

Order of the Kittitas County
Board of Equalization

Property Owner: Kerry Clark
Parcel Number(s): 960424
Assessment Year: 2018 Petition Number: BE-180141
Date(s) of Hearing: 12-18-18

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> 112,640 </u>
<input checked="" type="checkbox"/> Improvements	\$	<u> 603,210 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> \$715,850 </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 December 18, 2018. Those present: Chair Jessica Hutchinson, Jennifer Hoyt, Reta Hutchinson, Clerk Debbie Myers, Appraiser Dana Glenn, and Appellant Kerry Clark.

Appellant Kerry Clark said that he is arguing based off of the income approach. He said his financials aren't prepared properly, and that once he gets the information corrected, he will come back and discuss it with Appraiser Glenn. He said the Appraisers have the land value at \$3 a foot, the business park is separate, and he is not sure how it comes up to \$3 a foot. He has a parcel listed, but received no offers at that price. He also said when he added 4,800 sq. ft. to the Marsden building it cost him \$250,000 to build the addition. Mr. Clark said that Cle Elum's fee schedule shows \$3.50 a square foot, but he does not know how they come up with that.

Appraiser Dana Glenn said that they previously had the building values as a warehouse, but with the addition, they updated the record and now it's shown as retail warehouse area; a showroom type area with a higher level of finish. He said the 4,800 sq ft addition was 80% complete as of July 31, 2018. Appraiser Glenn said the buildings are appraised on the Marshal and Swift cost approach, and reviewed comparable sales and the sales reports they provided. He said they don't usually ask for financial records, but that if he receives financials, he will need to use the guideline differences between tax financials and investment financials. There was discussion on rent, market rents, cap rates, vacancy rates, and expenses.

The Assessor's representative explained the income approach to value very thoroughly. The Appellant indicated that he plans to rework his figures based on this information and decide whether to pursue the matter further. Based on both the cost and income approach the Board determined that the assessed value is correct. Reta Hutchinson moved to accept the Assessor's valuation. Jessica Hutchinson seconded. Motion carried 2-0. The Board of Equalization voted 2-0 to sustain the Assessor's valuation.

Dated this 29 day of January , (year) 2019


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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