

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

Property Owner: Thomas & Jami McKnight

Parcel Number: 413735

Assessment Year: 2012

Petition Number: BE 120252

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 \$ 120,000
 Improvements \$ 368,270
 Timber/Minerals
 Personal Property

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

Assessor's Assessed Value Determination:

TOTAL Determination:

\$ 488,270

\$ _____

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.

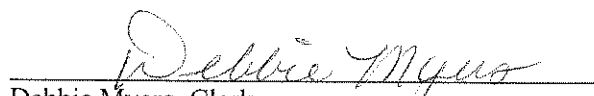
Assessor Dana Glenn said this property a 9,000 square foot retail store located at 601 E. 1st St in Cle Elum. He said they have had trouble renting the building due to its size. The owners had to discount the rent to get a tenant into the building. He said this appraisal is based primarily on the cost approach and listed comparable properties.

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 was no supporting documentation to support a change in value. 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. 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>.

Distribution: * Assessor * Petitioner * BOE File