## Order of the **KITTITAS** County

## **Board of Equalization**

Property Owner: Ja	ames Canterbury				
Parcel Number(s): 16	63735				
Assessment Year: 20	2015		Petition Number: BE-150015		
Having considered the	e evidence prese	nted by the part	ies in this appeal, the Board	hereby:	
🗌 sustains	$\boxtimes$ overrules the determination of the assessor.				
Assessor's True and Fair Value		<b>BOE True and Fair Value Determination</b>			
🔀 Land	\$	90,000	$\boxtimes$ Land	\$	90000
Improvements	\$	289,890	Improvements	\$	193,200
Minerals	\$		Minerals	\$	
Personal Proper	rty \$		Personal Property	\$	

This decision is based on our finding that:

**Total Value** 

The issue before the Board is the assessed value of land/improvements.

\$

A hearing was held on March 31, 2016. Those present: Chairman Ann Shaw, Reta Hutchinson, Clerk Debbie Myers, Appraiser Dana Glenn, and Appellant James Canterbury.

379.890

Total Value

283.200

Appellant James Canterbury said he has lived in the county for 34 years, and owns and manages a 4-plex in Ellensburg besides owning the commercial building in Cle Elum. He said the Assessor stated they're using a model that is working well, but he doesn't agree. Mr. Canterbury said his building in Cle Elum is vacant, basiscally a building with no business. He said there are iconic businesses in Roslyn or ongoing concerns and listed examples, but said comercial businesses in Cle Elum are in a free fall and listed businesses who are leaving Cle Elum or moving. He said comparing Roslyn to Cle Elum is like comparing Ellensburg to Kittitas, and he believes the comparison is inaccurate. He also stated Cle Elum and Roslyn are polar opposites, and that Roslyn is a destination, Cle Elum is not. He said he is trying to sell his property at 35 cents a foot, which is dirt cheap. Mr. Canterbury said they have lowered the listed price by \$55,000 and still have no interested buyers. In October they lowered the price to \$325,000 and still no takers. He has been unable to get a renter or even a gross lease. He said he thinks they need to do income capitalization to determine the market value.

Appraiser Dana Glenn said the appellant made us aware that the property is for sale below our listed value, so we looked at how we value. He said there aren't too many sales, so we combined Roslyn and Cle Elum for a total of 12 sales, but they still need more data, and noted that the appellant's market listing is lower than the County assessed value. We have \$379,000 on it and it's listed for \$325,000. Mr. Glenn said they feel overall that their models are performing well, but apparantly not on this property.

Mr. Canterbury said he agrees with the values for Ellensburg, but the commercial property values for Cle Elum just don't seem to work.

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 improvement value of the parcel is to be reduced to \$193,200. This value adjustment is supported by the relative market sales in the Cle Elum market. The Board has based the price on a value of \$0.69 a square foot. The Board of Equalization voted 2-0 to overrule the Assessor's valuation.

Delles Myers
E
[

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

REV 64 0058e (4/30/13)