

Order of the Kittitas County
Board of Equalization

Property Owner: Knudson, Robert
Parcel Number(s): 349336
Assessment Year: 2019 Petition Number: BE 190033
Date(s) of Hearing: 11-26-19

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>142,690</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,189,860</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>1,332,550</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>142,690</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,189,860</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>1,332,550</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 26th, 2019. Those present: Chair- Jessica Hutchinson, Vice Chair Ann Shaw, Jennifer Hoyt, Clerk Taylor Crouch, and Assessor Mike Hougardy. No one present for the Appellant.

The Assessor stated this is a large home with an attached garage, pool, bonus room, and a riding arena. This home is in of good quality and in good condition. There are not many properties like it in the area, making true comparable hard to find as there are very few comparable sales. The overall ratio for this area is 88%, that ratio suggested that this area is not over assessed.

The Board of Equalization decided due to lack of comparable sales to suggest otherwise, the Board voted 3-0 to uphold the Assessor's value.

Dated this 20 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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