

Order of the KITTTITAS County

Board of Equalization

Property Owner: Van de Graaf Ranch Properties LLC
Parcel Number(s): 596033
Assessment Year: 2015 Petition Number: BE#50091

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 type="checkbox"/> Land	\$	<u>591,690</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>591,690</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>392,415</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>392,415</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 May 09, 2016. Those present: Board Members Jennifer Hoyt, and Reta Hutchinson; Clerk Debbie Myers, Appraiser Brent Parsons, and Appellant Karen Van de Graaf-Erickson.

Appellant Karen Van de Graaf-Erickson said the market prices went up substantially since last year. She also said there are not very many properties as large as theirs and stated there were not very many comparable land sales. She noted most of their large pieces of land are just used for cattle grazing, due to irrigation problems, and intermittent creeks in the parcels. She also said they are not questioning the value of the buildings, just the value of the land. The Appellant said they have no interest in subdividing this land, and that they are cattle people, she just felt it isn't fair to value grazing land the same as land that is parceled out.


Appraiser Brent Parsons said this property is not in a red water zone, and that the land is valued as additional acreage. He explained how they value the land in the different water zones; the averages they used; and how the different water zones affected property values. They also discussed land models, comparable sales, road access and rocky land. Appraiser Parsons said the dryland was valued at \$750 an acre and the irrigated Reecer Creek land which is able to be subdivided was valued higher at \$1,500 per acre. When the Appellant questioned the different values and said much of the land is unbuildable, Parsons said they value at what the highest and best use of the land is; but that the Assessors would use any information in their property valuations that the Appellant had received and could provide regarding the land being unbuildable.

Pursuant to RCW 84.40.0301, the value placed on the property by the Assessor is presumed to be correct, and can only be overcome by clear cogent and convincing evidence. This means the appellant is required to provide enough information to convince this Board that it is highly probable the assessed value is incorrect.

The Board has determined that the fair market value for the land should be reduced to \$392,415. The Board used comparable sales of similar use land, rough topography, not much access to roads, etc. The comparables used were submitted by the Assessor's office. We determined fair market value is \$750 per acre for for 2/3 of this land due to access and best use being cattle grazing. We calculated the value of the remaining 1/3 of the parcel (the portion that is on the south of the parcel) at \$1,500 an acre. The Board of Equalization voted 2-0 to overrule the Assessor's valuation.

Dated this 8 day of June, (year) 2016


Chairperson's Signature


Clerk's Signature

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915, within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

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