



Kittitas County Assessor

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Upper County Toll-Free 674-2584
www.co.kittitas.wa.us/assessor
assessoradmin@co.kittitas.wa.us

**PETITION FOR REDUCTION IN ASSESSED VALUE
PURSUANT TO ADOPTION OF A RESTRICTION BY A GOVERNMENT ENTITY**
Reference: Revised Code of Washington (RCW) 84.40.039

**** ALL INCOMPLETE PETITIONS WILL BE RETURNED TO SENDER WITHOUT ANY ACTION ****
▪ Return fully completed petition to the Assessor's Office ▪
▪ One parcel number per petition ▪

Petition Number _____
(For Assessor's Use Only)

Ownership Information Section

PARCEL NUMBER: _____

OWNER'S NAME: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP _____

PHONE: _____ EMAIL: _____

ACREAGE: _____

PROPERTY ADDRESS: _____

If this is a bare land parcel that has not been assigned an address,
please list approximate address using closest crossroads.

WELL LOG ID OR TAG #: _____

If a well does not exist, write "no well". If there is a well,
the ID (also called tag number) is located on the well head.

Signature Section

I SWEAR UNDER THE PENALTIES OF PERJURY THAT ALL STATEMENTS WITHIN THIS DOCUMENT ARE TRUE.

OWNER NAME (print): _____

OWNER SIGNATURE: _____

DATE: _____

(continued)

Statement of Effect on Property:

PARCEL NUMBER: _____

F GUETKDGJ QY "VJ G'TGUVTEVKQP U'QH'VJ G'UVCVG'QH'Y CUJ R I VQP 'F GRCTVO GP V'QH'GEQNI ['TWNG'HQT"
O CPCI R I "WPF GTI TQWPF 'Y CVGI 'TGUQWTEGU'R "WRRGI 'MKVVK/CUEQWP V ['J CUNIK VGF "VJ G'WUG'QH [QWT"
RTQRGTV [.TGUNVRI 'R 'C'TGF WEVKP 'R "VJ G'XCNWG'QH [QWT'RTQRGTV [0

RCW 84.40.039 Reducing valuation after government restriction — Petitioning assessor — Establishing new valuation — Notice — Appeal — Refund.

(1) The owner or person responsible for payment of taxes on any real property may petition the assessor for a reduction in the assessed value of the real property at any time within three years of adoption of a restriction by a government entity.

(2) Notwithstanding the revaluation cycle for the county, the assessor shall reconsider the valuation of the real property within one hundred twenty days of the filing of a petition under subsection (1) of this section. If the new valuation is established for the real property after this review, the assessor shall notify the property owner in the manner provided in RCW 84.40.045. Unless the real property would otherwise be revalued that year as a result of the revaluation cycle or new construction, the valuation of the real property shall not be increased as a result of this revaluation. If the new valuation is established after June 1st in any year, the new valuation shall be used for purposes of imposing property taxes in the following year, but the property owner shall be eligible for a refund under RCW 84.69.020.

(3) A new valuation established under this section may be appealed under RCW 84.40.038.

(4) If the assessor reduces the valuation of real property using the process under this section, the property owner shall be entitled to a refund on property taxes paid on this property calculated as follows:

(a) A property owner is entitled to receive a refund for each year after the restriction was adopted, but not to exceed three years, that the taxpayer paid property taxes on the real property based upon the prior higher valuation; and

(b) The amount of the refund in each year shall be the amount of reduced valuation on the real property for that year, multiplied by the rate of property taxes imposed on the property in that year.

(5) As used in this section, "restriction" means a limitation, requirement, regulation, or restriction that limits the use of the property, including those imposed by the application of ordinances, resolutions, rules, regulations, policies, statutes, and conditions of land use approval.

Information and Contacts

for agencies that are available to answer questions related to the Washington State Department of Ecology's rules for managing underground water resources in Upper Kittitas County - Chapter 173-539A WAC:

Information and background on the management of underground water resources in Upper Kittitas County can be obtained on the following websites:

Kittitas County website: <http://www.co.kittitas.wa.us/response/200907-doeqwmm.asp>

Department of Ecology website: http://www.ecy.wa.gov/programs/wr/cro/kittitas_wp.html

For questions about the implications of the current Upper Kittitas County Emergency Ground Water Rule and the proposed permanent Upper Kittitas County Ground Water Rule Chapter 173-539A WAC, the use of existing wells, current intent to drill certificates from Ecology, or other water related questions, contact the **Department of Ecology** staff at the following numbers:

Mark Schuppe (509) 454-4258 Melissa Downs (509) 454-4259

For questions related to Kittitas County's response, contact:

Kittitas County Board of County Commissioners Office at (509) 962-7508

For questions related to Public Water Systems including Group A and Group B Water Systems, contact

Kittitas County Public Health Department at (509) 962-7515.

For information on purchase of water rights from Suncadia, contact **Joe Mentor of the Mentor Law Firm** at :

(509) 649-6321 or (206) 838-7650 email joe@mentorlaw.com

FOR ASSESSOR USE ONLY		Petition Number _____		
Parcel Number	Land Value Prior to Reduction	Improvement Value Prior to Reduction	Land Value After Reduction	Improvement Value After Reduction
TOTAL AFTER REDUCTION: _____				
<p>Appraiser Review: _____(inititals) Date _____</p> <p>Lead Appraiser Review: _____(inititals) Date _____</p> <p>Assessor Review: _____(inititals) Date _____</p> <p>Data Entry Completed by: _____(inititals) Date _____</p> <p>Tax Roll Correction Completed: _____(inititals) Date _____</p> <p>Change of Value Notice Mailed: _____(inititals) Date _____</p>				