

Order of the Kittitas County

Board of Equalization

Property Owner: Brenden, Michael
Parcel Number(s): 18424
Assessment Year: 2019 Petition Number: BE-190188
Date(s) of Hearing: 1/23/2020

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>64,200</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>807,730</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>871,930</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>64,200</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>750,800</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>815,000</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 January 23rd, 2020. Those present: Vice Chair Ann Shaw, Jennifer Hoyt, Josh Cox, Clerk Taylor Crouch, Appraiser Dana Glenn. No one present for the Appellant.

Appraiser Dana Glenn states this parcel is in Cle Elum, in proximity of the Cle Elum river and a pond area off I-90 before the big green bridge. The subject is a quite large home with a complex custom design construction. Property has a separate garage. The ratio for the market area is performing at 87%. The Appellant states on his petition the house was affected by a fire recently. Now there is no noise buffer and views have changes since fire. Property is still in a very desirable location. Value is supported by surrounding sales.

The Board of Equalization has determined that the fair market value be reduced to \$815,000. The property has been on the market and not sold at the listed price. The Board voted 3-0 to reduce the total value to \$815,000.

Dated this 3rd day of February, (year) 2020

Ann Shaw
Chairperson's Signature

Taylor Crouch
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.