

SKAGIT COUNTY BOARD OF EQUALIZATION ORDER  
ASSESSMENT YEAR 2023 – TAX YEAR 2024

March 12, 2025

Robert Rohrich  
7521 229<sup>th</sup> Street SE  
Woodinville, WA 98072

PETITIONER: Robert Rohrich  
PETITION NO: 24-189  
PARCEL NO: P69265

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 931,100	\$ 931,100
IMPROVEMENTS	\$ 430,300	\$ 318,900
TOTAL	\$ 1,361,400	\$ 1,250,000

The petitioner was present at the February 27, 2025, hearing.

This property is described as a residential home situated on .14 acres located at 13219 Satterlee Road, Anacortes, Skagit County, Washington. The appellant cites My property, per your records, is a 1980 constructed home with 1,318 square feet with 2 bedrooms and 2 bathrooms along with a 2-car garage on a 6,098 square foot lot with a water view. My property owns NO beach frontage, the parcels of beach frontage behind my property are owned by two different owners. I will include superior homes that have sold for less than the assessed value on my home and clearly show my home is not worth the current assessed value. The home located at 13590 Slice Street #P69279 sold on 02/20/2024 for \$1,250,000 and per the listing and photos as well as myself walking through the home, has been remodeled and in far superior condition to my home. It is a similar size with 964 square feet as well another 216 square foot ADU with a similar bedroom count of 2 and bathroom count of 2. However, not only is it superior in condition and location "not" on a busy street, but it also has a superior double lot with over 12,197 total square feet with a very large, detached garage/shop/DADU. If the proper adjustments for location, view, condition, quality, lot size as well as the larger detached garage/shop/are made. My value would be down at 900,000 or lower. The home located at 15021 Gibraltar Road #P68482 sold on 08/30/2024 for \$691,000 and has around 1,104 square feet with 2 bedrooms and 2 bathrooms along with a 2-car detached garage and a larger 19,602 square foot lot. I will include the parcel map showing this home, like mine, does not OWN any beach front. This home is inferior to mine. But, again, with the adjustment made for lot size, view, condition and so on would support a value around 900,000. 12614 Whitecap Lane #P68247 sold for \$940,000. larger in size, larger in view, superior view. I can provide many more sales. Attached are parcel maps show I do not own land going INTO the water like some homes.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, proposed a stipulation to reduce the value to \$1,250,000 which the appellant declined.


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

The petitioner provided evidence and oral testimony about the quality of the property to support the reduction of value. The Board finds that the petitioner has provided ample documentation to overcome the standard necessary to overrule the assessor's original valuation.

Upon motion duly made and seconded, the Board overrules the Assessor and assigns a new assessed value of \$1,250,000.

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)**