

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

April 28, 2025

Edward Vance & Marne Cohen-Vance  
20200 Cook Road  
Burlington, WA 98233

PETITIONER: Edward Vance & Marne Cohen-Vance  
PETITION NO: 24-250  
PARCEL NO: P37018

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 218,900	\$ 218,900
IMPROVEMENTS	\$ 690,900	\$ 690,900
TOTAL	\$ 909,800	\$ 909,800

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

This property is described as a residential property situated on .68 acres located at 20200 Cook Road, Burlington, Skagit County, Washington. The appellant cites, comparable property sale at 5432 Chuckanut Drive, P48580 is not comparable in style or location. Skagit County traffic survey shows 17,000 Vehicle trips per day passing my house on Cook Road. High Volume traffic needs to be considered in 20200 Cook Road true and fair market valuation.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, did not provide a response due to the lack of evidence.

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. The Skagit County Assessor's website comments for this property indicate that the valuation has been adjusted for traffic. 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](http://bta.state.wa.us)