

**KITTITAS COUNTY  
BOARD OF EQUALIZATION**

411 N Ruby St, Ste 2, Ellensburg, WA 98926  
(509) 962-7506

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***ORDER OF THE KITTITAS COUNTY BOARD OF EQUALIZATION***

Property Owner(s): Jonathan Staley

Mailing Address: PO BOX 745  
Easton, WA 98925

Tax Parcel No(s): 406635

Assessment Year: 2024 (Taxes Payable in 2025)

Petition Number: BE-240048

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

**Assessor's Determination**

Assessor's Land: \$317,350  
Assessor's Improvement: \$484,510  
TOTAL: \$801,860

**Board of Equalization (BOE) Determination**

BOE Land: \$317,350  
BOE Improvement: \$454,650  
TOTAL: \$772,000

**Those in attendance at the hearing and findings:**

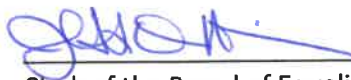
See attached Recommendation and Proposed Decision of the Hearing Examiner.

Hearing Held On : February 6, 2025  
Decision Entered On: March 27, 2025  
Hearing Examiner: Ann Shaw

Date Mailed: 3/31/25



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: Jonathan Staley  
Petition: BE-240048  
Parcel: 406635  
Address: 3630 Kachess Lake Rd

Hearing: February 6, 2025 10:46 A.M.

Present at hearing:  
Jonathan Staley, Petitioner  
Erin Minton, Petitioner  
Dana Glenn, Appraiser  
Jessica Miller, Clerk

Documents in evidence:  
Taxpayer Petition, Filed June 17 , 2024  
Assessor's Answer, Filed August 13, 2024

Testimony given:  
Jonathan Staley, Erin Minton, and Dana Glenn

Assessor's determination:  
Land: \$317,350  
Improvements: \$484,510  
Total: \$801,860

Taxpayer's estimate:  
Land: \$275,000  
Improvements: \$323,703.40  
Total: \$598,703.40

**SUMMATION OF EVIDENCE PRESENTED AND FINDING OF FACT:**

The subject property is a 1215 Square Foot Home with a shop and a second story on the shop. A carport and machine shed were added but are not yet included in the value. The land value is at \$317,350. Improvement value is \$484,510. Comparables in the area were hard to find and therefore the area the assessors office used was widened to a larger territory.

The petitioner included 2 appraisals. One came in at \$772,00 (2023) and the other \$715,000 (2024). The same comparable sales were used in the appraisals as were in the assessor's value.

**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 1<sup>st</sup> 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 met the burden of proof to overturn the Assessed Value of the property with clear, cogent, and convincing evidence.

The appraisals include sales to support the reduction in 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 adjust the improvement value to \$454,650 and sustain the land value at \$317,350 for a total assessed value of \$772,000.

DATED 3/27/25

  
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Ann Shaw, Hearing Examiner