

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

April 3, 2025

Julie Harris  
1219 E Hickox Road  
Mount Vernon, WA 98274

PETITIONER: Julie Harris  
PETITION NO: 24-216  
PARCEL NO: P96176

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 223,600	\$ 223,600
IMPROVEMENTS	\$ 340,700	\$ 210,700
TOTAL	\$ 399,800	\$ 399,800

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

This property is described as a residential home situated on .2 acres and located at 700 W Blackburn Road, Mount Vernon, Skagit County, Washington. The appellant cites, property values decreasing. No improvements, no garage.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, provided a response 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. Two of the appellant's comparable sales were utilized in the assessor's response, while the other two were not considered to be more similar than the assessor's additional comparable sales due to one having sold more than two years prior to the assessment date and the other not being a closed sale. 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](http://bta.state.wa.us)