

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

April 9, 2025

Timothy Ferrell
18615 W Big Lake Blvd.
Mount Vernon, WA 98274

PETITIONER: Timothy Ferrell
PETITION NO: 24-220
PARCEL NO: P83271

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 536,500	\$ 536,500
IMPROVEMENTS	\$ 1,093,500	\$ 1,043,500
TOTAL	\$ 1,630,000	\$ 1,580,000

The petitioner was not present at the April 1, 2025, hearing.

This property is described as a residential home situated on .47 acres located at 18615 W Big Lake Blvd, Mount Vernon, Skagit County, Washington. The appellant cites, overvalued compared to adjacent properties of recent sales. Structure requires \$35K plywood and roof due to mold and rot.

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. They asked the Board to sustain the current valuation.

BOE members present were Rich Holtrop, Betta Spinelli and John Rantschler.

The burden of proof is on the petitioner to provide clear, cogent, and convincing evidence to support the appeal. The petitioner provided bids for cost to cure items to support the reduction of value. Therefore, the Board finds that the petitioner has provided ample documentation to overcome the standard necessary to overrule the assessor.

Upon motion duly made and seconded, the Board overrules the Assessor and assigns a new assessed value of \$1,580,000.

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