Order	of the	Kittitas	County

Board of Equalization

Property Owner:	Wayne and Cindy McMeans				
Parcel Number(s):	719336				
Assessment Year:	2019 Petition Number: BE 190055				
Date(s) of Hearing	_11-26-19				
Having considered sustains	_	e parties in this appeal, the Board mination of the assessor.	hereby:		
Assessor's True and Fair Value BOE True and Fair Value Determination					
☐ Land ☐ Improvemen ☐ Minerals ☐ Personal Pro	\$	☐ Land ☐ Improvements ☐ Minerals ☐ Personal Property	\$		
Total Value	\$ 123,400	Total Value	\$30,000		
A hearing was held Nov Crouch, Assessor Mike The Appellant stated he land use availability, it which makes sales all 2 land value. She made the	Hougardy, Appellant Cindy McMeans r land values increased, while neighborevealed the crop growth for her parce 0 acres. Appellant found 6 true compa	air- Jessica Hutchinson, Vice Chair Ann Shaves, and Observer Lisa Lawrence. oring homes decreased. She used the site: www. ls. All parcels but one in discussion are in recreated as the sales, the Appellant stated her parcels should be sold for the same price per acre. Mobile	w.acrevalue.com to determine her d zone, some are zoned Ag 20, hould all average \$528 per acre for		
there is seasonal access. there was a base price, a Comparative sales show	This raises the value of those parcels. and the price per acre was lower. The	within the red zone. There is creek irrigation of The sale the Appellant used for her comparish Assessor stated her 160 acres of range land wane areas. The Assessor stated A2 land type is can be sold with land.	son was a section sale of 640 acres, as valued at \$750 per acre.		
		me is not attached to the real property and she pellant, the Board voted 3-0 to reduce the val			
Dated this 20 day of December, (year) 2019					
Chairperson's Signature	theri	Layle Cro Clerk's Signature	ich		

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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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (5/25/2017)