

MAY 2014

Order of the KITTTITAS County
Board of Equalization

Property Owner: Mike Canan
Parcel Number(s): 776835 DG
Assessment Year: 2013 Petition Number: BE-130029

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Having considered the evidence presented by the parties in this appeal, the Board hereby: MAY 12 2014
 sustains overrules the determination of the assessor.

MARSHA WEYAND
KITTTITAS COUNTY ASSESSOR

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>125,000</u>
<input type="checkbox"/> Improvements	\$	<u>195,340</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>320,340</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>85,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>183,800</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>268,800</u>

This decision is based on our finding that:

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

A hearing was held on April 15, 2014. those present: Chairman Ann Shaw, Reta Hutchinson, Clerk Debbie Myers, Appraiser Dana Glenn, and Appellant Michael Canan.

Appellant Mike Canan provided comparable sales, listed properties, did comparison of sales and valuations, and said the average of sales is down 16%, and said the county has reduced land values on bare land. He commented that King County had reduced all their properties by 20% a few years ago. Mr. Canan also said approximately 15% of his property is wet and not usable; the lots are similar but all different and they should be appraised individually. He said the proof is here that as an average the values are down.

Appraiser Dana Glenn said they used a regional study, with similarities, and the sales in the area, but that Mr. Cannon has more narrowly defined his report. He said the Assessor's office used a larger sample with 16 sales in it, but the late 2012 sales skewed the report some. He said the subject property has no water issue, it is on a group community well; and that the property had received a \$25,000 reduction due to the wet area in a previous BOE hearing. He discussed sales and models they used for comparison.

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 has determined that the appellant's statement of value is accurate and a good example of comparable sales. Therefore the adjusted value of the land is lowered to \$85,000 and the improvement value to \$183,800. The Board voted 2-0 to overrule the assessor's valuation.

Dated this 9th day of May , (year) 2014

VIBE
VATR
DG

