

Order of the Kittitas County
Board of Equalization

Property Owner: Alpine Lodge LLC
Parcel Number(s): 14427
Assessment Year: 2022 Petition Number: BE-220135
Date(s) of Hearing: 10/26/2022

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>753,710</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>5,081,410</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>5,835,120</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>753,710</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>4,492,115</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>5,245,825</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 October 26, 2022. Those present: Ann Shaw, Jessica Hutchinson, Josh Cox, Clerk Emily Smith, Appraiser Dana Glenn, and Appellant Sanjay Pitroda.

The appellant stated that he is the owner and designer of the Snowcap Lodge in Cle Elum. He bought the land in 1994. He went over his submitted evidence. There are a few comparable sales that the assessor submitted he does not feel are true comparables, some are even out of the county, the Econo Lodge should not be included. The Timber Lodge Inn and the Nites Inn are comparable. His hotel should also not be compared to upper-scale or higher-end hotels. A hotel should be valued on the average of the last 3-4 years on income/profit data, not the cost approach the assessor's office uses. Rooms are an average of \$94 per night.

The appraiser stated that this is a Best Western, Snowcap Lodge, located in Cle Elum. It has 50 units and was built in 2003. Mr. Glenn went over his submitted sales and justified his use for out-of-county sales. The subject is an upper-midscale hotel, assessed at \$116,702 per unit. The off-season, peak season, and average room rate is a good comparison, looking at other comparable hotels.

The board has determined that the assessed value of the subject property is \$5,245,825. The land value is sustained at \$753,710 and the improvement value was reduced to \$4,492,115. The board used the average price per room of the comparable sales in comparison to the subject property which also supports the income data presented by the petitioner. The Board voted 3-0.

Dated this 14 day of December, (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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