

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

March 13, 2025

Tax Advisors, PLLC
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

PETITIONER: Gregory Damico/Beau Walsh
PETITION NO: 24-341
PARCEL NO: P31948

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 2,129,600	\$ 2,129,600
IMPROVEMENTS	\$ 2,322,500	\$ 2,322,500
TOTAL	\$ 4,452,100	\$ 4,452,100

The petitioner's representative was present at the March 4, 2025, hearing.

This property is described as a commercial property situated on 2.04 acres located at 1111 32nd Street, Anacortes, Skagit County, Washington. The appellant cites, this is a senior living facility built in 1985. The income approach needs to be the dominant approach due to obsolescence from Covid. 35 and 50 years of age the valuation using cost approach becomes highly subjected. This property is significantly older. Post Covid inflation impacts the operations of the property. There is a dramatic decrease in property performance. We don't see many of these properties selling.

The Assessor, represented by Deputy Assessor Andrew Corcoran, provided a response to the appeal, noting that the assessor's market evidence provided support for the current assessment. In testimony, he stated that the subject property has undergone expansion and regular updating, and therefore, its condition does not reflect the actual chronological age. 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.

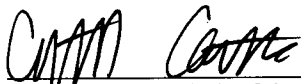
Skagit County Board of Equalization

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