

**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): Shree Lakshmi Ganesha LLC
Mailing Address: 2200 North Loop West #310
Houston , TX 77018
Tax Parcel No(s): 468633
Assessment Year: 2025 (Taxes Payable in 2026)
Petition Number: BE-250032

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: \$734,350
Assessor's Improvement: \$6,476,520
TOTAL: \$7,210,870

Board of Equalization (BOE) Determination

BOE Land: \$734,350
BOE Improvement: \$6,476,520
TOTAL: \$7,210,870

Those in attendance at the hearing and findings:

See attached Recommendation and Proposed Decision of the Hearing Examiner.

Hearing Held On : October 20, 2025

Decision Entered On: November 13, 2025

Hearing Examiner: Jessica Hutchinson

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: Shree Lakshmi Ganesha LLC
Petition: BE-250032
Parcel: 468633
Address: 1500 S Canyon Rd, Ellensburg

Hearing: October 20, 2025 9:47 AM

Present at hearing:
Bradley Melanson, Appraiser
Jessica Miller, Clerk

Testimony given:
Bradley Melanson

Assessor's determination:
Land: \$734,350
Improvements: \$6,476,520
Total: \$7,210,870

Taxpayer's estimate:
Land: \$624,198
Improvements: \$5,505,042
Total: \$6,129,240

SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:

The subject property is a 102 unit Sure Stay hotel located along Canyon Road in Ellensburg, WA.

The appellant was not present at the hearing. The agent for the appellant provided an income and cost approach to value with the original petition, suggesting a value of \$6,530,000 on the income approach and \$5,229,766 for the cost approach.

Mr. Melanson provided a list of comparable sales for the subject property as well as an income approach to value. In the list of sales, Mr. Melanson singled out one particular sale in Wenatchee of a Sure Stay hotel (previously a Super 8, as is the case with the subject property) of similar age, quality and condition, and unit size. That property sold for \$7,371,468 in July of 2022 and the value per unit came to \$71,568. The subject property is valued at \$70,695 per unit. The income approach was reached by using actual online rate information, as is the process with all similar properties in Kittitas County. Mr. Melanson also provided information about the county's Hotel/Motel tax collection, which shows a strong market for the hospitality industry.

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.

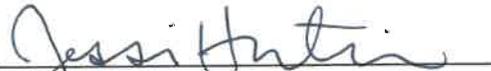
Based on the Assessor’s income approach to value compared to the sale of the comparable motel in Wenatchee, the Assessor’s Value is deemed to be true and correct.

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 sustain the Assessed Value.

DATED 11/6/25



Jessica Hutchinson, Hearing Examiner