

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

Property Owner: Hutchinson Properties LLC

Parcel Number: 957560

Assessment Year: 2012

Petition Number: BE 120233

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

Sustains the determination of the assessor.       Overrides the determination of the assessor.

**Assessor's Appraised Value Determination**

Land                      \$48,000  
 Improvements            \$  
 Timber/Minerals  
 Personal Property

**BOE Appraised Value Determination**

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

**Assessor's Assessed Value Determination:**

\$48,000

**TOTAL Determination:**

\$ \_\_\_\_\_

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

A hearing was held on April 29, 2013. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Appraiser Eric Anderson and appellants Ty Buchanan & Jeff Hutchinson.

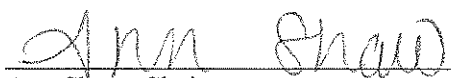
The appellants said they own six parcels that have been short platted, values ranging from \$24,000 to \$48,000. They said the properties are in an area that will be rezoned soon and the current industrial zoning will probably be changing to forest and range-they can't have industrial in the UGA and this will negatively affect their properties.


Appraiser Eric Anderson said the appellants had valid points on the zoning which could affect the properties in the future but at this time he felt the values were reasonable for the property potential and location. They discussed potential land uses and possible access to city utilities.

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 agreed the designation of the property is unique but there are no sales that support a different value than the assessor's valuation. Without supporting documentation the Board cannot make an adjustment at this time.

This order is signed and dated this 7th 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>.

**Distribution: \* Assessor \* Petitioner \* BOE File**