

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

May 7, 2025

William & Wendy Self  
34333 Hamilton Cemetery Road  
Sedro Woolley, WA 98284

PETITIONER: William & Wendy Self  
PETITION NO: 24-036  
PARCEL NO: P67276

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 158,800	\$ 158,800
IMPROVEMENTS	\$ 456,200	\$ 456,200
TOTAL	\$ 615,000	\$ 615,000

The petitioner was not present at the April 29, 2025, hearing.

This property is described as a residential property on 2.1 acres located at 34333 Hamilton Cemetery Road, Sedro Woolley, Skagit County, Washington. The appellant cites, Indian Cemetery is right next door and all their traffic, logging traffic at all ours, especially in the morning. Drug traffic on Medford Road. Cowboy Campsite Traffic. Too many non-working vehicles next door at P67277 Robinette Wood, Ryan Buchanan, her son, is still in jail but when he is out, he lives in her building behind the house, so we end up dealing with all foot, vehicle traffic due to his selling drugs or dismembering vehicles to get parts for money and leaving the rest to rust. Wildlife takes apart cloth and stuffing vehicle chairs, this ends up on our lawn and field. We had to put up a wooden fence between us to keep people from going across our back field. They have a guy living in a small trailer between us. Janicki's construction noise 24/7. Fans and equipment running. Our soil is bed rock so we can't use it for agriculture needs.

The Assessor, represented by Deputy Assessor Brian Herring and Doug Webb, provided an oral testimony noting that this property receives an \$86,000 improvement reduction and \$20,000 reduction for the location. The Assessor requests the board sustain the current valuation.

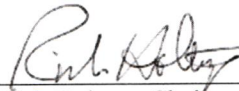
BOE members present were Rich Holtrop, Angie Bossarte, and Betta Spinelli.

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 provide documentary market evidence to support additional reductions. 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)

