

Order of the Kittitas County
Board of Equalization

Property Owner: KWIK-CHEK REALTY CO INC
Parcel Number(s): 263734
Assessment Year: 2022 Petition Number: BE-220104
Date(s) of Hearing: 10/20/2022

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> 210,000 </u>
<input checked="" type="checkbox"/> Improvements	\$	<u> 395,450 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 605,450 </u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u> 210,000 </u>
<input checked="" type="checkbox"/> Improvements	\$	<u> 395,450 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 605,450 </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 October 20, 2022. Those present: Ann Shaw, Jennifer Hoyt, Josh Cox, Clerk Emily Smith, Appraiser Dana Glen, and the Appellant was not present.

BE-220104, BE-220189, and BE-220205 were heard together.

Mr. Glen started with BE-220104 is a 7/11 located on University Way. The land is assessed first, he went over his land sales, and the subject is valued at \$15 per square foot. The Marshall and Swift cost approach was used. The subject was ran a mini-mart / convenience store. The grading and depreciation are generated by Marshall and Swift leading the appraiser to their improvement value. The appellants submitted a different cost approach, they don't disagree with the land value, they used convenience market for their cost approach, which the assessor's office doesn't feel is the appropriate category for the subject. Page 1 exhibit 3 stated the definition of a convenient market and mini markets, the subject should be a mini market. Exhibit 5, gas station sales, they all sold well over the appraised value. The cost approach is not over-assessing.

Mr. Glen stated that the same applies to BE-220189 and BE-220205, one parcel carries a building, and the other parcel is parking. The appellants used a cost approach as a convenience store. The land is valued at \$20 per square foot due to its prime location in town. BE-220189 has the building on it. The cost approach values the parcels low.

The board has determined that the assessor's valuation of this parcel is upheld. There was not sufficient sales to support a change in property value. The Board voted 3-0.

Dated this 8 day of December , (year) 2022

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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