

**KITTITAS COUNTY
BOARD OF EQUALIZATION**
411 N Ruby St, Ste 2, Ellensburg, WA 98926
(509) 962-7506

ORDER OF THE KITTITAS COUNTY BOARD OF EQUALIZATION

Property Owner(s): Hancock Family Living Trust, Don & Jane Hancock

Mailing Address: 51 Blackberry Ct
 Ellensburg, WA 98926

Tax Parcel No(s): 19948

Assessment Year: 2024 (Taxes Payable in 2025)

Petition Number: BE-240016

Having considered the evidence presented by the parties in this appeal, the Board hereby:
Sustained
the determination of the Assessor.

Assessor's Determination

Assessor's Land: \$402,500
Assessor's Improvement: \$1,323,460
TOTAL: \$1,725,960

Board of Equalization (BOE) Determination

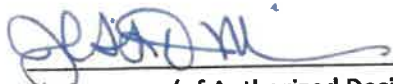
BOE Land: \$402,500
BOE Improvement: \$1,323,460
TOTAL: \$1,725,960

Those in attendance at the hearing and findings:

See attached Recommendation and Proposed Decision of the Hearing Examiner.

Hearing Held On : October 22, 2024
Decision Entered On: November 6, 2024
Hearing Examiner: Jessica Hutchinson

Date Mailed: 11/26/24


Chairperson (of Authorized Designee)


Clerk of the Board of Equalization

NOTICE OF APPEAL

This order can be appealed to the State Board of Tax Appeals by filing a Notice of Appeal with them at PO Box 40915, Olympia, WA 98504-0915, within THIRTY days of the date of mailing on this Order (RCW 84.08.130). The Notice of Appeal form is available from the Washington State Board of Tax Appeals or the Kittitas County Board of Equalization Clerk.

KITTITAS COUNTY BOARD OF EQUALIZATION- PROPOSED RECOMMENDATION

Appellants: The Hancock Family Living Trust
Petition: BE-240016
Parcel: 19948
Address: 51 Blackberry Court

Hearing: October 22, 2024 9:41 A.M.

Present at hearing:
Anthony Clayton, Appraiser
Jessica Miller, Clerk

Documents in evidence:
Taxpayer Petition, Filed June 25, 2024
Assessor's Answer, Filed August 22, 2024

Testimony given:
Anthony Clayton

Assessor's determination:
Land: \$402,500
Improvements: \$1,323,460
Total: \$1,725,960

Taxpayer's estimate:
Land: \$370,000
Improvements: \$1,231,500
Total: \$1,601,500

SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:

The subject property is a 3154 square foot single family residence located in Suncadia with golf frontage.

The appellants were not present at the time of the hearing. In their petition, they stated that they purchased the property in May 2024 for \$1,601,500 after many months on the market and several price reductions. They believe the sale of the home is a more accurate indicator of value than a general market trend.

Mr. Clayton provided two tables of comparable sales in Suncadia—one with improved sales and one with land only sales. The subject property is valued at \$547 per square foot with improvements and \$420 without improvements. Mr. Clayton stated that the comparable sales are valued at an average of \$628 with improvement and \$498 without improvements, suggesting that the subject property could be valued much higher. He acknowledged the sale of the subject property, but pointed out that the sale

happened 5 months after the Assessment date of January 1, 2024. The sale will be taken into account in the next Assessment cycle.

CONCLUSIONS OF LAW:

“Upon review by any court, or appellate body, of a determination of the valuation of property for purposes of taxation, it shall be presumed that the determination of the public official charged with the duty of establishing such value is correct, but this presumption shall not be a defense against any correction indicated by clear, cogent and convincing evidence.” RCW 81.40.0301

In other words, the assessor’s determination of property value shall be presumed correct. The petitioner can overcome this presumption that the assessor’s value is correct only by presenting clear, cogent and convincing evidence otherwise.

“All real property in this state subject to taxation shall be listed and assessed every year, with reference to its value on the first day of January of the year in which it is assessed...”
RCW 84.40.020

“The true and fair value of real property for taxation purposes...must be based upon the following criteria:

- (a) Any sales of the property being appraised or similar properties with respect to sales made within the past five years...
- (b) In addition to sales as defined in subsection (3)(a) of this section, consideration may be given to cost, cost less depreciation, reconstruction cost less depreciation, or capitalization of income that would be derived from prudent use of the property, as limited by law or ordinance...”

RCW 84.40.030(3)

“(1) In making its decision with respect to the value of property, the board shall use the criteria set forth in RCW 84.40.030.

(2) Parties may submit and boards may consider any sales of the subject property or similar properties which occurred prior to the hearing date so long as the requirements of RCW 84.40.030, 84.48.150, and WAC 458-14-066 are complied with. Only sales made within five years of the date of the petition shall be considered.

(3) Any sale of property prior to or after January 1st of the year of revaluation shall be adjusted to its value as of January 1 of the year of evaluation, reflecting market activity and using generally accepted appraisal methods...

(4) More weight shall be given to similar sales occurring closest to the assessment date which require the fewest adjustments for characteristics.”

WAC 458-14-087

RECOMMENDATION:

The Hearing Examiner has determined that the appellant has not met the burden of proof to overturn the Assessed Value of the property with clear, cogent, and convincing evidence.

One sale does not a market make. The comparables sales used by the Assessor's Office demonstrate that their Assessed Value is accurate according to the market previous to January 1, 2024.

Every finding of fact this is a conclusion of law shall be deemed as such. Every conclusion of law that contains a finding of fact shall be deemed as a finding of fact.

PROPOSED DECISION:

The Examiner proposes that the Kittitas County Board of Equalization uphold the assessed value.

DATED 11/16/24



Jessica Hutchinson, Hearing Examiner