

**Order of the Grant County
Board of Equalization**

Property Owner: Quincy Valley Fruit LLC, Kent Karstetter
 Parcel Number(s): 040525012
 Assessment Year: 2015 Petition Number: 2015-84

Having considered the evidence presented by the parties in this appeal, the Board hereby:

sustains overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>878,825</u>
<input type="checkbox"/> Improvements	\$	<u>4,961,150</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>5,839,975</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>625,085</u>
<input type="checkbox"/> Improvements	\$	<u>3,720,860</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>4,345,945</u>

This decision is based on our finding from:

Washington State law which directs that the true and fair market value of property shall be based upon sales of the subject property, or sales of comparable properties, made within the past five years, cost, cost less depreciation, reconstruction cost less depreciation, or capitalization of income. "True and fair" value is market value; that is, the price to be paid by a willing buyer to a willing seller.

Washington State law further stipulates that the assessment determined by the County Assessor is presumed to be correct and can only be overcome by presentation of clear, cogent and convincing evidence that the value is incorrect.

The issue before the Board is the January 1, 2015, true and fair market value. A hearing was held on February 12, 2016 and continued on February 25, 2016 before the Board of Equalization. The appellant, Kent Karstetter was in attendance at the February 12, 2016 hearing, but was not present at the February 25, 2016 hearing. The Assessor's Office was represented by Melissa Hortiz, Chief Appraiser at both hearings.

The Assessor valued the property at \$5,839,975 for the 2015 assessment year. The owners appealed, asserting a value of \$4,500,000.

The subject property is located at 555 F Street SW in Quincy, Washington. The subject is a controlled atmosphere structure with a total of 100,700 sf. There is also a 512 sf relocatable office and a 1200 sf farm implement building on site.

The appellant submitted confidential information regarding the last sales and the pricing. The sales are based off the agreement of the group. Mr. Karstetter feels the current value is based on new construction type of sales. Mr. Karstetter stated that part of the roof needs to be replaced and the facility is older with wood interior walls. Other buildings of this type have concrete interior walls. He also stated the age of this building is older than others and has been added onto multiple times. Mr. Karstetter also feels that the land size is less than the Assessor's Office states. He believes it to be 16.14 acres.

The assessor representative submitted information to the board and the appellant. This information included aerial map of the subject neighborhood, 4 improved sales and 11 vacant land sales.

Ms. Hortiz agrees that an adjustment should be made to the improvement value of -25% because of functional obsolesce. After further discussion, it was decided that the hearing should be continued to a later date so the land size can be verified with the Assessor's Office Segregation Deputy.

The hearing was continued to February 25, 2016 with the board and Melissa Hortiz in attendance. Ms. Hortiz drafted an addendum received by the Board of Equalization on February 16, 2016 and was email to Mr. Karstetter on the same date. This addendum stated the new land size of 13.6 acres according to the segregation deputy in the office and stated a new recommended total value of \$4,345,945 this includes the previously mentioned -25% for functional obsolesce of the improvement.

The Board agrees with the recommendation made by the assessor's representative to lower the value to \$4,345,945 due to change in acreage size and functional obsolesce of the improvement.

Dated this 9th day of March, (year) 2016

Alex Fambler
Chairperson's Signature

Neil Hammond
Clerk's Signature

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at bta.state.wa.us/appeal/forms.htm within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

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