

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

Property Owner: Pat Deneen, Lynda Denney

Parcel Number: 11800

Assessment Year: 2012

Petition Number: BE 120039

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

Land \$416,000
 Improvements \$ 60,850
 Timber/Minerals
 Personal Property

BOE Appraised Value Determination

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

Assessor's Assessed Value Determination:

\$476,850

TOTAL Determination:

\$ _____

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

A hearing was held on May 23, 2013. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt; Clerk Debbie Myers; Appraiser Eric Anderson and Appellants Representative Rochelle Bush.

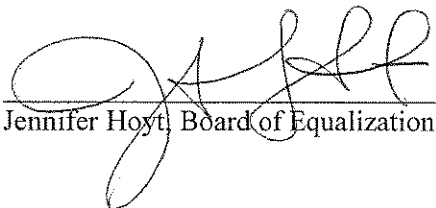
Appellants Representative Rochelle Bush said these parcels are unique properties and that the 2009 values have decreased in value for 2013.

Appraiser Eric Anderson listed comparable sales in the areas of each parcel. He also said the UGA has shrunk in size and that has had an effect. Also there is some concern on the effect of zoning changes in the future but they valued with comparable property sales in mind.

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 felt there is not enough supporting documentation to warrant a change in value. The Board of Equalization voted 3-0 to sustain the Assessor's value.

This order is signed and dated this 30th day of May, 2013.



Jennifer Hoyt, Board of Equalization



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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