

Order of the     Kittitas     County

Board of Equalization

Property Owner: Gaffney Properties LLC

Parcel Number(s): 277333

Assessment Year: 2019

Petition Number: BE-190183

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>270,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>976,070</u>
<input type="checkbox"/> Minerals	\$	<u>          </u>
<input type="checkbox"/> Personal Property	\$	<u>          </u>
Total Value	\$	<u>1,246,070</u>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$	<u>270,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>976,070</u>
<input type="checkbox"/> Minerals	\$	<u>          </u>
<input type="checkbox"/> Personal Property	\$	<u>          </u>
Total Value	\$	<u>1,246,070</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 Hoty, Josh Cox, Clerk Taylor Crouch, Appraiser Dana Glenn, and Appellant Chaz Standage.

Appellant states the Assessed Value for this parcel is \$130.96 sq./ft. Appellant used the cost approach method, came up with \$93 sq./ft. Subject property sold in 2017 for \$94.95 sq./ft. This property was built in 1928, lot of wear on this building, with single family residence. Labeled as C class building on both the funeral home and single-family residence. Used an 82% depreciation for funeral and 17% for residence. Appellant used Assessed land value. The subject sale of the property in 2017 is the main argument for this parcel.

Appraiser Dana Glenn states this parcel has a funeral home and caretaker home. The property has a subject sale form 2017 listed as well. The 2017 sale was part of a multi-site transaction. The Assessor's Office sent a letter to the Appellants asking for appraisal explanation, no response. The Assessor's Office could use the cost approach since the 2017 sale was not arm's length, was a corporate transaction. The price is less than half of other like properties and is below the cost approach method. Sale price is not necessarily market value, just fair value, cost approach is the better method of valuation.

Appellant states the subject sale provided the explanation, states the comparable sales used by the Assessor's Office are newer and better quality than the subject and are not comparable sales.

The Board of Equalization has determined that the Assessor's valuation be upheld. The petitioner did not supply comparable sales to support a change in value. The Board voted 3-0 to uphold the Assessed Value.

Dated this 27<sup>th</sup> day of February, (year) 2020

Ann Shaw

Jay Crouch

**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.

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