

Order of the Kittitas County

Board of Equalization

Property Owner: Joseph & Taree Wood

Parcel Number(s): 949888

Assessment Year: 2018

Petition Number: BE-180049

Date(s) of Hearing: 12-6-18

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>64,700</u>
<input type="checkbox"/> Improvements	\$	<u>809,160</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>\$873,860</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>80,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>620,000</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>\$700,000</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 December 6, 2018. Those present: Vice-Chair Ann Shaw, Jennifer Hoyt, Reta Hutchinson, Clerk Debbie Myers, Appraiser Dana Glenn, and Appellant Joseph Wood.

Appellant Joseph Wood said there were not very many comparable sales for his property, and that most of the comparables have more property and better access than his property does. He said the house was on the market for a year until it went into foreclosure. He said they had the property reappraised in 2017 (second appraisal) and he did submit the latest appraisal for the BOE. Mr. Wood said both appraisals were done by the same professional appraiser.

Appraiser Dana Glenn referred to the appraisal submitted by Mr. Wood and said it appears that when the property was purchased, it was not an arms length sale, and reviewed the two appraisals. He said they do sales studies, ratios exhibits, and referred to the real estate and market report he had submitted. He said the report shows they are at 82% and doing their best to catch up to the market; he said they don't consider their assessments to be aggressive or over the market value, but that this property seemed out of line with the comparables.

There was discussion on comparable sales, market values, and models used. Mr. Wood said he doesn't know anything about the model used, but he doesn't think the property went up 27%; he commented that that is a lot to increase.

The Board determined that the land value be increased to \$80,000 and reduce the improvement value to \$620,000 for a total value of \$700,000. This decision was based on the recent professional appraisal that was completed on this property and submitted by the petitioner. The Board of Equalization voted 3-0 to overrule the Assessor's valuation.

Dated this 15th day of January, (year) 2019



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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REV 64 0058 (5/25/2017)