

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

Property Owner: Gordon Gaub

Parcel Number: 183134

Assessment Year: 2012

Petition Number: BE 120246

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 \$ 757,900
 Improvements \$ 353,850
 Timber/Minerals
 Personal Property

BOE Appraised Value Determination

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

Assessor's Assessed Value Determination:

\$ 1,111,750

TOTAL Determination:

\$ _____

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

A hearing was held on April 23, 2013. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Appraisers Mark Peterson and Dana Glenn. Appellant was not present.

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

Assessor Mark Peterson said the property is a 23,900 square foot building built in 1991 located between 2nd and 3rd streets in Cle Elum. He said they made a 75% adjustment because of the functional issue (only one tenant at the time) but felt the value of \$46.52 a sq. ft. for the land and building was reasonable.

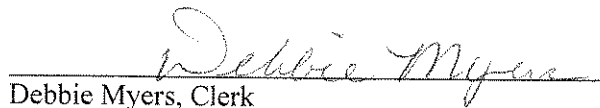
Pursuant to RCW 84.40.0301, the value placed on the property by the assessor is presumed to be correct, and can only be overcome by clear cogent and convincing evidence. This means the appellant is required to provide enough information to convince this Board that it is highly probable the assessed value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

The Board felt the rental rate is not a good indicator of value given the distressed market. Instead the cost approach supports a true market value of the property and should be used to determine value. Replacement value of the building was stated at \$980,000 by the appellant but no documentation to support this value was provided. If this information was provided, the cost to replace added to the land value would suggest the appellants cost value at \$1,227,000. The board voted 3-0 to sustain the Assessor's value.

This order is signed and dated this 25th day of April.



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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