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

March 18, 2025

Edward Castleberry
20566 Benson Ridge Lane
Mount Vernon, WA 98274

PETITIONER: Edward Castleberry
PETITION NO: 24-124
PARCEL NO: P130335

	ASSESSOR'S VALUE		BOE VALUE DETERMINATION	
LAND	$	284,800	$	284,800
IMPROVEMENTS	$	1,484,300	$	1,315,200
TOTAL	$	1,769,100	$	1,600,000

The petitioner was present at the March 6, 2025, hearing.

This property is described as a residential home situated on 1 acre located at 20566 Benson Ridge Lane, Mount Vernon, Skagit County, Washington. The appellant cites, the property has functional obsolescence. There is an easement to get up the hill and my driveway is too steep. 75% of the property has a steep topography. It will cost me $120,000 at the low end to fix my driveway issues. You cannot get up the hill to the garage unless you drive a large truck. In oral testimony, the petitioner gave a revised estimate of $1,400,000

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, proposed a lower assessed value of $1,650,000 based on comparable sales.

BOE members present were Rich Holtrop, Angie Bossarte, and Betta Spinelli.
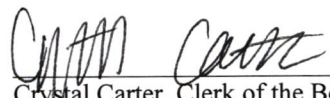
The Assessor's proposed value change removes the presumption of correctness and results in a preponderance of the evidence. Considering the comparable sales data, pictorial evidence, and testimony by both parties, and upon motion duly made and seconded, the Board finds to overrule the original assessment and assign the new value of $1,600,000.

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