

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

Property Owner: New Suncadia LLC

Parcel Number: 11078

Assessment Year: 2012

Petition Number: BE 120308

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                                 \$4,740,000  
 Improvements                     \$ \_\_\_\_\_  
 Timber/Minerals                 \$ \_\_\_\_\_  
 Personal Property                \$ \_\_\_\_\_

**BOE Appraised Value Determination**

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

**Assessor's Assessed Value Determination:**

\$4,740,000

**TOTAL Determination:**

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

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

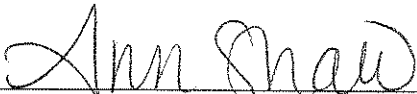
A hearing was held on June 18, 2013. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Appraiser Anthony Clayton. Appellant was not present.

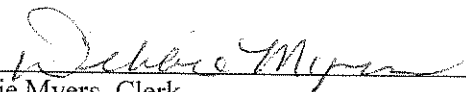
Appraiser Anthony Clayton said Suncadia as a Master Planned Resort has a great deal of open space property, approximately 6,000 acres. He went over the exhibits and maps provided by the Assessor's office and the future developable property. He also discussed the range of current and future prices on lots to be developed and the differences location to the village and utilities may make.

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 appellant was not present and there was no supporting documentation submitted by the appellant or their representative. The Board of Equalization voted 3-0 to sustain the Assessor's value.

This order is signed and dated this 19<sup>th</sup> day of June.

  
\_\_\_\_\_  
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**