

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

February 14, 2025

Faith & Tyler McKeen
3515 Marion Way
Anacortes, WA 98221

PETITIONER: Faith & Tyler McKeen
PETITION NO: 24-023
PARCEL NO: P120988

	<u>ASSESSOR'S VALUE</u>		<u>BOE VALUE DETERMINATION</u>
LAND	\$ 240,000		\$ 240,000
IMPROVEMENTS	\$ 808,900		\$ 808,900
TOTAL	\$ 1,048,900		\$ 1,048,900

The petitioner was not present at the February 6, 2025, hearing.

This property is described as a residential home situated on .22 acres located at 3515 Marion Way, Anacortes, Skagit County, Washington. The appellant cites, the assessors' value is drastically higher than Redfin and Zillow Estimates. It is not in line with recent sales of comparable homes. We have not made any improvements since our 2024 assessed value. An increase in value of \$179,200 is not an accurate reflection of the real estate market over the past year.

The Assessor, represented by Deputy Assessor 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.

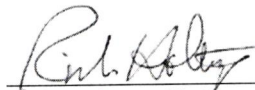
BOE members present were Rich Holtrop, Angie Bossarte, and Betta Spinelli.

The burden of proof is on the petitioner to provide clear, cogent, and convincing evidence to support the appeal. The petitioner provided four comparable sales, three of which were reported to be estate sales in the Assessor's testimony. The fourth sale was utilized by the Assessor, together with five other sales which bracket the subject property assessment, providing support for the current valuation. Redfin and Zillow estimates may or may not be accurate and therefore are not considered as acceptable evidence. In this case, the petitioner did not submit sufficient evidence to support a reduction. 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