

Order of the Kittitas County
Board of Equalization

Property Owner: Mark Pritchard
Parcel Number(s): 578833
Assessment Year: 2020 Petition Number: BE-200041
Date(s) of Hearing: 1-7-21

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>111,900</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>369,470</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>481,370</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>111,900</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>369,470</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>481,370</u>

This decision is based on our finding that:

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

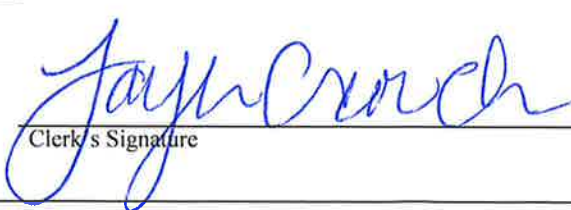
A virtual hearing was held January 7th, 2021. Those present: Chair Ann Shaw, Vice Chair-Jessica Hutchinson, Jennifer Hoyt, Clerk, Taylor Crouch, and Appraiser Brad Melanson, the Appellant was not present.

Brad Melanson overviewed his exhibits, he stated the Appellant spoke with the Appraiser and had concerns about comparable sale number 10 driving the price increase. The Appraiser stated the comparables without comp 10, are still at a higher price per sq/ft than the subject parcel. Appraiser believes the assessed value is accurate. Jessica Hutchinson asked about comp. 10, this house was a better quality/condition than the subject property but did not drive up the value.

The Board of Equalization has determined that the assessor's valuation of this property is sustained. The market sales support the value and the price per square foot is in line with all properties considered. The Board excluded comp #10 as an outlier in their evaluation and the price per square foot still came in below the comparable sales price per square foot. The Board voted 3-0 to sustain the assessor's valuation.

Dated this 4th day of February, (year) 2021


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)