

Order of the Kittitas County
Board of Equalization

Property Owner: Raymond Schroeder
Parcel Number(s): 430134
Assessment Year: 2022 Petition Number: BE-220100
Date(s) of Hearing: 9/22/22

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>86,670</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>352,750</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>439,420</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>43,335</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>352,750</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>396,085</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 September 22, 2022. Those present: Jessica Hutchinson, Ann Shaw, Josh Cox, Clerk Emily Smith, Appraiser Danny Rominger, and Appellant Raymond Schroeder.

The appellant stated that the lack of results in getting contractors to look at the property have been going on since the purchase of the property. He was able to get an emergency band aid for the initial flooding and overwhelming of the septic that was existing by putting in a yard sump pump, it was a temporary fix that was done 4 years ago. It was able to keep the flooding at bay to keep from overwhelming the septic tank but didn't solve the problem. He did a revision and put in for a new septic design and that was 2.5 years ago, that solved the septic problem, but not the overwhelming drainage issues. The property sits in a bowl. To the northwest and southeast there are property's that both drain through ditches and on his property. He redid the yard sump pump to make it deeper and provide more draining. He has had ongoing septic issues that continue to flood the tanks. It doesn't overwhelm the new mound system, but the drainage from street and neighbors causes yearly or bi-yearly flooding. The snow fall and thaw produce the initial flooding that floods the garage. There is no way to fix that problem unless he raised the property level to meet his other neighbor's level. The drainage issue would still require a yard sump. 533 yards of fill would be needed to raise the property, about 2 feet over the existing structure. Using internet calculations, it would be about \$20,000 to raise the building alone, and another \$20,000-\$50,000 to put in a new foundation not including excavation. Excavating would be another \$19,000.

Mr. Rominger asked if the flooding is every 2 years? No, it is 2 time per year, the snow fall is one and the melt off is another. The outbuilding is the lowest of any foundation, so it always floods, this year it was about 4 inches of water in the garage. Mr. Rominger went over the sales report. Property's that are influenced by water don't have much significance in the difference in value. Difference types of mitigating measures twice a year may warrant an adjustment, but they would have to investigate it and the appellant providing a cost to cure would be a good starting point. Mr. Rominger asked if there is any water damage he didn't see. Cracks in the foundation in the garage, everything else is a standing water issue. Mr. Rominger believe their value is accurate but supplying a cost to cure will help the assessor's office determine if an adjustment is warranted.

The board has determined that a reduction to the land value in the amount of \$43,335 is warranted given the ground water issues. This parcel has flooded and requires water mitigation to protect the structure from further damage. The total adjusted value is \$396,085. The Board voted 3-0.

Dated this 2nd day of November, (year) 2022



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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