

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

Keith Beeman
4417 Schooner Drive
Anacortes , WA 98221

PETITIONER: Keith Beeman
PETITION NO: 24-177
PARCEL NO: P131002

	<u>ASSESSOR'S VALUE</u>		<u>BOE VALUE DETERMINATION</u>
LAND	\$ 290,400		\$ 290,400
IMPROVEMENTS	\$ 725,900		\$ 725,900
TOTAL	\$ 1,016,300		\$ 1,016,300

The petitioner was not present at the January 23, 2025, hearing.

This property is described as a residential home situated on .15 acres located at 4417 Schooner Drive, Anacortes, Skagit County, Washington. The appellant cites, Multiple online real estate sites, including Zillow and Redfin, estimate the value of our house at \$975,000. Homes.com estimates a range of \$945k-995k. Zillow estimates a range of \$917k-\$1.04m.

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. Online automated estimating tools such as Zillow may or may not be reliable indicators of value, however the assessed value is within the range cited by the appellant. In addition, the submitted comparable sales were not considered to be as similar as those presented by the Assessor. 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