

Order of the Kittitas County
Board of Equalization

Property Owner: STANISH, MARK & FISHER, MARGARET
Parcel Number(s): 687434
Assessment Year: 2021 Petition Number: BE-210039
Date(s) of Hearing: 9-15-21

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>62,700</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>388,800</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>451,500</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>62,700</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>342,300</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>405,000</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 September 15th, 2021. Those present: Chair Jessica Hutchinson, Vice Chair Ann Shaw, Jennifer Hoyt, Clerk Taylor Crouch, Appraiser Danny Rominger, and appellants Mark Stanish and Margaret Fisher.

Appellant Mark Stanish reviewed his exhibit, Summary table 1; the subject has no garage. The average of the 5 comparables sales presented by the appellant is \$347,000 and appellants believe that \$385,000 is the true and fair market value for their property. They compared assessed values to sale prices for the 5 comparable sales in the year sold. The ratios are all under 1.0 which shows that assessed values are not true market values. They emphasized that \$385,000 is the true and fair value of the subject property.

Appraiser Danny Rominger stated that their market area neighborhood is only at 88% of market value, 100% is the goal, under 100% means undervalued. Sunlight Waters has lots of sales, which gives a pretty accurate picture of value in the area. Model hits the % of the change in the market area.

The Board of Equalization determined that due to the fact that the best comparable in the immediate neighborhood sold for \$405,000 and the subject property does not have a garage, the Board has determined that the assessed value of the subject property is higher than the market supports. Using the sale on 861 Sunlight Drive as a benchmark, the Board voted 3-0 to reduce the improvements to \$342,300, for a total value of \$405,000 to reflect the market activity of the area.

Dated this 18th 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 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)