

Order of the Kittitas County County
Board of Equalization

Property Owner: Kerry Clark
Parcel Number(s): 123134
Assessment Year: 2014 Petition Number: BE-140111

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

BOE True and Fair Value Determination

| | | |
|--|----|-----------------------------|
| <input type="checkbox"/> Land | \$ | <u> 222680 </u> |
| <input type="checkbox"/> Improvements | \$ | <u> 1640850 </u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u> 1,863,530 </u> |

| | | |
|--|----|-----------------------------|
| <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> 1,152,000 </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 20, 2014. Those present: Chairman Ann Shaw, Reta Hutchinson, Clerk Debbie Myers, Appraiser Dana Glenn, and Appellant Kerry Clark.

Appellant Kerry Clark said he had provided his income statements from 2013 to the present. He also said the property values have increased by 71%. He said the economy declined in 2008 but they are seeing an increase in business now, and the income is approximate .29 a foot. Mr. Clark said this property is difficult to assess due to a lack of comparable properties, and cited a WA ST Supreme Court ruling in which the Supreme Court ruled the county must use rent as the basis for value.

Appraiser Dana Glenn said part of the reason the value went up is the second floor has been finished so that value was added on. He said at the time they did not know the rent so they assigned .50 a square foot. He reviewed the expenses, rent, and utility information provided by Mr. Clark and input the information into his valuation model.

Mr. Clark said .50 a square foot is a good target, they are just not there yet, and they have vacancies in the building.

After reviewing and computing all the materials provided by the appellant, Mr. Glenn said he thought the outcome of \$1,152,000 was a reasonable figure.

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 value for this parcel should be \$1,152,000. This determination has been made based on the profit and loss information provided by the Appellant. The income and expenses provided by the Appellant were plugged into the Assessor's formula for value and this resulted in the \$1,152,000. The Board voted 3-0 to overrule the Assessor's valuation.

Dated this 25th 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.

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