

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

Property Owner: New Suncadia LLC

Parcel Number: 950939

Assessment Year: 2012

Petition Number: BE 120470

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 \$317,400
 Improvements \$1,575,000
 Timber/Minerals
 Personal Property

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

Assessor's Assessed Value Determination:

TOTAL Determination:

\$1,892,400

\$ _____

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


A hearing was held on June 25, 2013. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Appraiser Anthony Clayton. Appellant was not present.

Appraiser Anthony Clayton said this group is commercial property. Petitions 255 & 256 are the services unit. There is 223 residential condominium units with conference space and restaurant. Petitions 520-526 are the buildings that house the Village, spa, fitness center and the ice skating rink. Petitions 309 and 311 have been sold and are bullfrog parcels. He said they used the cost approach to value the properties and that the acreage was valued at \$4,000 an acre.


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 1st day of July.



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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