

Order of the Kittitas County

Board of Equalization

Property Owner: Downs, Alfred

Parcel Number(s): 16630

Assessment Year: 2019 Petition Number: BE-190177

Date(s) of Hearing: 1/23/2020

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>87,500</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>443,770</u>
<input type="checkbox"/> Minerals	\$	<u>          </u>
<input type="checkbox"/> Personal Property	\$	<u>          </u>
Total Value	\$	<u>531,270</u>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$	<u>87,500</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>443,770</u>
<input type="checkbox"/> Minerals	\$	<u>          </u>
<input type="checkbox"/> Personal Property	\$	<u>          </u>
Total Value	\$	<u>531,270</u>

This decision is based on our finding that:

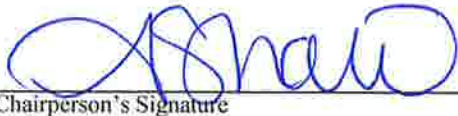
The issue before the Board is the assessed value of land/improvements.

A hearing was held on January 23rd, 2020. Those present: Vice Chair Ann Shaw, Jennifer Hoyt, Josh Cox, Clerk Taylor Crouch, and Appraiser Dana Glenn. No one present for the Appellant.

Appraiser Dana Glenn stated this property is a 3.5-acre parcel in Cle Elum. The home is 2000 sq/ft built in 2004 both quality and condition are good. Sales ratio for this market area is performing at 87%. This shows that the area is not being over-assessed. Comparable sales support the assessed value. Suggests the value be sustained.

The Board of Equalization has determined that the assessed value be sustained. The comparable properties provided by the Assessor's Office representative supported the value given to the property and improvements. The Board voted 3-0 to sustain the Assessed Value.

Dated this 30 day of January, (year) 2020



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](http://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.

Teletype (TTY) users use the Washington Relay Service by calling 711.

**Distribution:** • Assessor • Petitioner • BOE File

REV 64 0058 (5/25/2017)