

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

March 4, 2025

Kevin Guthrie
4 214th Avenue NE
Sammamish, WA 98074

PETITIONER: Kevin Guthrie
PETITION NO: 24-208
PARCEL NO: P61827

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 1,149,600	\$ 1,149,600
IMPROVEMENTS	\$ 758,400	\$ 758,400
TOTAL	\$ 1,908,000	\$ 1,908,000

The petitioner was not present at the February 20, 2025, hearing.

This property is described as a residential home situated on .63 acres located at 4533 Anaco Beach Road, Anacortes Skagit County, Washington. The appellant cites, I believe that the 2024 assessed value is too high. I also believe that the assessed value for 2023 was also overstated. Therefore, a 7.6% increase in assessed taxes is not fair value. Please see included 10/22/2024 realtor.com and Redfin estimate market values.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb did not provide a response due to the lack of evidence.

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. Online value estimates are often inaccurate because they do not include a physical inspection. They rely on automated algorithms that cannot account for unique property details such as quality, condition, renovations, specific neighborhood nuances, or other aspects of a home's value. 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