

Order of the KITTITAS County
Board of Equalization

Property Owner: Currie Real Estate LLC/Pivotal Tax Solutions
Parcel Number(s): 953288
Assessment Year: 2015 Petition Number: BE-150005

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>588,060</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>909,570</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>1,497,630</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 March 31, 2016. Those present: Chairman Ann Shaw, Reta Hutchinson, Clerk Debbie Myers, and Appraiser Dana Glenn . Appellant's representative Wayne Tannenbaum with Pivotal Tax Solutions called in for a conference hearing.

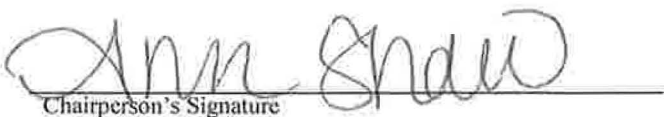
Wayne Tannenbaum with Pivotal Tax Solutions representing the owner said the bottom line is the Appraisers used 0% appreciation in their cost approach valuation, but he said there should be some depreciation in there. He also mentioned the valuation using the income approach, and referred to page 9 of their packet, stating that there are expenses that the owner pays, and felt a 5% or 10% for expenses would be reasonable, but that there should be some kind of expense in there.

Appraiser Dana Glenn said in regard to comparable sales, they try to find sales with similar land and that by state law they are allowed to use sales 5 years old. There aren't current sales for comparables, so these are the best we have. He said the rates are going up, and the values are consistent with how we value properties. He also said both the values income and the cost approach reflect the market values.

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 assessed value of this parcel is accurate and no adjustments were made. The petitioner did not support the request for the change in value on the petition. The Board of Equalization voted 2-0 to sustain the Assessor's valuation.

Dated this 7th day of April, (year) 2016


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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