of practices that exceed the guidelines as established for this award by IAAO in property assessment administration practices." We are expanding the information available and making it easier to research on a basis for your home's assessed value. Recent posts to this site appear below. Sincerely, Steven J. Drew Thurston County Assessor

Thurston Assessor meets or exceeds all IAAO standards in annual study (May 2022) I am proud to share the Department of Revenue's most recent valid sales study confirming the quality of our work on your behalf. This study came to the following conclusion: "Based on 2021 reported single-family residential valid sales, Thurston County (Assessor) meets or exceeds all IAAO standards that were tested in this study." The Department of Revenue regulates all Washington State Assessors in the interest of assuring equity and uniformity across the state. The department's most recent study is in, and the findings are as stated above. Click this link for the full study: DOR 2022 Thurston Sales Study Sincerely, Steven J. Drew Thurston County Assessor

Residential values see a median increase of 20% in 2021 in Thurston County The 2021 value assessment notices were mailed on August 23rd. Each notice reflects the value of your property as of January 1, 2021, which will be used for property taxes payable in 2022. The Assessor continues to engage in best practices to assure our values are accurate, equitable and transparent. Our methods and practices were reviewed again this year and we have been awarded the Certificate of Excellence in Assessment Administration (CEAA) for the second consecutive time. This is an accomplishment only four counties in the western coastal states have achieved. During the 60 days following August 23rd you are encouraged to contact our office to review any questions or concerns you may have with your assessed value. This year the deadline for filing an appeal with the Board of Equalization is October 22nd. Over the last 20 months the COVID pandemic and emergency policies to quell its spread have significantly impacted schools, commerce and the workplace. Accordingly, the many different subsets of the real estate market were impacted and reacted differently. Click here to read more... Because of the many shutdowns, commercial real estate did not fair as well as residential. In fact, the overall median increase in commercial real estate was only 1.3%. Apartment values which before this year have been a strong market saw only a modest growth rate of about 1%. Vacant land and office/medical uses remained relatively flat or saw a slight decrease. The retail and restaurants sector became bifurcated. In that market smaller and independent retail/restaurants lost some value, while larger national and franchised uses saw a modest growth in the 5-7% bracket. Warehouse and industrial uses which had been a strong industry for the last several years saw their value growth slow to about the 1% range. While commercial real estate was struggling, residential values have grown significantly. It has been a seller's market for the last year, with sale prices often exceeding the list price. Low inventory and buyer urgency were key factors. Whether this is a short-term market aberration, or a structural change remains to be seen. This last year has seen employers adopting work at home practices. Additionally, there appears to be an influx of purchasers moving to desirable suburban locations such as ours from Pierce County and King County. Overall, the median increase has been 20% this year with a detached single family median value of \$373,200. For the same time period, Redfin indicated the median sale price of a home was \$460,000 while realtor.com indicated a median sold price of \$400,000. The Assessment process includes all property in the County. Most properties are not "sale ready." The listing services base their data only on sales, which are generally "sale ready." It is also important to note that by statute we measure market value as of the preceding 1st of January and the Treasurer uses this value to produce tax statements for the following year. All submarkets increased significantly. The greatest appreciation as a percentage of value, was in small residences and manufacture housing. The growth in the residential market has been deep and broad, with no particular region being disproportionately affected. In the state of Washington each property owners' taxes are derived by dividing each taxing authorities approved budget and any voter approved measures into the taxing authorities' total taxable value. As a result, a change in your assessed value only has a minor effect on a given property's taxes. The Assessor is charged by law to set market values. The Assessor does not set the tax rate, only the market value. We have been doing this function for years and we consistently exceed industry standards for best practices and are among the top counties in the state for accuracy and equity. Taxes are determined by approval of ballot measures and the legislative authorities of each taxing district from the State to school districts, fire districts, cities, counties and others. Equity in the value of each properties value assures each property owner pays no more or less than their fair share. The current COVID-19 pandemic has forced us to modify our procedures to keep the public and our staff safe while still providing excellent customer service. We are still open to the public Monday through Friday from 8:00 AM to 5:00 PM, and walk-in service is provided. For your safety all visitors are required to be masked. A Kiosk has been positioned at the building entrance which can be used to schedule your Assessor visit time. If you have questions about your assessed value, to the extent possible, we request phone calls first. The main number is 360-867-2200. If you prefer email, value questions are best sent to saleinquiry@co.thurston.wa.us. Other (non-value related) questions are better sent to asrinfo@co.thurston.wa.us. Most questions can be answered by phone or email, but if you still desire a physical meeting, we suggest scheduling an appointment to limit potential exposure to the virus and the frustration of waiting in our office. Sincerely, Steven J. Drew Thurston County Assessor

PROPERTY TAX ANALYSIS TOOL GOES LIVE (March 2020) Since first being elected in 2010 I have remained focused on providing the public greater transparency in every aspect of the property assessment process. My office designed this new tool so the public can easily study the drivers of their own property tax and see changes over the most recent three years. You can access this tool by clicking on the image below 2020 Revaluation Notices Mailed August 24. Reflect New Property Values. The 2020 assessment notices were mailed August 24, 2020. The mailing was delayed due to COVID-19 County building closures. The delay insured our office would be open through the 60-day appeal period to allow for dialog with taxpayers to resolve their concerns. Your assessment reflects the value of your home on January 1, 2020, for property taxes in 2021. The Assessor continues to engage in best practices to assure our values are accurate, equitable and transparent. Our methods and practices were reviewed again this year and we have been awarded the Certificate of Excellence in Assessment Administration (CEAA) for the second consecutive time. This is an accomplishment only four counties in the western coastal states have achieved. Click here to read more... The physical features and transfer history of your property, as well as the cost valuation report and the comparable sales used in the assessment, are available on our A.P.L.U.S. website at: . While real estate taxes are a separate function from assessment, in our continuing efforts to increase transparency, we have developed a new tool on the web site called "My Property Tax Distribution." By clicking on the table and then typing in a parcel number, name or address, you can examine your specific taxes and how they are allocated over the last three years. It allows you to track the total change in your tax as a result of the actions of local governmental bodies and shows how much of the tax burden is approved by voters. The current COVID-19 pandemic has forced us to modify our procedures to keep the public and our staff safe while still providing excellent customer service. We are still open to the public Monday through Friday from 8:00 AM to 5:00 PM, and walk-in service is provided. If you have questions about your assessed value, to the extent possible, we request phone calls first. The main number is 360-867-2200. If you prefer email, value questions are best sent to saleinquiry@co.thurston.wa.us. Other (non-value related) questions are better sent to asrinfo@co.thurston.wa.us. Most questions can be answered by phone or email, but if you still desire a physical meeting, we suggest scheduling an appointment to limit potential exposure to the virus and the frustration of waiting in our office. The Assessor is tasked with valuing all property in Thurston County. Appreciation continued an upward trend in 2019 for most locations and types of properties. This is reflected in the January 1, 2020 assessed values. Prior to the COVID-19 Pandemic there was an increase in new construction. This increased demand for vacant land and put upward pressure on land values. For non-saltwater property, the overall median increase for the January 1, 2020 assessment date was 6.0%. Saltwater properties had nearly an identical increase of 6.0%. During this year we visited 18,245 residential properties in Regions 10, 14, and 16. Region 16 is the southern urban growth area of the City of Lacey, Region 14 represents the corporate limits of Yelm, and Region 10 represents the rural south eastern quarter of the county including Rainer. Commercial properties increased at a median rate of 4.2%, with restaurants and retail leading the most. Commercial appraisers physically inspected boat houses, manufactured home parks, manufactured homes with a commercial use, residences with commercial zoning, recreational properties, and operation utilities. The commercial team inspected 791 parcels. Sincerely, Steven J. Drew Thurston County Assessor

COVID-19 Service Update (Wednesday June 24) Revel Notices mailing delayed until August 24 for 2020. This decision was to assure our office would be open throughout the 60 day appeal period for dialogue aimed at resolving taxpayer concerns. Lobby revisions and safety improvements. While the building has been closed to the public we have modified our lobby to allow for safe in person visits for the full range of services we provide. Please do not forget to wear your mask. Building and Assessor office scheduled to reopen Monday June 29. We will be open to serve the public in person M-F from 8-5 though we continue to recommend conducting as much business as possible via phone, through this website or by email at asrinfo@co.thurston.wa.us. Senior and disabled persons property tax exemption program expanded (Posted January 2020) In 2019 after a decade of advocacy the State Assessors Association was successful in achieving legislative changes in the senior and disabled persons exemption program. The primary change causes household income qualification thresholds to increase based upon each county's median household income. It was my honor as legislative co chair to successfully lead this legislation through the 2019 session to enhance this program. As a result, for 2020 the highest household income threshold increased from \$40,000 to \$48,566. For additional details please read on. These changes expand relief opportunities for seniors and disabled persons on modest fixed incomes helping to assure they remain in their homes. We encourage you to make use of this program. Should you have a concern and on review should it be found to have merit, our staff can revise your value during this 60-day period. This can occur by phone, by email or in person. Our office is open M-F from 8-5. If however, your concern cannot be resolved to your satisfaction within this 60-day period, and you wish to file an appeal with the Board of Equalization, you must do so prior to the end of business on July 30th. The Board of Equalization is a separate entity and their link can be found on the Assessor home page. It is important to note that an increase in property value alone may not result in an increase in your property taxes. The taxes collected for each taxing district in which you reside are divided into each district's total assessed value to determine the amount that will be collected for each \$1,000 of value. So, if all of the values go up equally and the taxing authority passes no new taxes your property tax will not increase. Increases are most likely the result of increases passed by a taxing district or by the voters in a tax district. Your assessed value can cause an increase in your tax liability however, when your value increases by more than the average within your taxing district. As noted above, substantial increases in value usually result from changes in a property's quality, condition or square footage. In some cases such as with salt waterfront, for instance, limited inventory and the market for this real estate sector can produce an increase above the county average. One exception which should expect by 2022 involves the state school levy part two which was adopted as a fixed rate by the state legislature when it addressed the McCleary decision. Sincerely, Steven J. Drew Thurston County Assessor

2017 legislature increases property taxes for schools The budget passed by the state legislature in 2017 substantially impacts all property tax payers in order to address the courts mandate to adequately fund public education. Though we here in Thurston County are impacted to a lesser degree than in many areas of the state, the tax rate, per \$1,000 of value, for schools alone will rise by between .35 cents and .76 cents for most Thurston County taxpayers (only Tumwater saw a decrease). For a closer look at how your taxes for schools changed between 2017 and 2018 (prior to 2018 ballot measures) please click on the following diagram. Also, after locating your property in A+ and selecting taxes you can view a complete breakdown of your 2018 tax bill. Sincerely, Steven J. Drew Thurston County Assessor

2017 Improvements to open source data related to property appraisal have recently been added to this website. In order to help taxpayers verify their square footage we have added building external footprint diagrams for most residential structures across the county. For commercial land and structures we have added a sales tab accessed through the A+. Like for residential properties, this list of sales details the date of sales, the sale price, and each sales validation code. We also provide a Validation code key which explains why an individual sale was or was not used in developing market value estimates as part of the mass appraisal process. Properties which meet the criteria for a valid sale have multiple uses, such as directly applicable for comparable sales, as well as indirect use such as calibration of the income and cost approach. Additionally, they are used for location calibration and compliance studies. Sincerely, Steven J. Drew Thurston County Assessor

2017 Revaluation Notices Reveal New Property Values for 2018 Taxes Your 2017 assessment notices will be mailed on Thursday, June 1st. This will mark the 6th year in a row that assessment notices have been mailed on time. This will allow taxpayers to see their new assessed values much closer to the January 1, 2017 assessment date, reducing confusion between the assessed value and the effects of recent market activity. Two remedies exist for property owners who have a concern about the accuracy of their assessed values. The first is to contact our office to review your concern with our skilled staff during the appeal period. Click here to read more... My entire staff is motivated to have productive dialogue aimed at rapidly resolving valid concerns about your property value within the 60-day appeal period. If your concern cannot be resolved prior to the appeal deadline of July 31, 2017, your second remedy is to file an appeal with the Board of Equalization. Please Note that your Thurston County Assessor personally proposed legislation this year to address the unworkable delay in recent years between when the BOE held it's hearings and when it issued and transmitted its formal determination known as an order. This legislation, which will become law within the next 30 days, requires that orders be issued within 45 days of every BOE hearing, thereby helping to assure timely due process. Market analysis by appraisers within the Assessor's Office indicates the overall real estate market began improving during 2012 and continues to show improvement in 2017. This improvement in the market is reflected in most of the assessment notices that will arrive in mailboxes late next week or over the following weekend. The new assessment notices will identify value assessments as of January 1, 2017 for taxes to be billed in 2018. The 2017 assessment notices continue to include three years of values to offer a better understanding of how the current and past market has affected property values. The 2017 assessed value of real property countywide is \$306.652 billion, reflecting an overall increase of \$1.913 billion. This change in value includes \$167 million in New Construction added to the 2017 assessment roll so far. The total value of New Construction for 2017 will be tabulated in August; assessment notices for New Construction will be mailed by August 25, 2017. During 2016, \$441.1 million in New Construction was added to the Thurston County assessment roll. Median values countywide for all residential property types increased 7.33% from January 2016 to January 2017. During this same time frame, the assessed values increased 8.4%, which excludes new construction. This is the fifth year in the past five that overall countywide residential property values increased. This is also the fifth year that commercial property values increased. The real estate market continues to shows signs of improvement, in terms of the number of permits issued, overall value increases and the number of sales transactions. The median assessed value for a single family residence as of January 2017 rose to \$249,400, up from \$229,950 the previous year. These numbers represent a 8.46% increase. Residential Inspections were done in region 4. This area is roughly bounded by Kaiser/26th Street on the north, South Bay on the east, I-5/93rd Street on the south, and Black Lake on the west. With the exception of smaller cities, commercial Properties are inspected county wide by type of structure, including retail, restaurants, service and hospitals. The reader is reminded that a physical inspection can result in significant value changes due to changes in either physical factors, or the property which may be discovered at the time of inspection. Annual Appraisal: Each year appraisers review and update all assessments, so properties reflect their market value as of January 1. Market value is defined as the price a typical, knowledgeable seller for a property at a given date with neither party being under pressure to buy or sell. Appraisers analyze property sales to measure trends and identify factors that influence values and ultimately determine new values for properties in the area. Many forces such as location, size, quality, condition, and age influence property values. In addition, general economic conditions such as interest rates, inflation, construction costs, supply and demand, and changes in zoning, subdivisions, and tax laws all influence the value of real estate. We continuously monitor and analyze the market throughout the county to stay current with market trends. Each year, market research and analysis is used to ensure new assessed values reflect value changes in the market place. Changes in the market place occurring now will appear in the 2018 assessment year for property taxes due in 2019. While your property value affects your share of taxes, the actual amount you pay is determined by tax rates based on the budget requests of the schools, cities, county, fire districts, port, roads, and other taxing districts. Revaluation ensures that the distribution of property taxes is fair and impartial. Countywide property tax increases or decreases are directly related to the actions of voters and/or taxing district budget requests. Three factors generally influence how much tax is due on a particular property: Assessed value of an individual property Total assessed value of all property in a taxing district, e.g., city, school, port Budget of the taxing district Taxing districts may ask voters to approve levy lifts, maintenance and operation levies, or other special projects that would raise more revenue through property taxes. When voters in the Olympia School District approve a special school levy that increases taxes, only residents in the Olympia School District will be impacted by that tax increase. For the past several years, voter-approved levies accounted for approximately 45 percent of the property taxes. The Thurston County Assessor's Office is available to serve customers by phone, in person, and online. The office is open for customers from 8:00 AM - 5:00 PM, Monday - Friday. Online access is available to assist customers 24 hours a day, 7 days a week. By selecting the Assessor's Parcel Search (A+) system, you can research data on property and land values, building characteristics, and sales. The A+ system also provides a detailed breakdown and explanation of how each residential property value was determined based on its property characteristics. Look for the "Value Report" tab. This year the A+ system includes all of the sales in your residential neighborhood. Look for the "Sales" tab. Sales that have been used to determine your most recent assessed value is marked "Yes". Also of interest is an ownership history on the A+ system under the "Owner History" tab. Sincerely, Steven J. Drew Thurston County Assessor

Top of the page News New Property Values for 2015 Taxes Your 2015 assessment notices will be mailed on Friday, May 29. This will mark the 4th year in a row that assessment notices have been mailed on time. This will allow taxpayers to see their new assessed values much closer to the January 1, 2015 assessment date, reducing confusion between the assessed value and the effects of recent market activity. Two remedies exist for property owners who have a concern about the accuracy of their assessed values. The first is to contact our office to review your concern with our skilled staff during the appeal period. Click here to read more... My entire staff is motivated to have productive dialogue aimed at rapidly resolving valid concerns about your property value within the 60-day appeal period. If your concern cannot be resolved prior to the appeal deadline of July 28, 2015, your second remedy is to file an appeal with the Board of Equalization. Market analysis by appraisers within the Assessor's Office indicates the overall real estate market began improving during 2012 and continued to improve throughout 2015. This improvement in the market is reflected in most of the assessment notices that will arrive in mailboxes this weekend or early next week. The new assessment notices will identify value assessments as of January 1, 2015 for taxes to be billed in 2016. The 2015 assessment notices continue to include three years of values to offer a better understanding of how the current and past market has affected property values. The 2015 assessed value of real property countywide is \$266.667 billion, reflecting an overall increase of \$1.104 billion. This change in value includes \$161 million in New Construction added to the 2015 assessment roll so far. The total value of New Construction for 2015 will be tabulated in August; assessment notices for New Construction will be mailed by August 28, 2015. During 2014, \$297 million in New Construction was added to the Thurston County assessment roll. Median values countywide for residential property types increased 3.23% from January 2014 to January 2015. During the previous year, assessed values increased 4.32%, including new construction. This is the third year in the past five that overall countywide residential property values increased. This is also the third year that commercial property values increased, but at a more modest rate. The real estate market continues to shows signs of improvement, in terms of the number of permits issued, overall value increases and the number of sales transactions. The median assessed value for a single family residence as of January 2015 rose to \$216,850, up from \$210,200 the previous year. These numbers represent a 3.2% increase. Residential properties located in the western portion of the county south of Highway 101 to the Lewis County line received their required six-year physical inspection. This includes the cities of Rochester, Grand Mound, Tenino, and Bucoda. A physical inspection can result in significant value changes, depending on changes in property characteristics that are found at the time of the inspection. The reader is reminded that all properties increase at the same rate. For example, this recovery saw an upsurge in their price for Salt Water neighborhoods. In particular, those properties which are valued more than \$750,000 exhibited a strong resurgence over approximately the last 18 months, accounting for over 40% of the sales in that region. Annual Appraisal: Each year appraisers review and update all assessments, so properties reflect their market value as of January 1. Market value is defined as the price a typical, informed buyer would pay a typical, knowledgeable seller for a property as of a given date with neither party being under pressure to buy or sell. Appraisers analyze property sales to measure trends and identify factors that influence values and ultimately determine new values for properties in the area. Many forces such as location, size, quality, condition, and age influence property values. In addition, general economic conditions such as interest rates, inflation, construction costs, supply and demand, and changes in zoning, subdivisions, and tax laws all influence the value of real estate. We continuously monitor and analyze the market throughout the county to stay current with market trends. Each year, market research and analysis is used to ensure new assessed values reflect value changes in the market place. Changes in the market place occurring now will appear in the 2016 assessment year for property taxes due in 2017. While your property value affects your share of taxes, the actual amount you pay is determined by tax rates based on the budget requests of the schools, cities, county, fire districts, port, roads, and other taxing districts. Revaluation ensures that the distribution of property taxes is fair and impartial. Countywide property tax increases or decreases are directly related to the actions of voters and/or taxing district budget requests. Three factors generally influence how much tax is due on a particular property: Assessed value of an individual property Total assessed value of all property in a taxing district, e.g., city, school, port Budget of the taxing district Taxing districts may ask voters to approve levy lifts, maintenance and operation levies, or other special projects that would raise more revenue through property taxes. When voters in the Olympia School District approve a special school levy that increases taxes, only residents in the Olympia School District will be impacted by that tax increase. For the past several years, voter-approved levies accounted for approximately 45 percent of the property taxes. The Thurston County Assessor's Office is available to serve customers by phone, in person, and online. The office is open for customers from 8:00 AM - 5:00 PM, Monday - Friday. Online access is available to assist customers 24 hours a day, 7 days a week. By selecting the Assessor's Parcel Search (A+) system, you can research data on property and land values, building characteristics, and sales. The A+ system also provides a detailed breakdown and explanation of how each residential property value was determined based on its property characteristics. Look for the "Value Report" tab. This year the A+ system includes all of the sales in your residential neighborhood. Look for the "Sales" tab. Sales that have been used to determine your most recent assessed value is marked "Yes". Also of interest is an ownership history on the A+ system under the "Owner History" tab. Sincerely, Steven J. Drew Thurston County Assessor

Top of the page News New Property Values for 2015 Taxes Your 2014 assessment notices will be mailed on Friday, May 30. This will mark the 3rd year in a row that assessment notices have been

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