

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

March 24, 2025

Victor & Linda Benson
19357 Kanako Lane
Mount Vernon, WA 98274

PETITIONER: Victor & Linda Benson
PETITION NO: 24-019
PARCEL NO: P16592

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 378,800	\$ 378,800
IMPROVEMENTS	\$ 847,600	\$ 847,600
TOTAL	\$ 1,226,400	\$ 1,226,400

The petitioner was present at the March 13, 2025, hearing.

This property is described as a residential home situated on 1 acres located at 19357 Kanako Lane, Mount Vernon, Skagit County, Washington. The appellant cites, there is a 25% increase from last year. Our house is 45 years old and we are being compared to a brand new home. We are getting taxed out of our home. We bought the home for \$100,000 and now it is over a million dollars. We have a bed and breakfast since 1996. We don't have customers currently. One of the comparable sales is from Benson Ridge. We don't have a driveway; our driveway is gravel. We are also on a well and it provides two gallons a minute. That is not comparable to a Benson Ridge home.

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.

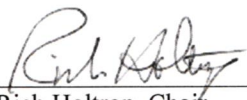
BOE members present were Rich Holtrop, Angie Bossarte, and Betta Spinelli.

The burden of proof is on the petitioner to provide clear, cogent, and convincing evidence to support the appeal. 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