

Order of the KITTTITAS County
Board of Equalization

Property Owner: William Stoval
Parcel Number(s): 895436
Assessment Year: 2014 Petition Number: BE-140035

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>13320</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>17180</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>30,500</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 December 04, 2014. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Assessor Maraha Weyand, Appraiser Darin Yusi and Appellant William Stoval.

Appellant William Stoval said there was a huge assessment on the pole fences on his property. He said he didn't think other kinds of fencing were assessed and didn't think that was reasonable. He said he believes in paying his fair share but wondered why the pole fencing was assessed, and mentioned it was already starting to rot. Mr. Stoval said the issue is how property is valued and said the income didn't change, the capitalization rate changed, the interest rate changed, so the values went up, but commented that grassland doesn't increase with the interest rate.

Appraiser Darin Yusi said they do assess other types of fencing but that the pole fencing is one of the most valued, meaning it adds the most value to property. He said they use the fencing values published by Marshal & Swift for their assessments. He also compared fencing materials with estimates from Midstate and said they are well within the range.


Assessor Marsha Weyand spoke on the requirements of state law, and cap rates, currently \$5.61, and interest rates, which the State uses to set the current use rates. She said the last time open space was valued was in 2009, which is partly why the big jump in rates, but since they are now on a yearly valuation cycle they will be assessing the values every year. She also discussed the land grade books they use to determine value.

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 determined that the Assessor's valuation be sustained. The question regarding the shift in cap rates was due to the past four year re-evaluation and are the mandated rates that the Department of Revenue sets. The Board voted 3-0 to sustain the Assessor's valuation.

Dated this 8 day of December, (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.

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