

Order of the Kittitas County
Board of Equalization

Property Owner: Suncadia represented by Ryan LLC
Parcel Number(s): 951842
Assessment Year: 2017 Petition Number: BE-170009
Date(s) of Hearing: 3-21-18

Having considered the evidence presented by the parties in this appeal, the Board hereby:

sustains overrules the determination of the assessor.

Assessor's True and Fair Value

<input checked="" type="checkbox"/> Land	\$	<u>3,270,000</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>\$3,270,000</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u> </u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> </u>

This decision is based on our finding that:

The issue before the Board is the assessed value of land/improvements.

A hearing was held on March 21, 2018. Those present: Chairman Jessica Hutchinson, Reta Hutchinson, Ann Shaw, Clerk Debbie Myers, and Appraiser Anthony Clayton. Appellant was not present.


The Board of Equalization reviewed the petition materials submitted by the Appellants representative.

Appraiser Anthony Clayton said there are two distinct groups in the Suncadia appeals. Petitions 170008, 170009, and 170010 are three development parcels. The other three petitions, 170011, 170012, and 170013 are platted lots, all of them are located in Suncadia. He said one parcel is in the process of being platted (170010); and that part of the argument from the Appellant is that a portion must be kept in open space, but this must be sold with three other parcels. He also said the State ruled in Suncadia's favor in the BTA case last year. Appraiser Clayton said the Appellant is requesting a price per acre in line with their comparable sales, which are not necessarily the best comparables. He stated: the zoning is different; these lots are a very small portion of the larger master plan; and that four of the prospective lots in appeal 170010 have already sold before the plat is even complete. Regarding petitions 170011, 170012, and 170013; Appraiser Clayton said these three lots are in front of the lodge and arguably have the best view in all of Suncadia. He said similar lots close to the subject lots sell for \$370,000 to \$490,000 each. He reviewed the comparable sales provided.

The Board of Equalization considered the Appellant's own detailed plan which was sent to the Assessor's office and the comparable sales for lots within Suncadia of similar type and characteristics, and determined that the value of the subject property be upheld. The Board of Equalization voted 3-0 to sustain the Assessor's Valuation.

Dated this 26th day of March, (year) 2018


Chairperson's Signature


Clerk's Signature

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a formal or informal appeal with them at PO Box 40915, Olympia, WA 98504-0915 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)