

Order of the KITTITAS County
Board of Equalization

Property Owner: Riverbluff Enterprises
Parcel Number(s): 427333
Assessment Year: 2014 Petition Number: BE-140107

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> 60000 </u>
<input type="checkbox"/> Improvements	\$	<u> 22320 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 82,320 </u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u> </u>
<input checked="" type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 63,752 </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 12, 2014. Those present: Chairman Ann Shaw, Reta Hutchinson, Jennifer Hoyt, Clerk Debbie Myers, Appraiser Dana Glenn. Appellant Byron Haney.

Appellant Bryon Haney reviewed exhibit 2 that was sent out from the Assessor's office and said there is a typo on land square footage of 68,300; he believes it should be 6,830. Appraiser Dana Glenn agreed. Mr. Haney said he believes the number of parking spaces should be 108 instead of 180 as is listed in the Assessor's answer, which would mean the property is valued too high. He said the building cost 8 million to build and the bank sold it for 4.2 million, so the cost to build and the assessment are not the same. He also brought up the lease rates for building occupants and stated his building is approximately 84% leased with roughly 19% of the building is not finished yet. He commented he needs to have the building completely leased by the end of the year or the bank will probably put it back up for sale. He has been unable to get a takeout loan for the property at 4.8 million and yet the valuation is 5.4 million. He said there are no comparable sales in the valley and most medical buildings are government subsidized, but this one is not, and said another large expense was an oil separator under the pavement that was required by the City of Ellensburg.

Appraiser Dana Glenn said he has spoken with Mr. Haney but they hadn't discussed the parking spaces yet. He said they use the Marshall and Swift valuation method for parking spaces which includes curbs, gutters, and landscaping. He said the property is appraised on the cost approach at 5.4 million and reviewed the cost per square foot. He said the 3-story building was not finished and is valued at 25% of what the finished office would be valued. He said they have to value the best they can with limited comparable sales in the area, and they will be viewing the property soon.


There was discussion on loan interest rates, net operating income, models used by the appraisers, receivership cases, bankruptcy cases and bank appraisals.

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.

This parcel is parking space for a medical building and has been valued based on the Marshall and Swift valuation used by the Assessor's office. This parcel has no comparable sales to be compared to in this community or the surrounding area. The best comparison for value of this property is the receivers negotiated sale value of \$63,752. The Board of Equalization determined that the fair market value for this parcel is \$63,752. The Board voted 3-0 to overrule the Assessor's valuation.

Dated this 17 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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