

Order of the Kittitas County
Board of Equalization

Property Owner: Currie Real Estate LLC (Romulus, Inc.)
Parcel Number(s): 953288
Assessment Year: 2021 Petition Number: BE-210037
Date(s) of Hearing: 9-14-21

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>588,060</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>861,610</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>1,449,670</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>588,060</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>861,610</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>1,449,670</u>

This decision is based on our finding that:

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

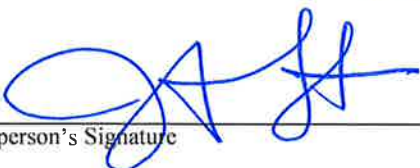
A hearing was held September 14th, 2021. Those present: Chair Jessica Hutchinson, Vice Chair Ann Shaw, Jennifer Hoyt, Clerk Taylor Crouch, Appraiser Dana Glenn, and appellant representative, Wayne Tannenbaum.

Wayne Tannenbaum, the Appellant representative, stated the current value for this subject is \$1,449,670 that breaks down to 326.06 per sq/ft. The sales approach and cost approach support lower price per sq/ft values, sales approach price per sq/ft is 264.92, and cost approach price per sq/ft is 216.93 He stated the comparison sales he presented are all restaurant sales and pointed to sale at 201 Valley Mall Parkway as the most comparable due to year built. He said that for cost approach, the improvement value came in lower than the assessment. The Appellant stated they were not contesting the land values for this property.

Appraiser Dana Glenn stated that chain restaurants are usually "good" quality, the appellant stated it was a type "average c" in their cost comparison, which would reflect a lower value. The comparable sales provided are not Kittitas county sales. Comparable sales are neighborhood restaurants, not chain, which reflects a lower value. This subject restaurant was built off of the west interchange with good freeway access and a close hotel. The Assessor's Office uses Marshall and Swift software to produce reports. The Assessor's Office supplied comparable sales are in Yakima County and Ellensburg.

The Board of Equalization has determined that the evidence from the appellant is not sufficient to overcome the Assessed Value. The Board voted 3-0 to sustain the value.

Dated this 14th day of October, (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)