

**Order of the           Kittitas           County**  
**Board of Equalization**

Property Owner: US Bank/US Bancorp 2701 c/o J.W. Chatam & Associates INC.  
Parcel Number(s): 036933  
Assessment Year: 2018 Petition Number: BE-180003  
Date(s) of Hearing: 11-29-18

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>324,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,192,410</u>
<input type="checkbox"/> Minerals	\$	<u>                    </u>
<input type="checkbox"/> Personal Property	\$	<u>                    </u>
Total Value	\$	<u>\$1,516,410</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 November 29, 2018. Those present: Chair Jessica Hutchinson, Vice-Chair Ann Shaw, Jennifer Hoyt, Clerk Debbie Myers, Appraiser Dana Glenn. Appellants representative Gabe Noller with J.W. Chatam & Associates called in for a phone hearing.

Appellants representative Gabe Noller said it is fairly simple, the County has used the cost approach, and J.W. Chatam & Associates is asking that the income approach be considered. He said he valued the entire property at \$14 rental rates for square foot, with a 10% vacancy rate, and 9.5% cap rate for a total of \$1,184,000 value. He reviewed comparable sales and bank properties in Washington currently for lease. He discussed other locations with different attributes.


Appraiser Dana Glenn said he believed the property's value to be more like \$18 a square foot. He said the advantages to this property are: prime location, 21,600 sq ft of land, parking, good visibility, and its well maintained. He said they don't see a lot of sales with banks, but they have used the cost approach for years and utilized the Marshal and Swift manual. Mr. Glenn said he has an addendum to submit for the Board which is a two page listing of three bank sales from another county.

Mr. Noller with Chatam & Associates objected to it being submitted on the record as he has not had a chance to review the document. The Board said they would not accept it on the record, but Mr. Glenn could speak about it.

Appraiser Glenn reviewed comparable sales in Richland. There was discussion on comparables, depreciation, economic building life and condition. Mr. Noller suggested changing the condition of the building from good to average on the record.

The Appellant's approach to valuation using the income approach is well thought out, however, the Board determined that using vacancy and cap rates for King County is not relevant for properties in Kittitas County. The Assessor's cost approach to value is correct and a better approach to value for the subject property. The Board of Equalization voted 3-0 to sustain the Assessor's determination.

Dated this 13<sup>th</sup> day of December, (year) 2018

  
Chairperson's Signature

  
Clerk's Signature

**NOTICE**

This order can be appealed to the State Board of Tax Appeals by filing a formal or informal appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at [bta.state.wa.us/appeal/forms.htm](http://bta.state.wa.us/appeal/forms.htm) within thirty days of the date of mailing of this order. The appeal forms are available from either your county assessor or the State Board of Tax Appeals.

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