

Order of the Kittitas County
Board of Equalization

Property Owner: Chicklinsky, Ed
Parcel Number(s): 358433
Assessment Year: 2019 Petition Number: BE-190160
Date(s) of Hearing: 1-21-2020

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>111,500</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>210,770</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>322,270</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>111,500</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>210,770</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>322,270</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 January 21st, 2020. Those present: Chair Jessica Hutchinson, Vice Chair Ann Shaw, Jennifer Hoyt, Clerk Taylor Crouch, and Assessor Mike Hougardy. No one present for the Appellant.

Assessor, Mike Hougardy stated this home was personally inspected in the last valuation year. Noted during the inspection that the home did have some deferred maintenance needs and lowered the condition of the home to a level 2. The home had not had any updates in many years. This home is labeled as a fair quality level home. The home was built in 1975 located on 5 acres. The subject home is currently valued at \$129 per sq/ft. The sales study supports the assessed value. Market area sales ratio is performing at 98%, which shows that the area is not being over-assessed.

The Board of Equalization has decided that absent any comparable sales from the Appellant to suggest a lower value, the Board voted 3-0 to sustain the Assessed Value.

Dated this 29 day of January, (year) 2020



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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