

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

May 12, 2025

Robert Lawson IV
5701 Campbell Lake Road
Anacortes, WA 98221

PETITIONER: Robert Lawson IV
PETITION NO: 24-358
PARCEL NO: P19227

	<u>ASSESSOR'S VALUE</u>	<u>BOE VALUE DETERMINATION</u>
LAND	\$ 335,800	\$ 307,800
IMPROVEMENTS	\$ 270,300	\$ 242,200
TOTAL	\$ 606,100	\$ 550,000

The petitioner was present at the May 8, 2025, hearing.

This property is described as a residential property on 3.56 acres located at 5701 Campbell Road, Anacortes, Skagit County, Washington. The appellant cites, this is a small house. It was sold to us because I wasn't going to tear it down. The home is completely covered in bushes. The slope goes 1000 feet back and the land is mostly not usable. If we were to sell it would be an extensive job to improve the land. The only improvement that was made was by removing the garage door and adding windows. I have cleaned the roof, and it looks better, but it needs replacement. Comparable sales were difficult to find because of the sloped lot and the home is a 1 bedroom 1 bath. The slope is too steep for a tractor or mower.

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. The Assessor requests the board sustain the current valuation.

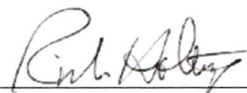
BOE members present were Rich Holtrop, Angie Bossarte, and Betta Spinelli.

The petitioner provided evidence of the land and topography restrictions. Therefore, the Board finds that the petitioner has provided ample documentation to overcome the standards necessary to overrule the assessor.

Upon motion duly made and seconded, the Board overrules the Assessor and assigns a new assessed value of \$550,000

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