

**KITTITAS COUNTY  
BOARD OF EQUALIZATION**

411 N Ruby St, Ste 2, Ellensburg, WA 98926  
(509) 962-7506

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**ORDER OF THE KITTITAS COUNTY BOARD OF EQUALIZATION**

Property Owner(s): Emmett & Linda Loane

Mailing Address: 230 Barnes Road  
Ellensburg, WA 98926

Tax Parcel No(s): 308233

Assessment Year: 2023 (Taxes Payable in 2024)

Petition Number: BE-23-0012

Having considered the evidence presented by the parties in this appeal, the Board hereby:  
**Overtaken - Reduced**  
the determination of the Assessor.

Assessor's Determination

Assessor's Land: \$129,920  
Assessor's Improvement: \$355,570  
TOTAL: \$485,490

Board of Equalization (BOE) Determination


BOE Land: \$77,950  
BOE Improvement: \$355,570  
TOTAL: \$433,520

**Those in attendance at the hearing and findings:**

See attached Recommendation and Proposed Decision of the Hearing Examiner.

Hearing Held On : November 28, 2023  
Decision Entered On: January 11, 2024  
Hearing Examiner: Ann Shaw      Date Mailed: 1/11/24

  
Chairperson (of Authorized Designee)

  
Clerk of the Board of Equalization

**NOTICE OF APPEAL**

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 on this Order (RCW 84.08.130). The Notice of Appeal form is available from the Washington State Board of Tax Appeals or the Kittitas County Board of Equalization Clerk.

**KITTITAS COUNTY BOARD OF EQUALIZATION- PROPOSED RECOMMENDATION**

Appellants: Emmett & Linda Loane  
Petition: BE-23-0012  
Parcel: 308233  
Address: 230 Barnes Road Ellensburg WA 98926

Hearing: November 28, 2023 10:33 A.M.

Present at hearing: Emmett Loane , appellant; Dana Glenn, appraiser via WebEx; Jessica Miller, BOE Clerk; Ann Shaw, Hearing Examiner

Testimony given: Emmett Loane, Dana Glenn

Assessor's determination:

Land: \$129,920  
Improvements: \$355,570  
Total: \$485,490

Taxpayer's estimate:

Land: \$77,950  
Improvements: \$355,570  
Total: \$433,520

**SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:**

The petitioner came with information to contest the land value. The property is .57 acres and is located in a flood zone. The assessed land value placed on this parcel is \$129,920. The petitioner proposes that the value be reduced to \$77,950. The petitioner believes that the improvement value is fair.

The petitioner came with a lot of area sales of larger parcels and documentation on the zoning and proximity to the creek.

The assessor's representative stated that they did allow some reduction of the land for the location. He also spoke about how the homesite brings the highest value to the land and then diminishes after the homesite is accounted for.

**CONCLUSIONS OF LAW:**

"Upon review by any court, or appellate body, of a determination of the valuation of property for purposes of taxation, it shall be presumed that the determination of the public official charged with the duty of establishing such value is correct, but this presumption shall not be a defense against any correction indicated by clear, cogent and convincing evidence." RCW 81.40.0301

In other words, the assessor's determination of property value shall be presumed correct. The petitioner can overcome this presumption that the assessor's value is correct only by presenting clear, cogent and convincing evidence otherwise.

"All real property in this state subject to taxation shall be listed and assessed every year, with reference to its value on the first day of January of the year in which it is assessed..."

RCW 84.40.020

"The true and fair value of real property for taxation purposes...must be based upon the following criteria:

- (a) Any sales of the property being appraised or similar properties with respect to sales made within the past five years...
- (b) In addition to sales as defined in subsection (3)(a) of this section, consideration may be given to cost, cost less depreciation, reconstruction cost less depreciation, or capitalization of income that would be derived from prudent use of the property, as limited by law or ordinance..."

RCW 84.40.030(3)

"(1) In making its decision with respect to the value of property, the board shall use the criteria set forth in RCW 84.40.030.

(2) Parties may submit and boards may consider any sales of the subject property or similar properties which occurred prior to the hearing date so long as the requirements of RCW 84.40.030, 84.48.150, and WAC 458-14-066 are complied with. Only sales made within five years of the date of the petition shall be considered.

(3) Any sale of property prior to or after January 1<sup>st</sup> of the year of revaluation shall be adjusted to its value as of January 1 of the year of evaluation, reflecting market activity and using generally accepted appraisal methods...

(4) More weight shall be given to similar sales occurring closest to the assessment date which require the fewest adjustments for characteristics."

WAC 458-14-087

**RECOMMENDATION:**

The Hearing Examiner has determined that the appellant has succeeded in meeting the burden of proof to overturn the Assessed Value of the property with clear, cogent and convincing evidence.

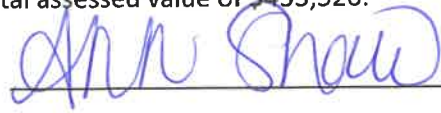
The small lot size for the area and flood zone are a deterrent for this parcel. The petitioner's opinion of fair market value is reasonable and well supported with the land sales in the area.

Every finding of fact this is a conclusion of law shall be deemed as such. Every conclusion of law that contains a finding of fact shall be deemed as a finding of fact.

**PROPOSED DECISION:**

The Examiner proposes that the Kittitas County Board of Equalization reduce the land value to \$77,950 and sustain the improvement value of \$355,570 for a total assessed value of \$433,520.

DATED 1/11/24

  
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Ann Shaw, Hearing Examiner