

Order of the Kittitas County
Board of Equalization

Property Owner: Pivotal Tax Solutions for Pacifica SL Ellensburg LLC
Parcel Number(s): 796636
Assessment Year: 2017 Petition Number: BE-170006
Date(s) of Hearing: 3-27-18

Having considered the evidence presented by the parties in this appeal, the Board hereby:

sustains overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>644,140</u>
<input type="checkbox"/> Improvements	\$	<u>5,126,700</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>\$5,770,840</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>644,140</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>3,645,860</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>\$4,290,000</u>

This decision is based on our finding that:

The issue before the Board is the assessed value of land/improvements.

A hearing was held on March 27, 2018. Those present: Chairman Jessica Hutchinson, Ann Shaw, Jennifer Hoyt, Clerk Debbie Myers, and Appraiser Mark Peterson. Appellants representative Wayne Tannenbaum with Pivotal Tax Solutions phoned in for a conference hearing.

The Appellants representative Wayne Tannenbaum reviewed the information they provided and said they are looking at the sales price and for a total value of \$4,290,000. He discussed the costar report and explained the differences between the real estate and business sales etc.

Appraiser Mark Peterson reviewed the information from the tax affidavit, which he included, and said there has to be some allocation for the growing concern. He said he understands they might not want to disclose that but without information from them, we can't lower it. He said other companies give us the information and without that we can't change it.

There was discussion on real property versus personal property. Appraiser Peterson said personal property is reported voluntary, and depreciated differently than real property. He also stated they didn't receive a justification for their allocation. Mr. Tannenbaum said he can come up with reasons, but they didn't want to break it down dollar for dollar.

The Board determined that the subject property's own market sale is an appropriate indicator of value. The documentation in the Title/Escrow company settlement statement and real estate tax affidavit is sufficient to support the real estate market value. The Board of Equalization voted 3-0 to overrule the Assessor's determination.

Dated this 20th day of April, (year) 2018


Chairperson's Signature


Clerk's Signature

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a formal or informal appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at bta.state.wa.us/appeal/forms.htm within thirty days of the date of mailing of this order. The appeal forms are available from either your county assessor or the State Board of Tax Appeals.

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