

Order of the Kittitas County
Board of Equalization

Property Owner: TMT Construction LLC
Parcel Number(s): 19719
Assessment Year: 2022 Petition Number: BE-220216
Date(s) of Hearing: 12/14/2022

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>372,800</u> |
| <input checked="" type="checkbox"/> Improvements | \$ | <u>1,419,990</u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u>1,792,790</u> |

BOE True and Fair Value Determination

| | | |
|--|----|-----------------------------|
| <input checked="" type="checkbox"/> Land | \$ | <u>86,250</u> |
| <input checked="" type="checkbox"/> Improvements | \$ | <u>1,419,990</u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u>1,792,790</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 14, 2022. Those present: Ann Shaw, Jessica Hutchinson, Clerk Emily Smith, Appraiser Kyle Norton, and Appellant Representative Dante Lee Montoya.

The appellant stated that the home is completed construction of higher end home, and they would like a lower value to give them time to keep the house in pristine condition and market it until the current market improves High-end real estate has dropped in the area.

Jessica Hutchinson asked if it is currently listed Yes, he thinks it is listed for \$1,350,000. The appraiser stated that it is listed at a price of \$2,795,000.

The appraiser stated that he visited the new construction and was there with the realtor. The permits were closed, and the full value was applied. The subject is a 4 bed 5 bath home, 4.5 quality, located in Suncadia, excellent condition. Located on the golf course. Exhibit 2 is golf frontage sales. The subject is valued at a price of \$471 price per foot. Average golf frontage comparables are \$605 to \$724 price per square foot, average. Comparable 8 on 2022 sales is the same builder, same size lot, same year build as the subject, it sold for \$671/ square foot at the beginning of 2022. The listing price is average for what the 2022 price per square foot is.

The board has determined that the assessor's valuation is upheld. The property was currently listed for sale on the valuation date for well over the assessed value. The board voted 2-0.

Dated this 16 day of December, (year) 2022


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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