

**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): Stan Blazynski

Mailing Address: 1811 E 3rd Ave
Ellensburg, WA 98926

Tax Parcel No(s): 231933

Assessment Year: 2024 (Taxes Payable in 2025)

Petition Number: BE-240038

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: \$153,720
Assessor's Improvement: \$216,770
TOTAL: \$370,490

Board of Equalization (BOE) Determination

BOE Land: \$153,720
BOE Improvement: \$216,770
TOTAL: \$370,490

Those in attendance at the hearing and findings:

See attached Recommendation and Proposed Decision of the Hearing Examiner

Hearing Held On : September 26, 2024

Decision Entered On:

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: Stan Blazynski

Petition: BE-240038

Parcel: 231933

Address: 1811 E 3rd Ave

Hearing: September 26, 2024 11:40 A.M.

Present at hearing:

Stan Blazynski, Petitioner

Dana Glenn, Appraiser

Jessica Miller, Clerk

Documents in evidence:

Taxpayer Petition, Filed July 1, 2024

Assessor's Answer, Filed August 26, 2024

Taxpayer Supplemental, Filed August 28, 2024

Testimony given:

Stan Blazynski

Dana Glenn

Assessor's determination:

Land: \$153,720

Improvements: \$216,770

Total: \$370,490

Taxpayer's estimate:

Land: \$50,000

Improvements: \$104,405

Total: \$138,965

SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:

The subject property is a single family residence located near the Grasslands neighborhood in Ellensburg.

Mr. Blazynski stated that he requested information about his appraisal from the Assessor's Office but never received it. He does not consider the Assessor's Response packet to be adequate information. He stated he has requested a site visit to his property five times and estimates there is about \$33,000 of work that needs to be finished on the home. He also stated that the Assessor's appraisal method is not valid and that none of the sales are comparable to the subject property.

Mr. Glen provided a sales study for the City of Ellensburg as well as a property review sheet that shows the inspection history of the home. He stated that the Assessor's Response packet shows the effectiveness of the sales study for the area, with a 90.8% assessment ratio. He also noted that the Assessor's Office has the home listed as 95% complete to account for the additional work that needs to be done, and that there is an adjustment to the land for the odd shape of the parcel.

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.


The Assessor's Office has made sufficient adjustments to the value to account for the challenges facing the property. Absent evidence in the form of comparable sales, the Hearing Examiner recommends sustaining the value.

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