

Order of the Corrected Kittitas County

Board of Equalization

Property Owner: Patricia Clark

Parcel Number(s): 375135

Assessment Year: 2014

Petition Number: BE-140005

Having considered the evidence presented by the parties in this appeal, the Board hereby:

sustains     overrules    the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>173,800</u>
<input type="checkbox"/> Improvements	\$	<u>546,890</u>
<input type="checkbox"/> Minerals	\$	<u>          </u>
<input type="checkbox"/> Personal Property	\$	<u>          </u>
Total Value	\$	<u>720,690</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>152,400</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>482,600</u>
<input type="checkbox"/> Minerals	\$	<u>          </u>
<input type="checkbox"/> Personal Property	\$	<u>          </u>
Total Value	\$	<u>635,000</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 November 05, 2014. Those present: BOE members: Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers. Appraiser Darin Yusi and Appellant Patricia Clark.

Appellant Patricia Clark said she had applied for a refinance loan through her bank, but when the bank had the property appraised it was almost \$86,000 less than the County had appraised it. She said most of the comparables were in Suncadia, she had read the real estate assessment but objected to some of the comments in the County report.

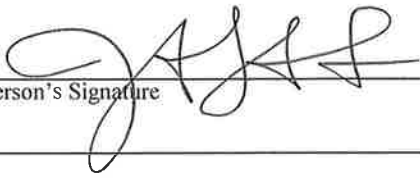
Appraiser Darin Yusi said he was familiar with the property, reviewed the comparables and exhibits and explained the process to how he had come up with the ratios of sales. He said there is not a lot of comparable properties to the subject property. He acknowledged the bank appraisal had made some adjustments for differences in property, but there were not enough adjustments made to count for the lack of comparables. Mr. Yusi said the County Appraisers use Marshall & Swift to set the value on all buildings, however the Bank Appraiser had used the cost approach.

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 of Equalization has adjusted the valuation to reflect the bank appraisal provided by the Appellant. Assessor's review of the bank appraisal was taken into account and the similarity in the subject property to the comparable on the Teanaway Middle Fork Road was noted. The Board has adjusted the Appellant's total vlaue to \$635,000. The Board voted 2-0 to overrule the Assessor's valuation.

Dated this 13 day of November, (year) 2014

Chairperson's Signature



Clerk's Signature



**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 ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

**Distribution: • Assessor • Petitioner • BOE File**

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