

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

April 30, 2025

Damien Fabre & Amber Robinson
20996 Prairie Road
Sedro Woolley, WA 98284

PETITIONER: Damien Fabre & Amber Robinson
PETITION NO: 24-186
PARCEL NO: P50173

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 216,700	\$ 216,700
IMPROVEMENTS	\$ 580,200	\$ 580,200
TOTAL	\$ 796,900	\$ 796,900

The petitioner was not present at the April 24, 2025, hearing.

This property is described as a residential property on 1.25 acres located at 28601 South Skagit Highway, Sedro Woolley, Skagit County, Washington. The appellant cites, we were the only interested buyers in 2022. The property (corner of garage) is nearly on an easement. There is not land to build a shop because of the river and huge slope. Houses (parcel 50142) sold for more in 2018 and is appraised higher on Zillow, but pay less in taxes. The house is VERY close to a busy road (noise pollution). Also, the lower level of property is in the flood plain equaling flood insurance.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, provided an oral testimony noting that the subject property sold in September of 2022 for \$742,000 and the other sale provided occurred in 2018. They request that the Board sustain the current valuation.

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