

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

April 9, 2025

Jeannie Englund
17298 Lake View Blvd.
Mount Vernon, WA 98274

PETITIONER: Jeannie Englund
PETITION NO: 24-306
PARCEL NO: P64460

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 610,500	\$ 610,500
IMPROVEMENTS	\$ 1,109,300	\$ 1,109,300
TOTAL	\$ 1,719,800	\$ 1,719,800

The petitioner was present at the April 1, 2025, hearing.

This property is described as a residential home situation on .73 acres located at 17298 Lake View Boulevard, Mount Vernon, Skagit County, Washington. The appellant cites, there are not a lot of properties for sale on Big Lake. It is challenging to find comparable sales. The assessor used Anacortes for comparable sales and that area is very different from Big Lake. I looked at two different criteria when I was finding comparable sales. Similar sized lots and similar sized homes. I used 12 homes on my street and around the lake. The average is \$943,808 building value, my property building value is \$1,109,300. The average land value is \$443,966 and my property is valued at \$610,500. My house is the oldest on my street. The foundation is from 1909. The house was burned down in the 1930s and rebuilt then. Ground water runs into my basement. Big Lake has a rising water level due to the drainage. The lake is covered in green algae and the quality of the lake isn't great. I am requesting a reduction to \$1.38 million.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb provided oral testimony in response to the petition and stated that no market evidence was submitted by the appellant. The Assessor requests the board sustain the current valuation.

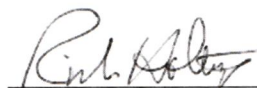
BOE members present were Rich Holtrop, Betta Spinelli, and John Rantschler.

The burden of proof is on the petitioner to provide clear, cogent, and convincing evidence to support the appeal. The petitioner compared assessments and not market sales. 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