Order of the	Kittitas	County
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Board of Equalization

Property Owner:	John and Ashley Dixon			
Parcel Number(s):	950082			
Assessment Year:	2021	Petition Number: BE-210	0025	
Date(s) of Hearing	: _9-23-21			
Having considered Sustains	the evidence presented by the particle overrules the determination	rties in this appeal, the Board ation of the assessor.	hereby:	
Assessor's True an	nd Fair Value	BOE True and Fair Val	ue Determination	
∠ Land	\$ 196,800	∠ ∠ ∠	\$ 196,800	
Improvement		Improvements	\$ 938,140	
Minerals	\$	Minerals	\$	
Personal Prop Total Value	perty \$	Personal Property Total Value	\$\$ \$ 1,134,940	
Total Value	1,1,34,740	Total value	J 1,134,940	
A hearing was held September 23rd, 2021. Those present: Chair Jessica Hutchinson, Vice Chair Ann Shaw, Jennifer Hoyt, Clerk Taylor Crouch, and Apprasier Joel Ihrke. The Appellant was not present. Appraiser Joel Ihrke said that the appellant did not supply the full appraisal, and it was done for insurance purposes and feels like the appraisal was not fair market value. There are many unknowns about the appraisal. He reviewed the appraiser exhibits. Their sales study shows that assessments in the area are lower than 100%. The market for the area has consistently risen. There is a positive adjustment on the subject for a small stream that runs past the subject property. Improvement comparables all show a reasonable assessment of the home. After looking at the list of comparable sales in the immediate area of the subject property, the Board has determined that there is ample evidence to sustain the Assessor's value. The Board did review the insurance appraisal of the property, however, the appraisal is based on reconstruction cost, not market sales. The Board voted 3-0 to uphold the value. Dated this				
Dated this	day of October	, (year)		
Chairperson's Signature	thata	Clerk's Signature	ouch_	
This order can	be appealed to the State Board of		or informal appeal	
with them at P	O Box 40915, Olympia, WA 9850	4-0915 or at their website at	**	
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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REV 64 0058 (5/25/2017)