

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

February 24, 2025

Krishnaswamy Babu
11210 Whistle Lake Road
Anacortes, WA 98221

PETITIONER: Krishnaswamy Babu
PETITION NO: 24-026
PARCEL NO: P33371

	<u>ASSESSOR'S VALUE</u>		<u>BOE VALUE DETERMINATION</u>
LAND	\$ 277,200	\$	277,200
IMPROVEMENTS	\$ 1,090,100	\$	1,090,100
TOTAL	\$ 1,367,300	\$	1,367,300

The petitioner was not present at the February 13, 2025, hearing.

This property is described as a residential home situated on 2.38 acres located at 11198 Whistle Lake Road, Anacortes Skagit County, Washington. The appellant cites, I believe the assessor's value does not reflect the true and fair market value for this property. The assessment is a whopping 46% increase from the prior year and would not garner this price if I were to sell this property today. I did a comparable sales search on the assessor site going back 5 years and have attached the results. The most recent sales of the closest matched properties are below: 1. 15606 Beaver Marsh Road sold on 7/28/23 for \$850,000 and its 2024 assessed value is \$817,400, up 4% from prior year 2. 14293 Rosario Rd sold on 4/24/24 for \$1,272,000 and its 2024 assessed value is \$1,102,800, up 3.5% from prior year. This property also has an onsite water feature, and a 3-car garage compared to a 2 car garage on my property. I am also attaching three market reports, one from redfin, one from rocket homes and finally from the Mt Vernon Chamber of Commerce, all showing home prices in Anacortes have gone down over the last year compared to other cities and the county on average

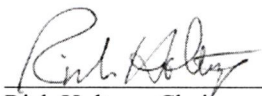
The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, provided a response to the appeal, noting that the assessor's market evidence provided support for the current assessment. The Assessor requests the board sustain the current evaluation.

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. The petitioner submitted several sales as evidence, however all but one sale was located outside the Anacortes market area. Also submitted as evidence, general market data for Skagit County and Anacortes published by Redfin, Rocket Mortgage, and the Mount Vernon Chamber of Commerce. These sources do not include specific market evidence to support a value estimate for the subject property. The Assessor utilized eight comparable sales, including one sale provided by the appellant, and the most recent sale of the subject property, \$1,140,000 on 11/03/2021. Together, with the remaining six sales, they provide adequate support for the assessed value. 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