

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

Property Owner: CKS Group LLC

Parcel Number: 128633

Assessment Year: 2012

Petition Number: BE 120019

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

<input type="checkbox"/> Land	\$1,095,730
<input type="checkbox"/> Improvements	\$2,018,000
<input type="checkbox"/> Timber/Minerals	
<input type="checkbox"/> Personal Property	

BOE Appraised Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>752,080</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>1,750,000</u>
<input type="checkbox"/> Timber/Minerals	
<input type="checkbox"/> Personal Property	

Assessor's Assessed Value Determination:

\$3,113,730

TOTAL Determination:

\$2,502,080

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

A hearing was held on May 21, 2013. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Appraiser Mark Peterson and Brent Parsons. Appellants Irene Kim and Randy Nelson.


The Appellants discussed the appraisal by a Whidbey Island Bank which listed the fair market value as well as business value. They also listed comparable hotel sales in Kittitas County and said their location was not the best.

Appraiser Mark Peterson said some of the comparable sales submitted by the appellant were very different in age and services. He said they use the Marshal & Swift analysis valuation and felt the valuation was reasonable given the unique combination of motel/RV park.

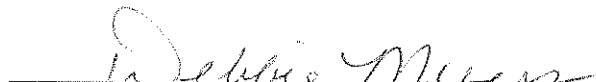
Pursuant to RCW 84.40.0301, the value placed on the property by the assessor is presumed to be correct, and can only be overcome by clear cogent and convincing evidence. This means the appellant is required to provide enough information to convince this Board that it is highly probable the assessed value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

The Board of Equalization decided to keep the assessor's value of \$752,080 for the RV part of the property and adjust the hotel price to the petitioners supported value of \$35,000 per room equaling \$1,750,000. The Board voted 3-0 for a total adjusted value of \$2,502,080.

This order is signed and dated this 21st day of May.



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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