

**KITTITAS COUNTY
BOARD OF EQUALIZATION**
411 N Ruby St, Ste 2, Ellensburg, WA 98926
(509) 962-7506

ORDER OF THE KITTITAS COUNTY BOARD OF EQUALIZATION

Property Owner(s): Christa & Tyler Stream
Mailing Address: 2001 W Dry Creek Rd
Ellensburg, WA 98926
Tax Parcel No(s): 14916
Assessment Year: 2025 (Taxes Payable in 2026)
Petition Number: BE-250003

Having considered the evidence presented by the parties in this appeal, the Board hereby:
Sustained
the determination of the Assessor.

Assessor's Determination

Assessor's Land: \$200,800
Assessor's Improvement: \$543,790
TOTAL: \$744,590

Board of Equalization (BOE) Determination

BOE Land: \$200,800
BOE Improvement: \$543,790
TOTAL: \$744,590

Those in attendance at the hearing and findings:

See attached Recommendation and Proposed Decision of the Hearing Examiner.

Hearing Held On : October 23, 2025

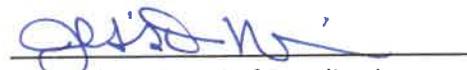
Decision Entered On: November 13, 2025

Hearing Examiner: Ann Shaw

Date Mailed: 11/24/25



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: Christa & Tyler Stream
Petition: BE-250003
Parcel: 14916
Address: 2001 W Dry Creek Rd, Ellensburg

Hearing: October 23, 2025 9:41 AM

Present at hearing:
Brad Melanson, Appraiser
Christa Stream, Petitioner
Jessica Miller, Clerk

Testimony given:
Brad Melanson
Christa Stream

Assessor's determination:
Land: \$200,800
Improvements: \$543,790
Total: \$744,590

Taxpayer's estimate:
Land: \$155,000
Improvements: \$543,790
Total: \$698,790

SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:

The petitioner is concerned with the value placed on the land and feels that the improvement value is fair. A few comparable sales are included in the petition but they are not like kind property to the subject property even though they are on a similar size lot, the structures are vastly different in size, condition, and location.

There is a sale a few streets over that was included in the assessor's answer and is a good indicator of value for this property. The address is 100 Trail View Lane and is a 2,480 SF home built in 2001 that sold for \$735,000. That's a per square foot price of \$296.37, which applied to the subject property at 2,928 Square Feet would place the rough value at \$867,774.

The assessor discussed his report and the comparable properties used. He also explained that they don't use the land sales comparables in their overall valuation. Improvement value and Land Value are itemized out on their overall value but the breakdown isn't to be reviewed independently.

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 1st 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 not met the burden of proof to overturn the Assessed Value of the property with clear, cogent, and convincing evidence.

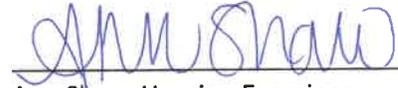
Sales to defend the petitioner's case were not provided and therefore a change of value can not be made.

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 uphold the assessed value.

DATED 10/23/25



Ann Shaw, Hearing Examiner