

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

March 4, 2025

Bielitz Family Trust  
George Bielitz  
11586 Coronado Drive  
Anacortes, WA 98221

PETITIONER: George Bielitz  
PETITION NO: 24-003  
PARCEL NO: P83441

	<u>ASSESSOR'S VALUE</u>		<u>BOE VALUE DETERMINATION</u>
LAND	\$ 288,300	\$	288,300
IMPROVEMENTS	\$ 773,000	\$	773,000
TOTAL	\$ 1,061,300	\$	1,061,300

The petitioner was present at the February 20, 2025, hearing.

This property is described as a residential home situated on .46 acres located at 11586 Coronado Drive, Anacortes Skagit County, Washington. The appellant cites, I have a single-story home, the assessor's comparable sales were two homes with finished basements. My home is thirty plus years old, and I live on a hillside. My driveway needs replaced and I have spent over \$100,000 trying to get my house level again. My house is not the fancy house on the block.

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 provided comparable sales; however, they have older sales dates and do not reflect the current market. 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 upholds the Assessor two to one.

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](http://bta.state.wa.us)