

Order of the Kittitas County
Board of Equalization

Property Owner: Snyder, Robert & Timberlake, Shane
Parcel Number(s): 813236
Assessment Year: 2019 Petition Number: BE 190007
Date(s) of Hearing: 11-25-19

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 checked="" type="checkbox"/> Land	\$	<u>68,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>377,020</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>445,020</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>68,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>377,020</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>445,020</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 November 25th, 2019. Those present: Chair- Jessica Hutchinson, Vice Chair Ann Shaw, Jennifer Hoyt, Clerk Taylor Crouch, and Assessor Mike Hougardy. The appellant was not present.

Assessor, Mike Hougardy stated the Appellant has said there were no improvements made since 2009; the increase in value has been \$115,200 in the past two years. This parcel is in the revaluation area 2, which was revalued this year. No increases for 6 years, last year was a statistical increase. This property has two homes on the lot; the homes are qualified under two different qualities. Not a lot of two home comparable sales in the market area. The main house was used as main comparable. Single home sales that are above or close to the two home average.

The Board of Equalization has determined in reviewing the comparable sales used by the Assessor's Office, the assessed value to be correct. The Board voted 3-0 to uphold the Assessed Value.

Dated this 5 day of December, (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)