

**ORDER OF THE KITTITAS COUNTY
BOARD OF EQUALIZATION**

Property Owner: Drew Hadley, Emily Jenson ETAL

Parcel Number: 18970

Assessment Year: 2012

Petition Number: BE 120013

Having considered the evidence presented by the party in this appeal, the Board hereby:

Sustains the determination of the assessor. Overrules the determination of the assessor.

Assessor's Appraised Value Determination

BOE Appraised Value Determination

Land \$67,270
 Improvements \$654,840
 Timber/Minerals
 Personal Property

Land \$ _____
 Improvements \$ _____
 Timber/Minerals
 Personal Property

Assessor's Assessed Value Determination:

TOTAL Determination:

\$722,110

\$ _____

The issue before the Board is the assessed value of land/improvements.

A hearing was held on April 17, 2013. Those present: Chairman Ann Shaw, Jennifer Hoyt, Reta Hutchinson, Clerk Debbie Myers, Appraiser Anthony Clayton. Appellant was not present.

The Board of Equalization reviewed the petition materials submitted by the Appellant.

Appraiser Anthony Clayton said this property in Suncadia is assessed at \$722,110. It was purchased at a bank sale in May for \$526,000. He said they do take into consideration a bank sale, but not 100% weight. He stated if you were to use the cost approach it would come to \$761,000 and even with 20% adjustment for external depreciation it was actually higher than his valuation.

Pursuant to RCW 84.40.0301, the value placed on the property by the assessor is presumed to be correct, and can only be overcome by clear cogent and convincing evidence. This means the appellant is required to provide enough information to convince this Board that it is highly probable the assessed value is incorrect.

There was not enough evidence to support a change in value. Purchase of this property was a bank sale, suggesting that it was sold under value. The Board voted 3-0 to sustain the Assessor's value.

This order is signed and dated this 23rd day of April, 2013.



Ann Shaw, Chairman



Debbie Myers, Clerk

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915, within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

To inquire about the availability of this document in an alternate format for the visually impaired or a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985. You may also access tax information on our Internet home page at <http://www.wa.gov/dor/wador/htm>.

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