

Order of the Kittitas County
Board of Equalization

Property Owner: Eastside Commercial Bank
Parcel Number(s): 746136
Assessment Year: 2014 Petition Number: BE-140006

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 checked="" type="checkbox"/> Land	\$	<u>330,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,612,710</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>1,942,710</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u> </u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> </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 and Jennifer Hoyt; Clerk Debbie Myers; Appraiser Dana Glenn. Appellant was not present.


The Board of Equalization reviewed the materials submitted by the Appellant.

Appraiser Dana Glenn said this property is Mt. River Lodge on 51 acres located in the east end of the County on the Yakima River. He said the bank had the property listed for two million dollars. He also said the bank had submitted an appraisal for 1.25 million dollars, but that there are not many comparable properties available in the County. He reviewed the report and comparables for the BOE.

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 upheld the Assessor's valuation of this property. The Appellant provided a bank appraisal, but comparables were found to be outside of the area of the subject property and also included several distressed properties. It is the understanding of the Board that the subject property was recently sold and that sales price may affect the current assessed market value. If the owner wishes to take their case to the State Board of Tax Appeals with that sales price, they may do so following the instructions on the bottom of the Board Order. The Board voted 2-0 to sustain the Assessor's valuation.

Dated this 14 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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