

SKAGIT COUNTY BOARD OF EQUALIZATION ORDER
ASSESSMENT YEAR 2024 – TAX YEAR 2025

Michael Haith
4811 Schooner Drive
Anacortes, WA 98221

PETITIONER: Michael Haith
PETITION NO: 24-093
PARCEL NO: P131410

| | <u>ASSESSOR'S VALUE</u> | | <u>BOE VALUE DETERMINATION</u> |
|--------------|-------------------------|--|--------------------------------|
| LAND | \$ 303,900 | | \$ 303,900 |
| IMPROVEMENTS | \$ 677,500 | | \$ 677,500 |
| TOTAL | \$ 981,400 | | \$ 981,400 |

The petitioner was present at the January 16, 2025, hearing.

This property is described as a residential home situated on .11 acres located at 4811 Schooner Drive, Anacortes, Skagit County, Washington. The appellant cites, of the 7 comparable, the average price per square foot is \$453, high is \$573 per square foot, low is \$297. The new assessment per square foot is \$551. Which is higher than all, but one of the comparable. A more reasonable per square foot is \$496 which would equal \$882,000. I have the most expensive land value in the area and other properties do not have a utility farm in their front yard.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, provided a response to the appeal, noting that the assessor's market evidence provided support for the current assessment. The Assessor requests the board sustain the current evaluation.


BOE members present were Rich Holtrop, Angie Bossarte, and Betta Spinelli.

The burden of proof is on the petitioner to provide clear, cogent, and convincing evidence to support the appeal. In this case, the petitioner did not submit sufficient evidence to support a reduction. The price per square feet is not the only variable considered in the valuation of real property, as noted in the assessors' supporting data. Therefore, the Board finds that the petitioner has failed to overcome the evidentiary standard necessary to overrule the assessor.

Upon motion duly made and seconded, the Board unanimously upholds the Assessor.


Skagit County Board of Equalization

Dated:



Rich Holtrop, Chair

Mailed:



Crystal Carter, Clerk of the Board

NOTICE: This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at P.O. Box 40915, Olympia, Washington 98504-0915, within thirty days of the date of mailing this order. The notice of appeal form is available from the Skagit County Assessor, the Skagit County Board of Equalization Office, or the State Board of Tax Appeals and online at: bta.state.wa.us