

**Order of the           Kittitas           County**  
**Board of Equalization**

Property Owner: Lathrop Development Co. Inc.  
Parcel Number(s): 298633  
Assessment Year: 2021 Petition Number: BE-210006  
Date(s) of Hearing: 10-7-21

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>1,125,500</u>
<input type="checkbox"/> Improvements	\$	<u>                    </u>
<input type="checkbox"/> Minerals	\$	<u>                    </u>
<input type="checkbox"/> Personal Property	\$	<u>                    </u>
Total Value	\$	<u>1,125,500</u>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$	<u>1,125,500</u>
<input type="checkbox"/> Improvements	\$	<u>                    </u>
<input type="checkbox"/> Minerals	\$	<u>                    </u>
<input type="checkbox"/> Personal Property	\$	<u>                    </u>
Total Value	\$	<u>1,125,500</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 October 7, 2021. Those present: Chair Jessica Hutchinson, Josh Cox, Jennifer Hoy, Clerk Taylor Crouch, and Appraiser Dana Glenn. The Appelant was not present.

Appraiser Dana Glenn said that this is a 45-acre parcel with frontage on Kittitas hwy and bUll road. Inside the UGA and has residential zoning. Comparable sale list of developmental land sales. Price per acre for developmental land. Preliminary plat has been approved, and the City has extended utilities down to Bull Road. There is infrastructure in place for this parcel to develop. Some sales are from a while ago and should be trended upwards to see how they would have sold in the current market. The sale of the parcel for 1,000,000 was not a true open market sale. The appraiser asked the Board to sustain, the subject is superior to the comparables, and that the value was conservative.

The Board has determined that although the subject property was sold in January 2020 for less than the Assessed Value, the transaction is not considered to be a valid market sale since the owner was involved in both sides of the sale. The Board voted 3-0 to sustain the value.

Dated this 14<sup>th</sup> day of October, (year) 2021

  
\_\_\_\_\_  
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.

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REV 64 0058 (5/25/2017)