

**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): Ella J. Scott (deceased) Rebecca Montgomery, Executor

Mailing Address: 1080 Masterson Rd
Cle Elum, WA 98922

Tax Parcel No(s): 293735

Assessment Year: 2025 (Taxes Payable in 2026)

Petition Number: BE-250045

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

Assessor's Determination

Assessor's Land: \$100,000
Assessor's Improvement: \$232,860
TOTAL: \$332,860

Board of Equalization (BOE) Determination

BOE Land: \$100,000
BOE Improvement: \$199,574
TOTAL: \$299,574

Those in attendance at the hearing and findings:

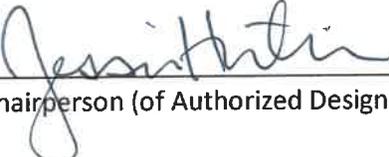
See attached Recommendation and Proposed Decision of the Hearing Examiner.

Hearing Held On : October 21, 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: Ella J. Scott (deceased) Rebecca Montgomery, Executor

Petition: BE-250045

Parcel: 293735

Address: 821 East 4th St Cle Elum

Hearing: October 21, 2025 11:00 AM

Present at hearing:

Dana Glenn, Appraiser

Rebecca Montgomery, Petitioner

Jessica Miller, Clerk

Testimony given:

Dana Glenn

Rebecca Montgomery

Assessor's determination:

Land: \$100,000

Improvements: \$232,860

Total: \$332,860

Taxpayer's estimate:

Land: \$100,000

Improvements: \$144,599

Total: \$254,599

SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:

The petitioner is concerned that the value given by the assessors office does not reflect the condition that the home is in. The home belonged to the petitioner's sister and the sister was in a wheelchair. There was a lot of interior damage done to the home by the wheelchair which is going to be costly to repair to a decent condition.

The assessor gave his information about his report and discussed the condition of the home a bit. A rough 10% deduction was discussed given the testimony about the condition of the home.

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 succeeded in meeting the burden of proof to overturn the Assessed Value of the property with clear, cogent, and convincing evidence.

The assessor consented to the poor condition of the home as described by the petitioner and said that a 10% deduction in value is warranted.

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 value to \$299,574.

DATED 11/6/25


Ann Shaw, Hearing Examiner