

Order of the Kittitas County
Board of Equalization

Property Owner: Pivotal Tax Solutions for HFSC Funeral Services
Parcel Number(s): 277333
Assessment Year: 2017 Petition Number: BE-170005
Date(s) of Hearing: 3-27-18

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>270,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>928,190</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>\$1,198,190</u>

BOE True and Fair Value Determination

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

This decision is based on our finding that:

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

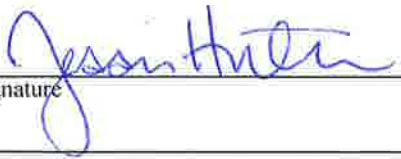
A hearing was held on March 27, 2018. Those present: Chairman Jessica Hutchinson, Ann Shaw, Jennifer Hoyt, Clerk Debbie Myers, and Appraiser Dana Glenn. Appellants representative Wayne Tannenbaum with Pivotal Tax Solutions phoned in for a conference hearing.

The Appellants representative Wayne Tannenbaum said he doesn't know why they can't reach an agreement; the property sold on 11-2-17 for \$894,908. He reviewed the history of the property and the tax values, and said their evidence is based on the fact that the property is a 1928 building and should be depreciated as such. Mr. Tannenbaum said they agree with the land value, but that if the property is being valued on the cost approach, the building is valued incorrectly. He said they believe it should be based on the sale, square footage and land value. He said they use the Marshall and Swift information and depreciations tables, but disagreed with the tables the Appraiser is using. In the information packet they submitted he said they included the Marshall and Swift value of a new mortuary, the 208 sq. ft for new and said this is a 1928 building so should be depreciated more than the Appraiser's 30% amount.

Appraiser Dana Glenn said they used the Marshall and Swift depreciation based on their studies. He said Mr. Tannenbaum wants to use 80 percent depreciation, but that 80 percent is salvage value and considered not usable or to demolish. He said their cost approach value is different, and they use the effective age of the building. When asked, Mr. Glenn said using the tables, they get an effective age of 50 years, and reviewed the information in the Assessor's packet which they provided. Chairman Hutchinson asked why they were giving more weight to cost approach than using the sale data. Mr. Glenn said the corporations use book value, which is not always true market value and without providing the true numbers they have to go on the data they have.

The Board determined that there is some room for argument for a lower value on the improvement value of the property. However, neither party makes a strong enough case for the Board to make an educated reduction. The Board strongly suggests that the Appellant and the Assessor's Office try to come to an agreement on the amount of depreciation and the Marshall and Swift table that should be used to value the improvements. The Board of Equalization voted 3-0 to sustain the Assessor's determination.

Dated this 20th day of April, (year) 2018


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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